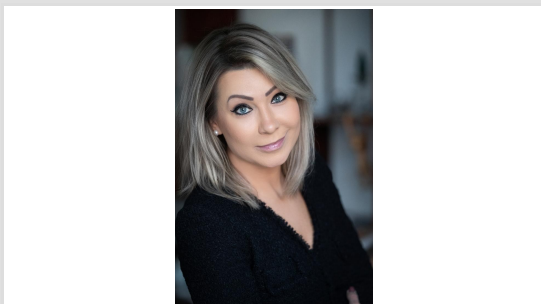


CONTACT



Maria Kohler

Mobile : +43 664 158 5055
 e-mail : maria.kohler@immotrading.at
 company : ImmoTrading GmbH
 address : 1010 Wien, Kärntner Ring 5-7
[More objects from this agent](#)



BASIC DATA

object number: **3056/1299**
 object type: **Flat**
 state: **Kärnten**
 address: **9872 Millstatt**
 price: **€ 1,140,000.-**
 Living area: **approx. 83.23 m²**
 room: **3**

DESCRIPTION

LUXURY PENTHOUSE WITH A DREAM LAKE VIEW IN MILLSTATT

Description:

This exclusive penthouse is for sale in the prime location of Millstatt. The breathtaking view extends from the penthouse over the entire Millstätter See to Seeboden. An absolute highlight is the spacious, partially covered round terrace with an impressive total area of almost 100 m². Here you can enjoy the sun and sea to the fullest. Inside the apartment, the breathtaking view is not neglected as well - almost an entire wall to the south and to the lake is glazed, which means that practically every room has access to the impressive terrace.

The kitchen is equipped with an exclusive designer kitchen and high-quality built-in appliances. It opens harmoniously to the living and dining area, from which you can enjoy a fabulous view of Lake Millstatt. The two bedrooms also offer a lake view and enough space for up to 4 people. The bathroom has a large shower with a direct glass front facing south and Lake Millstatt, which enables you an impressive shower experience.

A lift from the underground garage takes you directly into the apartment.

The property also includes 2 garage parking spaces, which can be purchased separately, and a basement compartment.

Further information and pictures are available on personal request.

Location:

The penthouse is located in the middle of the breathtaking Alps, only about 600 meters walk from the town center of Millstatt.

Leisure activities and infrastructure in the area:

- Music weeks and other cultural events in Millstatt
- Over 15 restaurants within 1 km
- Hiking, cycling, swimming, and enjoying nature right on your doorstep
- Tennis (500m)
- Access to the lake via the Millstatt bathhouse (600 m)
- Millstatt golf course (1.5 km)
- Thermal baths in Bad Kleinkirchheim (15 km)

Reachability:

- A10 Tauern autobahn (5 km)
- Spittal/Drau train station (10 km)
- Klagenfurt Airport (75 km)
- Salzburg Airport (150 km)

Cities nearby:

- Spittal (10km)
- Villach (50km)
- Klagenfurt (75km)
- Udine and Trieste (150-200 km)
- Venice (about 3 hours' drive)

Experience in Millstatt:

- Beauty of the lake

- Architectural highlights
- Sports
- Arts and culture
- Historical sites and monasteries
- Hiking through picturesque bays
- Tour to the Granat Gate
- Discover alpine pastures and dairies and much more...

The Millstätter See and the enchanting Millstatt am See are rightly called "The Jewel of Carinthia". The unique nature background and the cultural history give this place a special charisma and magic. Discover the architecture and the charm of this special spot in the midst of breathtaking nature.

Additional Information:
 Floors: oak floors and porcelain stoneware in the bathroom 1.20m x 60m
 Price without furniture but including kitchen: 1,140,000 euros plus 2 x underground parking spaces 25,000 euros each
 Basement compartment: 19 m²
 Elevator goes up to the apartment, only with a key
 Everything barrier-free

We look forward to your inquiry and will be happy to organize a viewing of this property!

price:	€ 1,140,000.-
Buyer's comm.:	3% plus 20% VAT
Living area:	approx. 83.23 m²
terrace area:	98 m²
Cellar area:	19 m²
move-in as of:	sofort
room:	3
Bathroom:	1
toilet:	2
Cellar:	Yes
Elevator:	Yes
number of terraces:	1
furniture:	compl. furnished
heating:	underfloor heating
year of construction:	approx. 2021
condition:	very good
floor levels:	1
floor:	2
noise:	absolute quiet location
garage:	2
Energy index:	40.7 kWh/(m²a)
heating demand class:	B
Energy efficiency factor:	0.85
Energy class factor:	A

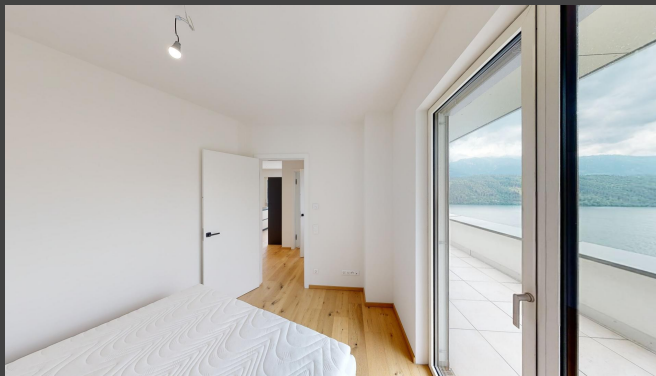
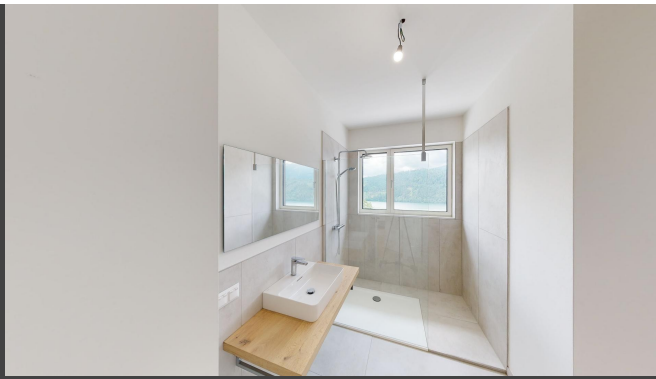
Air conditioning: preinstalled;**Bedroom:** 2;**Location:** Green location, Forest location, Panoramic location guaranteed, sunny location, quiet location**Features:** dishwasher, glass-ceramic stove, wheelchair-accessible, rooms modifiable, intercom, New building; **Design:** brick solid;**Public transport:** Bus

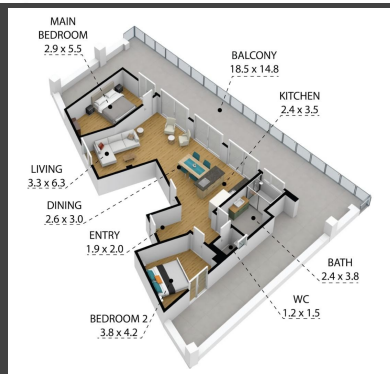












IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *	<input type="text"/>	
Street, House Nr.	<input type="text"/>	
ZIP, city	<input type="text"/>	<input type="text"/>
Phone *	<input type="text"/>	
E-Mail *	<input type="text"/>	

