

**Attraktive Anlegerwohnung mit langfristiger Vermietung
als Praxis | TOP 7+8a | Alte Post Arzl im Pitztal**



Objektnummer: 2313/111-2

Eine Immobilie von Stoll Wohnen Bau GmbH

Zahlen, Daten, Fakten

Art:	Büro / Praxis
Land:	Österreich
PLZ/Ort:	6471 Arzl im Pitztal
Baujahr:	2013
Zustand:	Gepflegt
Alter:	Neubau
Wohnfläche:	167,95 m²
Zimmer:	7
Bäder:	2
WC:	2
Balkone:	1
Terrassen:	1
Stellplätze:	2
Heizwärmebedarf:	B 29,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	A+ 0,71
Kaufpreis:	749.000,00 €
Infos zu Preis:	

Provisionsfrei. Der Kaufpreis für potenzielle Anleger kann variieren je nach Rechtsform des Käufers.

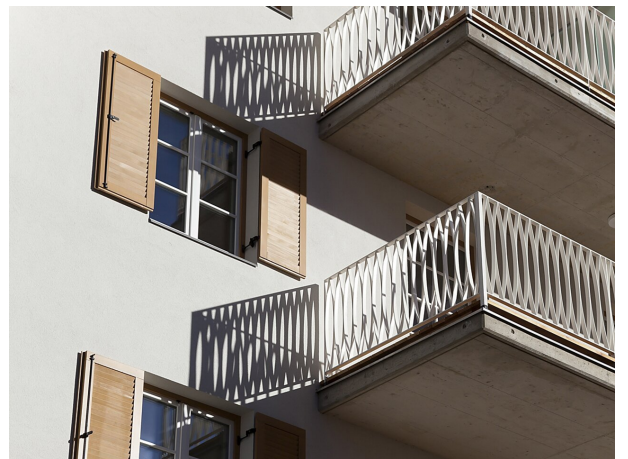
Ihr Ansprechpartner



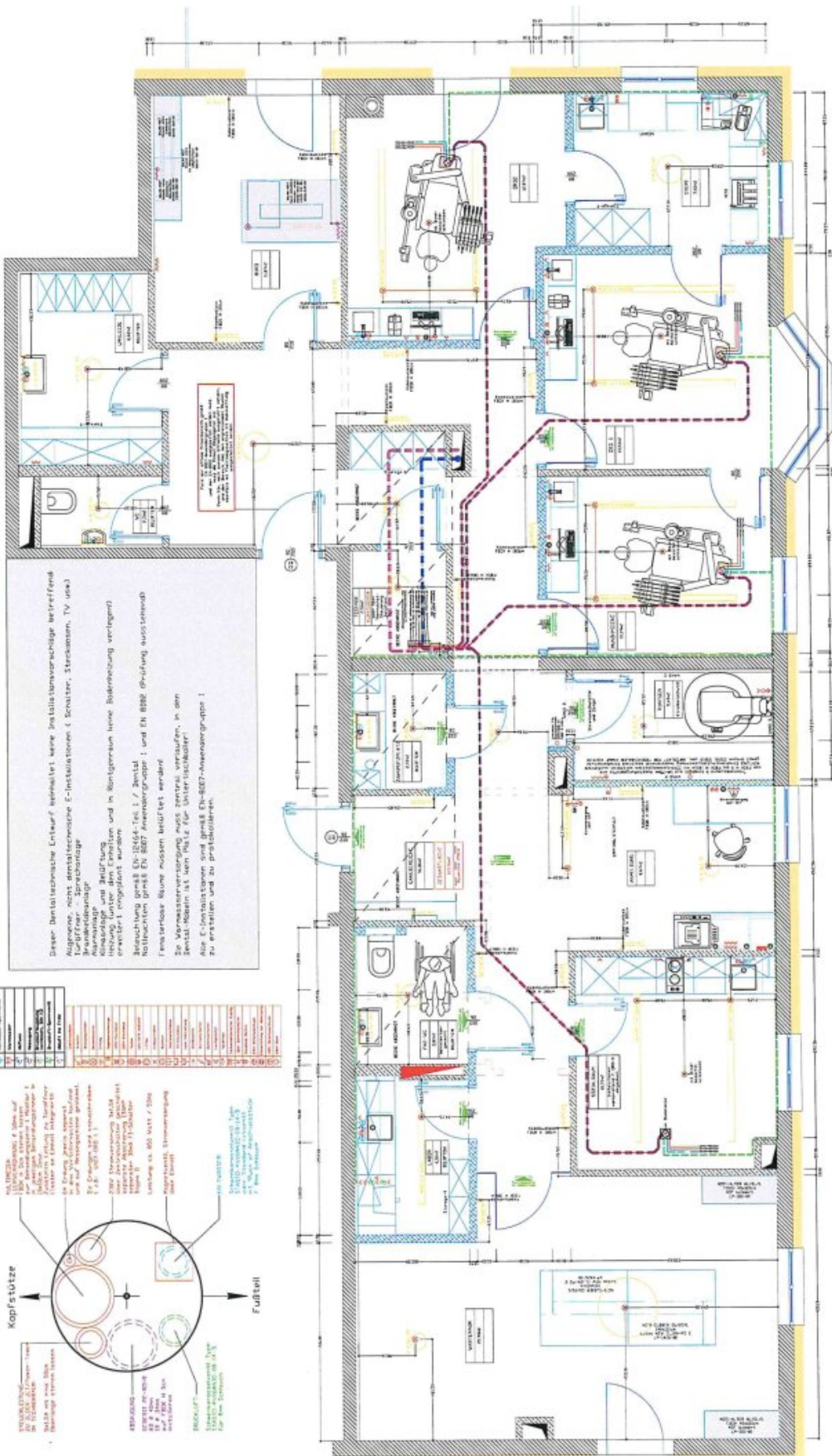
Sieglinde Greil

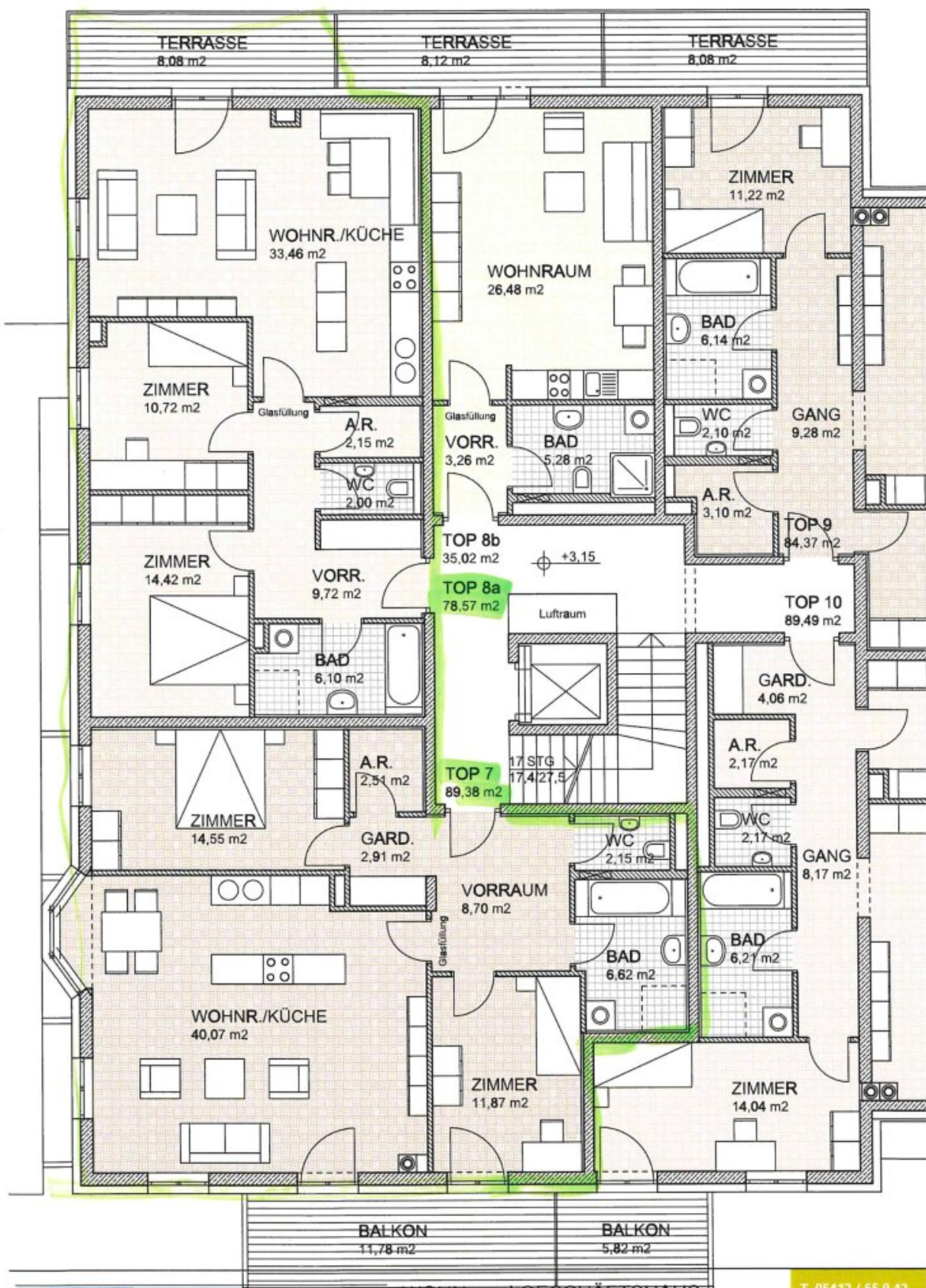
Stoll Wohnen Bau GmbH
Hauptstraße 90
6511 Zams





Unit	Topic	Learning Objectives	Assessment	Resources
1	Introduction to the course	Understand the course structure and objectives	Self-reflection	Course syllabus
2	Unit 1: The History of the English Language	Understand the historical development of the English language	Self-reflection	Unit 1 materials
3	Unit 2: The English Language in the 21st Century	Understand the current state of the English language	Self-reflection	Unit 2 materials
4	Unit 3: The English Language in the Future	Understand the future of the English language	Self-reflection	Unit 3 materials
5	Unit 4: The English Language in the World	Understand the global impact of the English language	Self-reflection	Unit 4 materials
6	Unit 5: The English Language in the Workplace	Understand the professional use of the English language	Self-reflection	Unit 5 materials
7	Unit 6: The English Language in the Media	Understand the role of the English language in the media	Self-reflection	Unit 6 materials
8	Unit 7: The English Language in the Arts	Understand the creative use of the English language	Self-reflection	Unit 7 materials
9	Unit 8: The English Language in the Sciences	Understand the technical use of the English language	Self-reflection	Unit 8 materials
10	Unit 9: The English Language in the Law	Understand the legal use of the English language	Self-reflection	Unit 9 materials
11	Unit 10: The English Language in the Military	Understand the military use of the English language	Self-reflection	Unit 10 materials
12	Unit 11: The English Language in the Space Program	Understand the space program use of the English language	Self-reflection	Unit 11 materials
13	Unit 12: The English Language in the Environment	Understand the environmental use of the English language	Self-reflection	Unit 12 materials
14	Unit 13: The English Language in the Health Care Industry	Understand the health care industry use of the English language	Self-reflection	Unit 13 materials
15	Unit 14: The English Language in the Education System	Understand the education system use of the English language	Self-reflection	Unit 14 materials
16	Unit 15: The English Language in the Financial Industry	Understand the financial industry use of the English language	Self-reflection	Unit 15 materials
17	Unit 16: The English Language in the Technology Industry	Understand the technology industry use of the English language	Self-reflection	Unit 16 materials
18	Unit 17: The English Language in the Entertainment Industry	Understand the entertainment industry use of the English language	Self-reflection	Unit 17 materials
19	Unit 18: The English Language in the Sports Industry	Understand the sports industry use of the English language	Self-reflection	Unit 18 materials
20	Unit 19: The English Language in the Fashion Industry	Understand the fashion industry use of the English language	Self-reflection	Unit 19 materials
21	Unit 20: The English Language in the Food Industry	Understand the food industry use of the English language	Self-reflection	Unit 20 materials
22	Unit 21: The English Language in the Travel Industry	Understand the travel industry use of the English language	Self-reflection	Unit 21 materials
23	Unit 22: The English Language in the Hospitality Industry	Understand the hospitality industry use of the English language	Self-reflection	Unit 22 materials
24	Unit 23: The English Language in the Real Estate Industry	Understand the real estate industry use of the English language	Self-reflection	Unit 23 materials
25	Unit 24: The English Language in the Insurance Industry	Understand the insurance industry use of the English language	Self-reflection	Unit 24 materials
26	Unit 25: The English Language in the Legal Industry	Understand the legal industry use of the English language	Self-reflection	Unit 25 materials
27	Unit 26: The English Language in the Military Industry	Understand the military industry use of the English language	Self-reflection	Unit 26 materials
28	Unit 27: The English Language in the Space Program Industry	Understand the space program industry use of the English language	Self-reflection	Unit 27 materials
29	Unit 28: The English Language in the Environment Industry	Understand the environment industry use of the English language	Self-reflection	Unit 28 materials
30	Unit 29: The English Language in the Health Care Industry	Understand the health care industry use of the English language	Self-reflection	Unit 29 materials
31	Unit 30: The English Language in the Education System Industry	Understand the education system industry use of the English language	Self-reflection	Unit 30 materials
32	Unit 31: The English Language in the Financial Industry	Understand the financial industry use of the English language	Self-reflection	Unit 31 materials
33	Unit 32: The English Language in the Technology Industry	Understand the technology industry use of the English language	Self-reflection	Unit 32 materials
34	Unit 33: The English Language in the Entertainment Industry	Understand the entertainment industry use of the English language	Self-reflection	Unit 33 materials
35	Unit 34: The English Language in the Sports Industry	Understand the sports industry use of the English language	Self-reflection	Unit 34 materials
36	Unit 35: The English Language in the Fashion Industry	Understand the fashion industry use of the English language	Self-reflection	Unit 35 materials
37	Unit 36: The English Language in the Food Industry	Understand the food industry use of the English language	Self-reflection	Unit 36 materials
38	Unit 37: The English Language in the Travel Industry	Understand the travel industry use of the English language	Self-reflection	Unit 37 materials
39	Unit 38: The English Language in the Hospitality Industry	Understand the hospitality industry use of the English language	Self-reflection	Unit 38 materials
40	Unit 39: The English Language in the Real Estate Industry	Understand the real estate industry use of the English language	Self-reflection	Unit 39 materials
41	Unit 40: The English Language in the Insurance Industry	Understand the insurance industry use of the English language	Self-reflection	Unit 40 materials
42	Unit 41: The English Language in the Legal Industry	Understand the legal industry use of the English language	Self-reflection	Unit 41 materials
43	Unit 42: The English Language in the Military Industry	Understand the military industry use of the English language	Self-reflection	Unit 42 materials
44	Unit 43: The English Language in the Space Program Industry	Understand the space program industry use of the English language	Self-reflection	Unit 43 materials
45	Unit 44: The English Language in the Environment Industry	Understand the environment industry use of the English language	Self-reflection	Unit 44 materials
46	Unit 45: The English Language in the Health Care Industry	Understand the health care industry use of the English language	Self-reflection	Unit 45 materials
47	Unit 46: The English Language in the Education System Industry	Understand the education system industry use of the English language	Self-reflection	Unit 46 materials
48	Unit 47: The English Language in the Financial Industry	Understand the financial industry use of the English language	Self-reflection	Unit 47 materials
49	Unit 48: The English Language in the Technology Industry	Understand the technology industry use of the English language	Self-reflection	Unit 48 materials
50	Unit 49: The English Language in the Entertainment Industry	Understand the entertainment industry use of the English language	Self-reflection	Unit 49 materials
51	Unit 50: The English Language in the Sports Industry	Understand the sports industry use of the English language	Self-reflection	Unit 50 materials
52	Unit 51: The English Language in the Fashion Industry	Understand the fashion industry use of the English language	Self-reflection	Unit 51 materials
53	Unit 52: The English Language in the Food Industry	Understand the food industry use of the English language	Self-reflection	Unit 52 materials
54	Unit 53: The English Language in the Travel Industry	Understand the travel industry use of the English language	Self-reflection	Unit 53 materials
55	Unit 54: The English Language in the Hospitality Industry	Understand the hospitality industry use of the English language	Self-reflection	Unit 54 materials
56	Unit 55: The English Language in the Real Estate Industry	Understand the real estate industry use of the English language	Self-reflection	Unit 55 materials
57	Unit 56: The English Language in the Insurance Industry	Understand the insurance industry use of the English language	Self-reflection	Unit 56 materials
58	Unit 57: The English Language in the Legal Industry	Understand the legal industry use of the English language	Self-reflection	Unit 57 materials
59	Unit 58: The English Language in the Military Industry	Understand the military industry use of the English language	Self-reflection	Unit 58 materials

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Objektbeschreibung

Diese zusammengefasste Einheit bietet eine attraktive Möglichkeit für Investorinnen und Investoren, die langfristig planbare Mieteinnahmen suchen. Die Fläche ist derzeit als Zahnarztpraxis genutzt und bis 31.12.2032 vermietet.

Empfangsbereich, Balkon, Terrasse und die funktionale Raumaufteilung schaffen gute Voraussetzungen für eine nachhaltige Vermietbarkeit. Die Kombination aus bestehendem Mietvertrag, zentraler Lage und flexibler Grundrissstruktur macht die Einheit zu einer langfristig interessanten Kapitalanlage.

Besonders attraktiv ist die Möglichkeit, die beiden zusammengelegten Tops künftig wieder in eigenständige Einheiten zu teilen und dadurch zusätzliche Nutzungsmöglichkeiten zu schaffen.

Raumqualität und Nutzung

- 7-Zimmer-Einheit mit vielseitigem Nutzungspotenzial
- Repräsentativer Empfangsbereich
- Balkon und Terrasse als zusätzliche Freiflächen
- Flexible Grundrissgestaltung für unterschiedliche Nutzungskonzepte
- Praktische Abstell- und Nebenräume
- Barrierefreier Zugang bequem per Lift
- Zwei Tiefgaragenstellplätze inklusive

Besondere Highlights

- Langfristig gesicherte Mieteinnahmen bis Ende 2032

- Bestehendes Mietverhältnis mit Zahnarztpraxis
- Zusätzliches Entwicklungspotenzial durch mögliche Rückteilung
- Attraktive Lage im Zentrum von Arzl im Pitztal
- Historischer Charakter kombiniert mit modernem Ausbaustandard
- Zwei Tiefgaragenstellplätze im Kaufpreis enthalten

Die Einheit eignet sich als langfristiges Anlageobjekt mit bestehender Mieterstruktur.

Der Verkauf erfolgt provisionsfrei direkt vom Bauträger.

Weitere Stellplätze können zusätzlich angemietet oder erworben werden.

Weitere Informationen: [Stoll Wohnen Bau GmbH](#)

Jetzt Besichtigungstermin vereinbaren. Wir freuen uns auf Sie!

Erhalten Sie Neuigkeiten zu aktuellen Immobilienangeboten und Projekten der Stoll Wohnen Bau GmbH: [Newsletter abonnieren](#)

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <5.000m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Nahversorgung

Supermarkt <500m

Bäckerei <2.500m

Einkaufszentrum <2.500m

Sonstige

Bank <500m

Geldautomat <3.000m

Post <500m

Polizei <2.500m

Verkehr

Bus <500m

Autobahnanschluss <1.500m

Bahnhof <1.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap