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Two Penthouse Suites

with tourist rental option

Near Kreischberg & Lachtal ski area
and Red Bull Ring



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Floor Plan Top 8



DESCRIPTION

This prestigious lifestyle penthouse with two separable suites is available for purchase in a completely renovated residential complex with a new extension in a quiet, top location in Scheifling an der Mur/Styria. During construction, attention was paid to the highest quality of living and attractive furnishings. Ideal as an investment for further rental for tourism purposes (operator would be available) or for use as a second home.

Living space approx. 109 m² | furnished by the interior designer | modern kitchen | two bathrooms with shower and toilet | high-quality sauna | spacious sun terrace with whirlpool | separation into two separate suites possible with a sliding room element | BUS system | heating via district heating via underfloor heating | air conditioning | modern and energy efficient | KLH solid wood construction | central access via staircase or barrier-free passenger lift | built in 2022

Once you have arrived on the top floor of the residential complex, you enter the exclusive penthouse apartment through the spacious cloakroom area and reach the inviting, light-flooded living, dining and kitchen area. This high-class property is so cleverly furnished that it can be divided into two suites using sliding elements if desired.

Enjoy the three cozy, bright bedrooms as a place to retreat during the day. In the modern bathroom with shower and toilet you can relax in your own sauna. Another highlight is the spacious, southwest-facing terrace with whirlpool. Two of the bedrooms share another bathroom with shower and toilet. A cellar/storage room included in the purchase price offers you plenty of storage space.

In addition, the residential complex has additional common areas/rooms with a technical center and a covered garbage area. In front of the property there are carport parking spaces and enough outdoor parking spaces.

The apartment can be used as a primary, secondary or holiday residence or as an investment property for tourist or permanent rental.

Scheifling is located in the Murau district of Styria, directly on the "Murradweg" and is an idyllic market town with around 2,200 inhabitants near the Lachtal and Kreischberg ski areas. Away from mass tourism, in Scheifling you can experience Styria in its most natural form. Gentle mountains, forests in the Mur area with fresh air invite you to walk and hike and relieve you from everyday stress. The proximity to large sports and leisure facilities still ensures fun and action. In just less than 30 minutes you can get to the Red Bull Ring in Spielberg with cool events and activities away from the race track. Our tip: Be sure to take advantage of the Red Bull company's restaurants and leisure establishments.

SUMMER: Scheifling is located in the central Eastern Alps and is therefore ideal for Hikes. Not only hiking, but also many other activities such as horse riding, paragliding/tandem paragliding, fishing, tennis, golf and much more can be undertaken in Scheifling and the surrounding area. Leisure cyclists and mountain bikers will also find the ideal starting point for varied and challenging tours here. To cool off on hot summer days or after a long, extensive bike ride or hike. The many bathing lakes and ponds in and around Scheifling are ideal for hiking. (e.g. Furtnersteich, Graslupsteich, Badeteich Mühlen, Längsee or Wörthersee).

WINTER: Skiing, snowboarding, cross-country skiing and much more is possible around Scheifling. Within a very short time you can reach five ski areas with varied slopes suitable for children and adults, beginners as well as advanced and aspiring professionals. Around Scheifling are the areas of Lachtal, Kreischberg, Grebenzen, the Gaal and the insider tip for natural snow fans, the Frauenalpe. The gentle mountains in the Scheiflinger area or the frozen ponds and lakes offer you various opportunities for sledding or ice skating.

INFRASTRUCTURE: Scheifling is located approx. 19 km east of Murau. The community is located directly on the Friesacher Straße B317, in the town of Scheifling the Murtal Straße B 96 branches off into the upper Murtal. The property is located on Lorenzer Straße, not far from the tennis courts, schools and numerous local infrastructure.

Count: approx. 12 km | Wall: ca. 23 km | Kreischberg: ca. 30 km | Judenburg: ca. 25 km
| Villach: approx. 105 km | Graz: ca. 110 km | Salzburg: ca. 188 km | Vienna: ca. 230 km

DATA

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|----------------------|--|
| Location | 8811 Scheifling |
| Living area | 109 m ² |
| Usable area | 165 m ² |
| Number of bedrooms | 3 |
| Number of bathrooms | 2 |
| Balcony/Terrace Area | 50 m ² |
| Year of construction | 2022 |
| Energy certificate | 63 |
| (HWB) Purchase price | EUR 745.000,- |
| Free text price | Two carport parking spaces are mandatory and can be purchased for an additional charge of EUR 25.000,- each. The prescribed operating costs amount to EUR 300,- per month (excluding electricity and Internet). |
| Provision | <i>Commission-free</i> |





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www.scheifling.gv.at

www.murau.gv.at

www.lachtal.at

www.projekt-spielberg.com

www.kreischberg.at

www.steiermark.com/de

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The costs incurred in the purchase for drawing up the contract, any cash expenses of the notary or lawyer, registration fee and Real estate transfer tax is to be borne by the buyer.