

**NEW PRICE - Your own oasis of well-being in the heart of  
the beautiful Styrian thermal region**



**Objektnummer: 5285/101771**

**Eine Immobilie von INFINREAL Immobilien GmbH**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	8280 Fürstenfeld
<b>Wohnfläche:</b>	101,44 m <sup>2</sup>
<b>Heizwärmebedarf:</b>	46,90 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	0,80

## Ihr Ansprechpartner



**Mag. Michael Kres LL.M.**

GENUSSWOHNWELT Immobilien GmbH  
Moosbrunnweg 1/5.6,  
8042 Graz

H +43 664 1243431

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.

























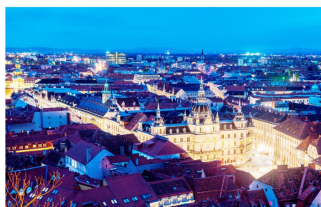
# GenussWohnwelt

Internationale Immobilienvermarktung für Österreich



## GenussWohnwelt

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## Objektbeschreibung

***"Your own oasis of well-being in the heart of the beautiful Styrian thermal region"***

The apartments TOP 1 to TOP 4 each have a living space of approx 101.44m<sup>2</sup>, a sun terrace of 21m<sup>2</sup>, an inviting balcony (approx 14m<sup>2</sup>). Carport spaces can be rented or purchased in addition.

Apartment TOP 1 - selling price: € 386.900,--.

Apartment TOP 2 - selling price: € 369.900,--

Apartment TOP 3 - selling price: € 369.900,--

Apartment TOP 4 - selling price: € 386.900,--

Completion expected in the 2nd half of 2023. The residential complex with only 4 apartments is shortly before completion, so that individual design wishes are still possible in part.

### **Your advantages at a glance:**

x Perfect south-west orientation

x Idyllically embedded in nature

x 2 semi-detached houses with only 4 apartments (individual design wishes are currently still partially possible)

x High-quality solid construction (Wienerberger bricks, Internorm windows, oak parquet flooring and much more)

x "Everything from one source" - planning and construction by a reputable developer with decades of experience

x Ecological heating system (air-source heat pump, underfloor heating)

x Ideally suited for capital investment (high rental potential due to numerous tourist attractions in the immediate vicinity)

- x Basically also suitable as a "second or vacation home
- x Large sun terraces
- x Generous parking facilities to rent (carport, parking spaces)
- x Pure tranquility without having to do without the amenities of a city
- x The main square in Fürstenfeld as well as the thermal spa Loipersdorf are reachable within a few minutes by car
- x All infrastructural facilities, such as shopping, schools, doctors, etc. are within a few minutes drive.
- x PROVISION-FREE FOR THE BUYER

We will gladly provide you with further documentation upon request.

There are cities and places that cannot be compared to any other. There is something unique about them, like the town of Fürstenfeld, which, thanks to a hit song by STS (famous austrian music band), has gone from being an (almost) unknown spot on the map to a much-sung-about town in the entire German-speaking world. This "I wül ham noch Fürstenfeld" conveys a longing for home, for home - for a town that has much more to offer than "just" a song - and is always worth a visit!

Fürstenfeld invites you to linger in amazement, and to indulge yourself. The regional culinary delights provide for multifaceted palate pleasures. Numerous coffee houses and bars offer the opportunity to get to know Styrian hospitality and the always good-humored "locals". At the same time, Fürstenfeld is a modern shopping town with a great mix of branches and the fashion capital of southeastern Styria in the midst of a historic old town worth seeing, which not only wants to be explored on the Fortress Trail or in the Pfeilburg Museum.

The spectrum of water plays a central role in Fürstenfeld, as demonstrated by numerous thermal spas, the fountains scattered throughout the city, or even the largest outdoor pool in Europe with a gigantic 23,000 m<sup>2</sup> of water surface. Explore the region on one of the bike paths that lead past numerous hotspots such as Riegersburg Castle. With a fruity glass of wine and a hearty Brettljause, you can end the day perfectly in one of the numerous Buschenschänken.

## **STYRIAN THERMAL DIVERSITY**

When opposites like water and fire meet, they have an invigorating and decelerating effect at the same time. The harmonious interplay of the elements and a few fine "extras" guarantee a soothing time of enjoyment in the adventure region THERMEN- & VULKANLAND.

### **Recharge your batteries between water and fire**

Immerse yourself in pleasantly warm thermal water, enjoy the warm rays of the sun and admire the fairytale play of colors in nature. In the interplay of the four seasons, many small and large moments of happiness can be found. Spring, summer, autumn and winter - the thermal & volcanic country is simply too beautiful not to be there.

Go on a voyage of discovery, whether by bike or on foot, and enjoy all the magic that THERMEN- & VULKANLAND has to offer!

An early spring and warm temperatures until well into autumn: the mild climate in the sunny adventure region Thermen- & Vulkanland makes it possible. Ideal for moving moments in the picturesque landscape.

### **THERMAL SPORTS**

In Thermen- & Vulkanland Steiermark, the springs of the five thermal resorts Bad Radkersburg, Bad Gleichenberg, Bad Loipersdorf, Bad Blumau and Bad Waltersdorf bubble up with full force from the earth's surface. These are located at depths of up to 3,000 meters and are up to 110 degrees hot. The soft, healing water provides warmth and well-being, radiates energy and joie de vivre and contributes to beauty, health and inner balance.

The stress-reducing thermal water is the focal point, with all six spas pursuing individual orientations and focuses. Those seeking peace and quiet will get their money's worth in particular at the Therme der Ruhe Bad Gleichenberg, the Rogner Bad Blumau, the Heiltherme Bad Waltersdorf and the Schaffelbad at the Loipersdorf spa resort. For sports enthusiasts, the 50-meter sports pool at the Parktherme Bad Radkersburg is recommended. Families with children will appreciate the "Blue Lightning" as well as the wide slide of the H2O-Hotel-Therme-Resort in Bad Waltersdorf or also the Babybeach with real sand in the Thermal Resort Loipersdorf.

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Individual relaxation pleasure is offered by each of the 6 thermal spas of the thermal and volcanic land. Whether Finnish sauna, infrared cabin, steam bath, tepidarium or laconium - each sweat bath offers its own beneficial properties on body, mind and soul and unfolds its undisputed effect on our mood and balance. Guided infusions with different essential oils are also part of the repertoire, as well as the recommended cooling down after each sauna session: plunge and Kneipp pools as well as immersion in the ice grotto are top priorities here.

Der Vermittler ist als Doppelmakler tätig.

*Sie möchten eine Immobilie veräußern? Wir helfen Ihnen über unsere europaweite Vermarktung sowohl online als auch über unsere interne internationale Interessenten-Datenbanken (mit Privatkunden, Bauträger und Investoren) gerne den bestmöglichen Kaufpreis zu erzielen.*

*Oder Sie kennen jemanden, der von diesen Vorteilen profitieren möchten – geben Sie uns einen Tipp – wir bedanken uns mit großzügigen Tippgeber-Provisionen*

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <2.000m  
Apotheke <2.500m  
Krankenhaus <2.000m

### **Kinder & Schulen**

Schule <2.500m  
Kindergarten <2.500m

### **Nahversorgung**

Supermarkt <500m  
Einkaufszentrum <4.000m  
Bäckerei <2.500m

### **Sonstige**

Bank <2.500m  
Geldautomat <2.500m  
Post <3.000m  
Polizei <4.500m

**Verkehr**

Bus <500m

Bahnhof <1.500m

Autobahnanschluss <4.500m

Flughafen <4.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap