



## Stunning 3 Bedroom Apartment For Sale in Augsburg Germany



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 537,301.69

### Location

Country: Germany  
State/Region/Province: Bavaria  
City: Augsburg  
Address: Haunstetter Straße 22  
ZIP code: 86161  
Posted: Feb 08, 2024

Description:  
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Esales Property ID: es5554028

Haunstetter Straße 22

Augsburg

Bavaria

86161

Germany

Your Dream Awaits: A Pristine Apartment in the Heart of Augsburg



Nestled amidst the rich history and vibrant culture of Augsburg, Germany, lies a captivating opportunity to own a piece of this remarkable city. This completely renovated apartment, boasting modern amenities and timeless charm, invites you to experience the best of Bavarian living.

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### Solid Foundations, Modern Comfort:

Built with enduring quality, this first-floor apartment offers a haven of stability and security. Completely renovated in 2001 and partially refreshed in 2019, it seamlessly blends classic elements with contemporary upgrades, ensuring comfort and convenience for years to come.

### Space Designed for Living:

Step inside and discover a welcoming ambiance. Four thoughtfully-appointed rooms provide ample space for relaxation, entertainment, and work. Soaring ceilings, reaching 2.82 meters, create an airy and expansive feel, enhancing the sense of light and openness.

### Culinary Delights Await:

Prepare culinary masterpieces in your high-quality Nolte fitted kitchen, equipped with all necessary appliances. Sleek countertops and ample storage cater to your inner chef, making meal preparation a joy.

### Unwind in Tranquility:

Completely redesigned and luxuriously appointed, the bathroom is your personal oasis. Relax in the spacious shower, pamper yourself at the vanity unit, and enjoy the convenience of a toilet and hand basin. Premium finishes and meticulous attention to detail create a spa-like ambiance.

### Embrace the Outdoors:

Unwind on your private loggia, a peaceful extension of your living space. Soak in the fresh air, sip your morning coffee, or enjoy al fresco dining amidst the tranquility of the communal garden. The perfect blend of indoor and outdoor living awaits.

### Convenience at Your Fingertips:

Secure your car in the dedicated garage parking space, available for an additional €15,000. Gas central heating ensures year-round comfort, while the diverse flooring options – elegant tiles in the bathroom and timeless real wood parquet in the living areas – add a touch of sophistication.

### Modern Touches for Enhanced Living:

Double-glazed wood-aluminum windows provide excellent insulation and noise reduction, while the



inclusion of roller shutters with belt function offers additional privacy and temperature control.

#### Storage for Every Need:

Never worry about clutter again. A locked cellar compartment on both the basement and top floor offers ample storage space for your belongings. Additionally, a dedicated drying and laundry room with space for your washing machine and dryer ensures convenience and organization. A dedicated bicycle cellar further enhances your comfort.

#### Connectivity and Entertainment:

Stay connected with the world and enjoy seamless entertainment with the readily available cable connection in the apartment.

#### A Community You'll Belong To:

This well-maintained residential complex fosters a sense of community and belonging. Enjoy the benefits of shared spaces and friendly neighbors, creating a truly enriching living experience.

#### Central Location, Endless Possibilities:

Situated in a central residential complex, you'll be steps away from the heart of Augsburg. Explore historical landmarks, vibrant cultural offerings, and charming cafes, all within easy reach. Immerse yourself in the city's rich tapestry and discover exciting experiences at every turn.

#### More Than Just an Apartment, a Lifestyle:

This exquisite apartment isn't just a place to live – it's an invitation to embrace the very essence of Augsburg. With its blend of modern comfort, historical charm, and convenient location, it offers a lifestyle tailored to your desires.

#### Ready to Move In, Ready for You:

Available by appointment, this stunning apartment awaits your arrival. Imagine waking up to the sun-drenched living space, enjoying cozy evenings in the tranquil bathroom, and exploring the vibrant city at your doorstep. Make this your haven in the heart of Augsburg and discover a world of possibilities.

Contact us today to schedule a viewing and experience the magic of this exceptional apartment for yourself.

The train station is very close with a direct line to Munich ( train stop Haunstetter Straße Bahnhof)

#### ABOUT THE AREA

Augsburg, Bavaria is one of Germany's oldest cities. The varied architecture in its center includes



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medieval guild houses, the 11th-century St. Mary's Cathedral and the onion-domed Sankt Ulrich und Afra abbey. Key Renaissance buildings are the Augsburg Town Hall with its Golden Hall. The Fuggerhäuser is the seat of a wealthy banking dynasty and the Fuggerei is a 16th-century social housing complex.

Augsburg has always been a little more glamorous than other cities. Its magnificent fountains, grand old guild houses, exquisite churches and the Town Hall combine to form a cityscape of rare intensity. More recent periods have also left their mark here, most notably the Baroque and Rococo eras and the Art Nouveau movement, all of which transform a stroll through the city into a very special experience. As far back as the High Middle Ages, travellers were astounded by the cathedral with its stunning bronze doors (now nearly 1,000 years old) and the Basilica of St. Ulrich and St. Afra. Another marvel was the wealth of the Fugger family, who rose to become a global powerhouse of capitalism in the space of just three generations.

The Mozarts join the Fuggers as another family with close ties to the city. Leopold Mozart, father to Wolfgang Amadeus and an influential composer in his own right, was born here. The Mozart Festival, which is held every May, is just one way the father-and-son composers are commemorated in the city. Did you know that Augsburg was once surrounded by a continuous city wall? Numerous gold and silversmiths settled within it. Their works can be viewed in museums and purchased from independent businesses. But technology enthusiasts also get their money's worth in the university city. Numerous water towers, hydroelectric power plants, magnificent fountains and watercourses are witnesses to a globally unique water management system that has evolved over centuries and was finally designated a UNESCO World Heritage Site in 2019. After exploring and shopping, what better way to draw the day to a close than with a drink in one of the many lovely bars in the Old Town.

### A City Steeped in History:

- \* Founded in 15 BC by the Romans, Augsburg is one of Germany's oldest cities. Its rich past is evident in its well-preserved Altstadt (old town), a UNESCO World Heritage Site.
- \* Wander through the cobbled streets lined with colorful Renaissance and Baroque buildings, and marvel at the Rathausplatz (town hall square), dominated by the impressive Perlachturm clock tower.

### Architectural Gems:

- \* Augsburg boasts a wealth of architectural treasures, from the Roman ruins still visible in the city center to the magnificent Augsburg Cathedral, a masterpiece of Gothic architecture.
- \* Explore the Fuggerei, the world's oldest social housing complex, built in 1516 by the wealthy Fugger family to provide affordable housing for the poor.
- \* Admire the opulent mansions of the Fugger family, such as the Fuggerhaus and the Fuggerschloss, which showcase the city's prosperous past.

### A Hub of Art and Culture:

- \* Augsburg has a thriving arts scene, with numerous museums, theaters, and concert halls. Visit the Schaezlerpalais, home to a collection of European art from the Middle Ages to the 19th century, or catch a performance at the renowned Augsburg Theater.



\* The city also hosts several annual festivals, including the Mozartwoche, a classical music festival celebrating the composer's life and work, and the Brecht Festival, dedicated to the playwright Bertolt Brecht.

### Beyond the City Center:

\* Augsburg is surrounded by beautiful natural landscapes, perfect for exploring on foot or by bike. Hike or bike through the Augsburg Western Woods, a vast forest area with trails and lakes, or visit the Lech River, ideal for swimming, kayaking, and canoeing.

\* Day trips to nearby cities like Munich and Nuremberg are also popular, offering a taste of Bavarian culture and history.

### A Foodie Paradise:

\* Augsburg boasts a diverse culinary scene, from traditional Bavarian restaurants serving hearty dishes like sausages and dumplings to international cuisines like Italian, Asian, and Greek.

\* Don't miss the chance to try the local specialty, 'Leberkäsemmel,' a meatloaf sandwich on a roll.

\* Sample local beers at one of the city's many breweries, or enjoy a glass of wine from the nearby Franconian wine region.

### Something for Everyone:

Whether you're interested in history, art, culture, nature, or simply delicious food, Augsburg has something to offer everyone. With its charming atmosphere, rich heritage, and stunning surroundings, this Bavarian gem is definitely worth exploring.

### MAiN FEATURES:

- \* 94m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 1 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Germany
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	94 sq m



Lot Size: 94 sq m

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Yes

### Lease terms

Date Available:

### Additional information

Virtual tour URL: [https://www.youtube.com/embed/OqXCmNMPIBc?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/OqXCmNMPIBc?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

### Contact information

IMLIX ID: IX5.469.503

