



🏠 75 m<sup>2</sup> 📄 Kirchdorf, Rakousko 📞 678 600 EUR / 16 652 844 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**  
ASSISTANT

info@luxent.cz  
+420 731 300 400

Order number	<b>N7398</b>	Price	<b>678 600 EUR / 16 652 844 CZK</b>
Address	<b>Kirchdorf, Rakousko</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>75 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Balcony	<b>12 m<sup>2</sup></b>	Cellar	<b>6 m<sup>2</sup></b>
Year of construction	<b>2027</b>		

## About real estate

We offer for sale an exclusive 3+kt apartment with a size of 75 sqm in a prestigious project close to the center. The apartment features two bedrooms, a bathroom, and a spacious living area with a terrace and a balcony. It is designed with a focus on modern design, the latest technologies, and maximum comfort. The large terraces and gardens provide the perfect space for outdoor relaxation.

The apartment is equipped with efficient ventilation, underfloor heating, and a modern air-to-air heat pump. It also includes a personal elevator, basement storage, and high-quality blinds. An underground parking space is included in the price, ensuring convenient and secure parking.

Kirchdorf is located in the heart of the picturesque Kitzbühel Alps, making it an ideal place for those seeking peaceful living in nature, yet with access to modern amenities and activities. This alpine village offers an authentic atmosphere where traditional Austrian architecture blends with modern elements. A wide range of sports activities is available nearby, from skiing and cross-country skiing in winter to hiking, cycling, and golf in the summer months.

The area has excellent accessibility from major cities and regions in Austria and Germany. Kirchdorf is only 5 km from St. Johann in Tirol, providing easy access to other renowned alpine resorts. Cities such as Innsbruck (95 km), Salzburg (70 km), and Munich (110 km) are easily reachable by car or public transport. In addition, you can enjoy stunning views of the surrounding mountains and the availability of all key services, shops, and restaurants.

The location is ideal not only for nature and sports enthusiasts but also for those looking for a peaceful place to live with good transport connections. Kirchdorf is the perfect place to combine an active lifestyle with relaxation in a beautiful alpine environment.

The project completion is scheduled for Q3 2027.