

# 21 COMFORTABLE DETACHED NEW-BUILD LUXURY SKI-CHALETs

**Steinach am Brenner:**  
detached new-build chalets at the foot  
of the skislope and in the heart of Tyrol

[www.bergeralmchalets.com](http://www.bergeralmchalets.com)



## KEY-FACTS

- **Sunny, south-facing location 21 detached, luxury wellness, designer chalets for 8–10 people**
- **In the centre of Tyrol only half an hour by car or train to Innsbruck**
- **Located at the gondola to the Bergeralm ski arena and Stubaier glacier close by**
- **Sophisticated rental and management concept with ample opportunities for own use.**
- **Up to 70% LTV mortgage with low interest rates from 2%.**
- **Excellent combination of fun in a second home and an attractive investment.**
- **Prices ranging from € 395,000 – € 525,000**



In the heart of Tyrol, located in the village of Steinach am Brenner, in the beautiful Wipptal. This typical Tyrolean mountain village, at a snow-sure altitude of 1050 metres, is a yet to be discovered Austrian gem. In the centre, you'll find several shops, restaurants and bars and there is a covered ice rink and a swimming pool.

This lovely project with 21 luxury, detached chalets is being built next to the attractive village centre and the gondola to the Bergeralm ski arena. All the chalets have a large glass façade and a beautiful view of the impressive mountain panorama and the Bergeralm ski region. Three types of chalet are being built to accommodate 8 or 10 people. With exceptional architecture, they have four bedrooms, two, three or four bathrooms, and an in-house spa.

#### Interesting for the private investor

The combination of a modern-built, luxury chalet in a prime location, with broad possibilities for private use and excellent returns, make investing in the Bergeralm Chalets very interesting for the private

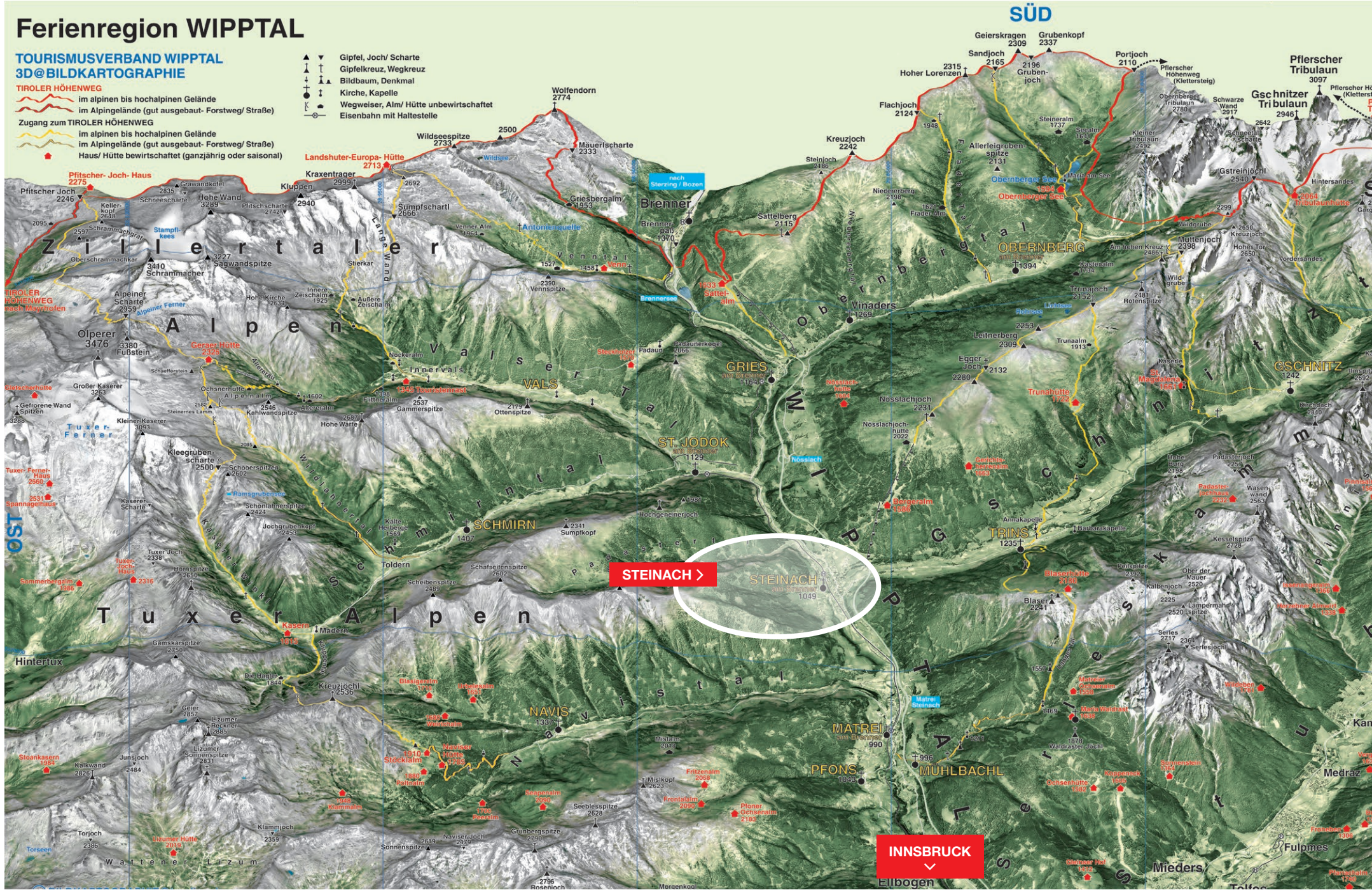
# Ferienregion WIPPTAL

TOURISMUSVERBAND WIPPTAL  
3D@BILDKARTOGRAPHIE

## TIROLER HÖHENWEG

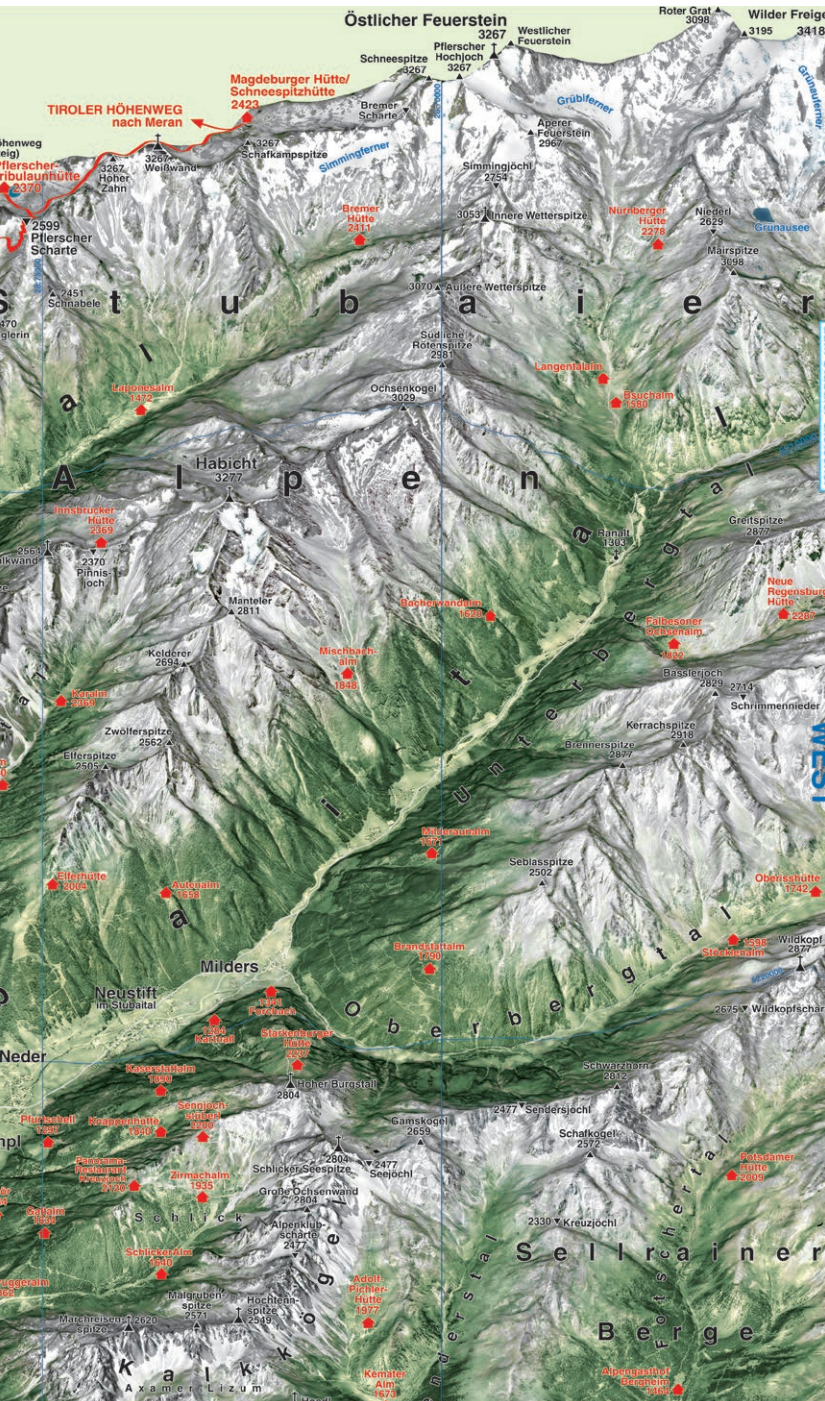
- im alpinen bis hochalpinen Gelände
- im Alpingelände (gut ausgebaut- Forstweg/ Straße)
- Zugang zum TIROLER HÖHENWEG
- im alpinen bis hochalpinen Gelände
- im Alpingelände (gut ausgebaut- Forstweg/ Straße)
- Haus/ Hütte bewirtschaftet (ganzjährig oder saisonal)

- Gipfel, Joch/ Scharfe
- Gipfelkreuz, Wegkreuz
- Bildbaum, Denkmal
- Kirche, Kapelle
- Wegweiser, Alm/ Hütte unbewirtschaftet
- Eisenbahn mit Haltestelle



STEINACH >

INNSBRUCK



## THE WIPPTAL IN TYROL

South of the Tyrolean capital Innsbruck, the stunning Wipptal stretches all the way to the Brenner Pass and Italy. This 33 km-long valley is encircled by the Stubai and the Tuxer Alps and there is no trace of hotel complexes and mass tourism in the pristine side valleys. The scenery is made up of old inns, typical Tyrolean farmhouses, mountain meadows and hiking trails.

In the winter, Steinach am Brenner is the starting point for skiers and snowboarders wanting to explore the Bergeralm. It is a great ski resort, perfect for skiers of all abilities.

IN THE WINTER, STEINACH AM BRENNER IS THE STARTING POINT FOR SKIERS AND SNOWBOARDERS WANTING TO EXPLORE THE BERGERALM. IT IS A GREAT SKI RESORT, PERFECT FOR SKIERS OF ALL ABILITIES.





## CHILD-FRIENDLY WINTER SPORT

The gondola takes you from the village directly to the Bergeralm. Here awaits nearly 30 kilometres of pistes. 7 modern ski lifts bring you quickly and comfortably onto the 9 km blue, 10 km red and 8 km black runs. There's no shortage of artificial snow cannons here too. So, even in mild winters, you can enjoy all the slopes. Three times a week, it's also possible to ski in the evenings. Cross-country skiers will find challenging routes in both the valley and on the mountains and a 5 km-long winter toboggan run ensures adventure.

Several beautifully located piste restaurants serve typical Tyrolean dishes at reasonable prices. The Italian influence is certainly evident in the cuisine. How could it be otherwise with Italy on your doorstep.

Ski Kinderland Bergeralm is directly next to the Hoher Turm Bergeralm chair lifts. Here, the children learn to ski and snowboard in a fun way under expert supervision. A special conveyor belt delivers the little skiers to the top with ease and the ski carousel is a popular attraction. While you are busy taking in the panoramic pistes, the children are enjoying themselves to the full.



Habicht  
3277 m

Nöblachjoch  
2231 m

Trins  
1230 m

Steinach  
1050 m

Nöblachhütte

Bergeralm

Panorama Restaurant  
1600 m

Bärenfalle

Hochsonnlift

Steinboden  
Hoher Turm

Bergeralmbahn

Rodelbahn

Snowkite Area

A13

i  
+  
P







# SKIING ON THE STUBAIER GLACIER

Austria's largest glacier skiing area – only 40 minutes away from Bergeralm Chalets – offers 34 slopes from easy to challenging. Snow is guaranteed from October to June. In addition to the glaciers and natural snow, modern snow-making facilities in the glacier foreland provide for top snow conditions. The winter sports area is situated between the elevations of 1,697 and 3,333 m and offers 60 km of excellent slopes. New 2016/17: a modern 3S cable car including a new valley station and a new downhill run to the new valley station.

A new valley run has also been added so you can now ski along the lift track of the 3S Eisgrat lift. The highlights at the ski resort include the 10 km long valley run with a vertical difference of almost 1,500 m from the mountain station at 3,210 m as well as the Daunhill slope with a 60% incline. The Snowpark Stubai Zoo lures freestylers with an easy, medium and pro line. Freeriders are optimally supported by the Powder Department Stubai Glacier. The BIG Family Ski-Camp offers daycare and children under the age of 10 ski for free when accompanied by a paying parent. The 200 m long ice grotto lures discoverers of all ages to the Stubai Glacier - in both summer and winter.



MARKIERTE PISTEN		LOIPE	
1 Eisjochferner	16 Skatingloipe Gamsgarten 2,0 km	16 Skatingloipe Gamsgarten 2,0 km	
1a Schaufelschuss	--- Winterwanderweg	--- Winterwanderweg	
1b Eisjochzunge	(vom TOP OF TYROL 3.210 m zur Bergstation Gamsgarten)	(vom TOP OF TYROL 3.210 m zur Bergstation Gamsgarten)	
1c Gamsgartenschuss			
2 Silberschneid			
3 Gamsgarten			
4 Zufahrt Fernau			
4a Falwesuna			
5 Gaiskarferner Süd			
5a Gaiskarferner			
5c Sonnenhang			
6 Windachferner			
7 Daunferner			
7a Skiweg Eisnase			
7b Wildspitzschuss			
9 Daunenhang			
10 Fernauerferner			
11 Pfaffenschneid			
12 Grubenschuss			
17 Daunfernerschuss			
20 Kogelferner			
21 Scharenschuss			
22 Daunhill			
23 Zufahrt Daunjoch			
24 Skiweg Murmelebahn			

++ GRÖSSTES GLETSCHERSKIGEBIET ÖSTERREICHS  
 ++ SCHNEEGARANTIE VON OKTOBER BIS JUNI!  
 ++ 110 ABFAHRTSKILOMETER  
 ++ SNOWPARK MOREBOARDS STUBAI ZOO  
 ++ BIG FAMILY KINDER UND JUGEND SKI-CAMP  
 ++ KINDER UNTER 10 JAHREN FAHREN FREI  
 ++ LARGEST GLACIER SKIING AREA IN AUSTRIA  
 ++ SNOW GUARANTEE FROM OCTOBER TO JUNE  
 ++ 110 KM OF DOWNHILL RUNS  
 ++ SNOWPARK MOREBOARDS STUBAI ZOO  
 ++ BIG FAMILY SKI-CAMP FOR KIDS AND TEENS  
 ++ CHILDREN UNDER 10 SKI FOR FREE  
[stubaier-gletscher.com](http://stubaier-gletscher.com)

# Bergeralm chalets

Next to the centre and at the foot of the ski slopes and the gondola valley station, we're building our newest project, Bergeralm Chalets. Entirely according to Austrian tradition, these 21 chalets are being built with first-class materials, are energy efficient and, thanks to the original design, have an authentic look and feel. These comfortable south-facing chalets, with a luxurious and comfortable interior, are unique to Tirol. Through the attractive glass façade, you have a beautiful view of the surrounding mountains and ski slopes.

Three types of houses are being built. Every house has four bedrooms and two, three or four bathrooms and an in-house spa as a standard. The beautiful use of wood and glass gives the chalets a soothing ambiance. This means perfect luxury combined with conviviality and comfort. You select your plot and then the type of chalet you want to build on it. Every chalet has at least one parking space. This can be on your property or in the public area.





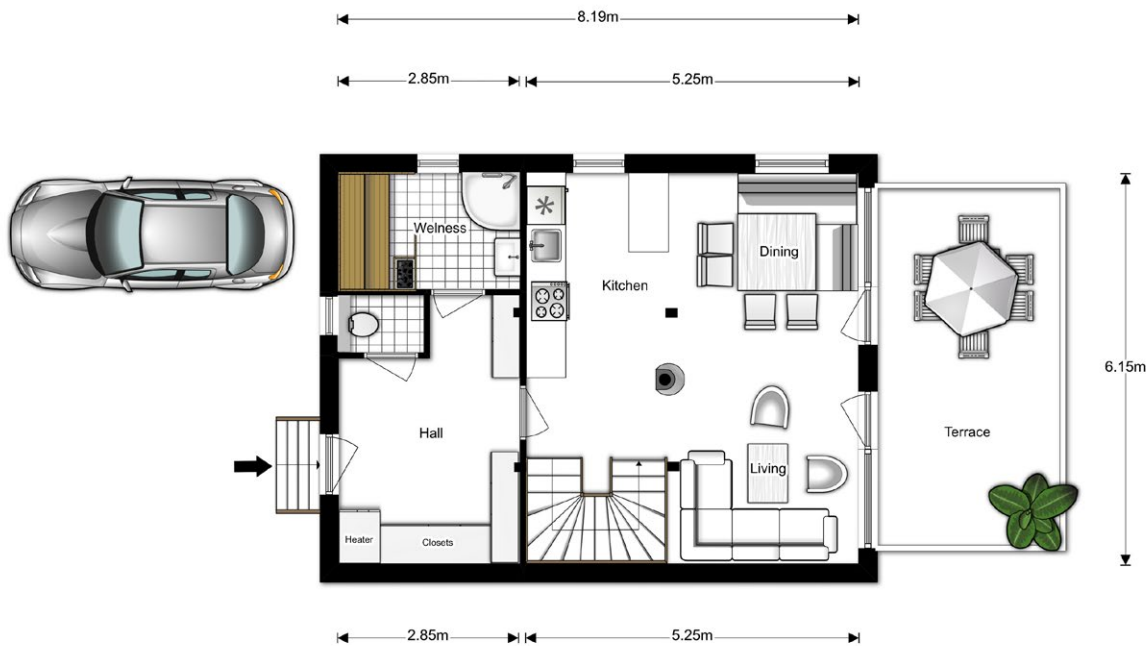
# CHALET TYPE B 100

- 105m<sup>2</sup> floor space
- 8 persons
- 2 bathrooms



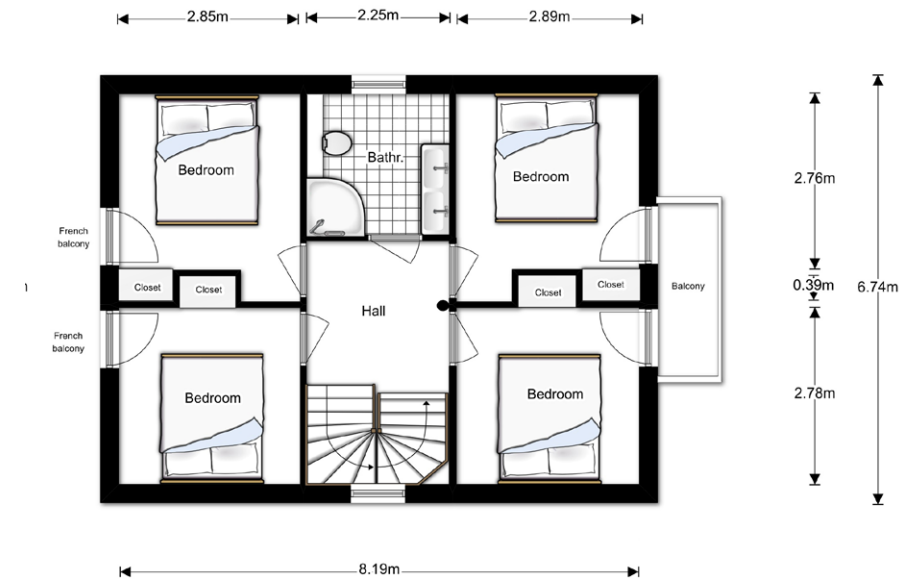
### Type B 100: Ground floor

The chalets are built on two floors. The ground floor comprises an entrance hall with cloakroom, separate toilet and a staircase to the first floor. The hall provides access to a bathroom with shower, toilet and a Finnish sauna. Also on this floor is a spacious living room with an open kitchen, large lounge, dining area and a lovely gas fireplace. Through the large windows, you can enjoy a stunning and expansive view.



### Type B 100: 1st floor

Upstairs, there are 4 large bedrooms. The two front bedrooms have a beautiful panoramic view and access to the balcony. Here you'll also find another bathroom with a double wash basin, toilet and shower.



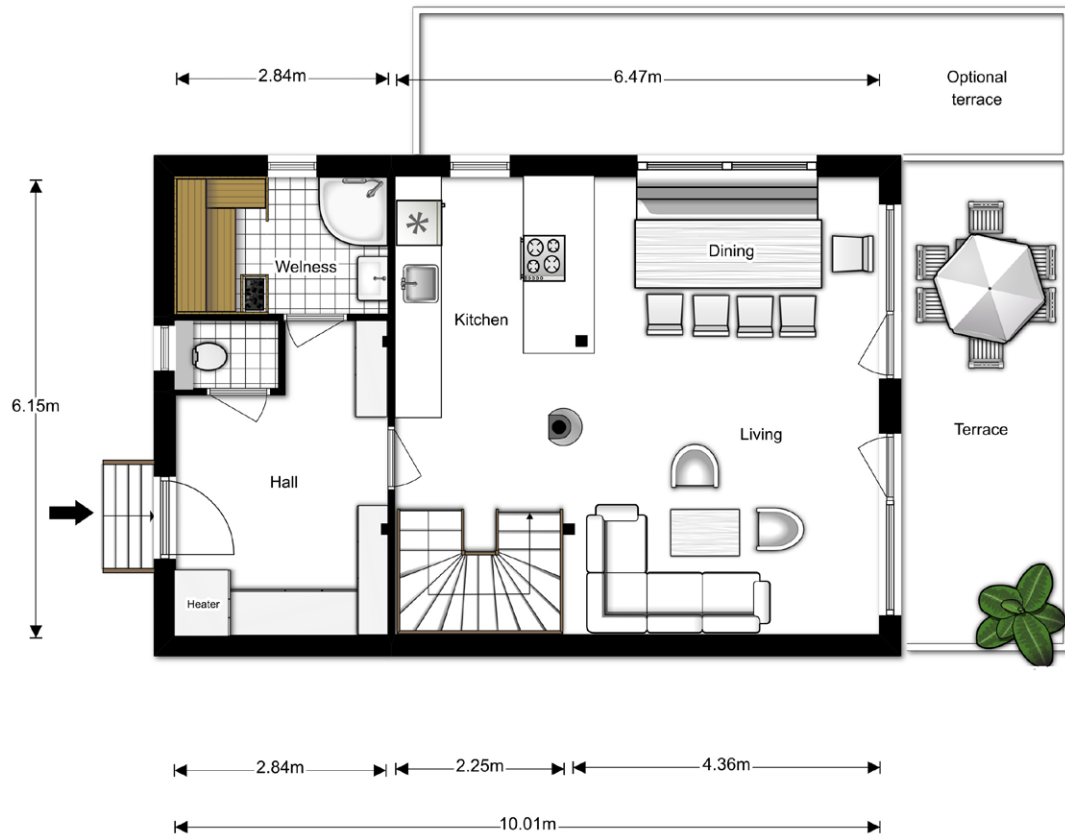
# CHALET TYPE B 120

- 120m<sup>2</sup> floor space
- 10 persons
- 3 bathrooms



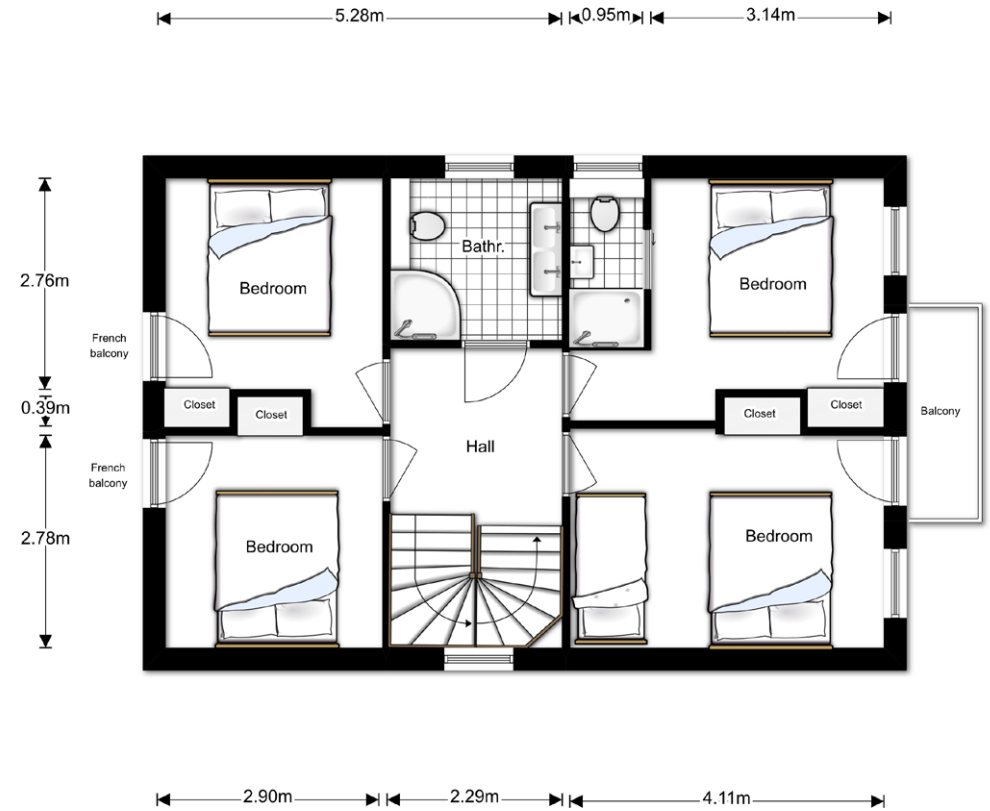
### Type B 120: Ground floor

The chalets are built on two floors. The ground floor comprises an entrance hall with cloakroom, separate toilet and a staircase to the first floor. The hall provides access to a bathroom with shower, toilet and a Finnish sauna. Also on this floor is a spacious living room with an open kitchen, large lounge, dining area and a lovely gas fireplace. Through the large windows, you can enjoy a stunning and expansive view.



### Type B 120: 1st floor

Upstairs, there are 4 large bedrooms. The two front bedrooms have a beautiful panoramic view and access to the balcony. One bedroom has a luxury en suite bathroom with shower, toilet and designer washbasin. Here you'll also find another bathroom with a double wash basin, toilet and shower.



# CHALET TYPE B 135

135m<sup>2</sup> floor space

10 persons

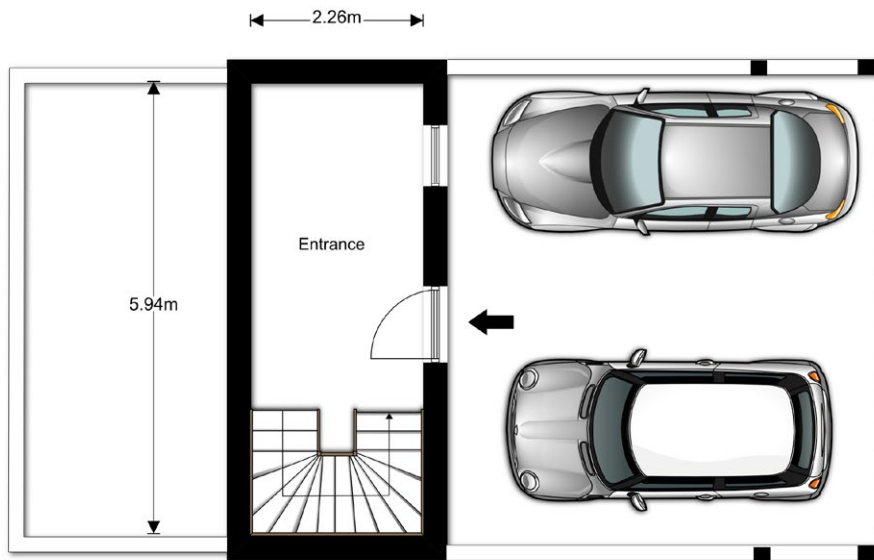
4 bathrooms





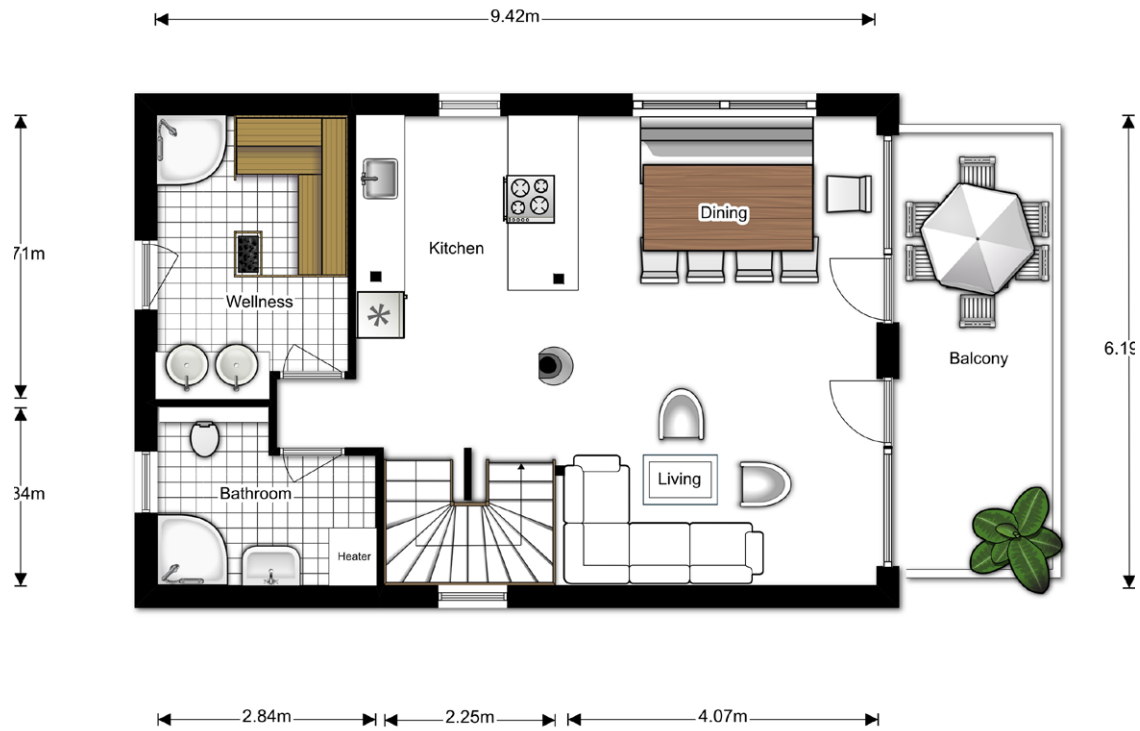
### Type B 135: Ground floor

The chalets are built on three floors. Via the open garage under the chalet, with space for two cars, you enter the hall with cloakroom, storage space (ski-locker) and stairs to the ground floor.



### Type B 135: 1st floor

On the first floor is a spacious living room with open kitchen, large lounge, dining area and a lovely gas fireplace. Through the large windows, you can enjoy a stunning and expansive view. Also on the first floor you'll find the in-house spa with a Finnish sauna and shower. Separate toilet and another bathroom with a shower, wash-basin and a toilet.





**Type B 135: 2nd floor**

Upstairs, there are 4 large bedrooms. The two front bedrooms have a beautiful panoramic view and access to the balcony. One bedroom has a luxury en suite bathroom with shower, toilet and designer washbasin. Here you'll also find another bathroom with a double wash basin, toilet and shower.

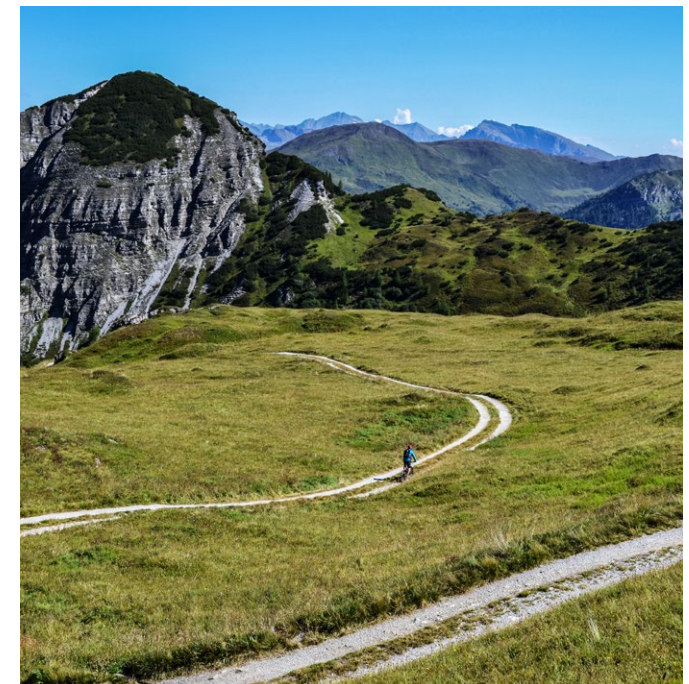
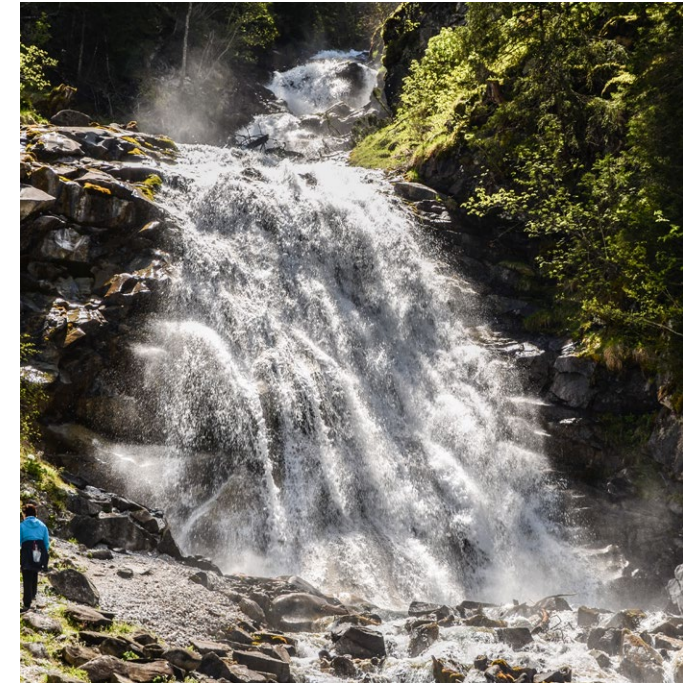


## ALSO POPULAR IN SUMMER

A winter stay in the Wipptal is magical, of course, but don't forget the summer. A summer holiday in the Austrian mountains, in the heart of Tyrol, is a real experience for young and old. Surrounded by an impressive mountain world and expansive hiking trails and mountain bike routes on your doorstep. Various parts of the Wipptal's side valleys are protected nature reserves and you can enjoy the flora and fauna at your leisure.

You can enjoy a holiday in Steinach am Brenner in all seasons: experience the beautiful colours in autumn, the white splendour in winter, the last spring snow of the Bergeralm and the summer with its flowering meadows.

Thanks to its location, close to the Brenner Pass, Steinach is also the perfect base for Italy. Sunny Lake Garda and the Venetian Mediterranean coast are only 2-3 hours away.



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THANKS TO ITS LOCATION, CLOSE TO THE BRENNER PASS, STEINACH IS ALSO THE PERFECT BASE FOR ITALY. SUNNY LAKE GARDA AND THE VENETIAN MEDITERRANEAN COAST ARE ONLY 2-3 HOURS AWAY.

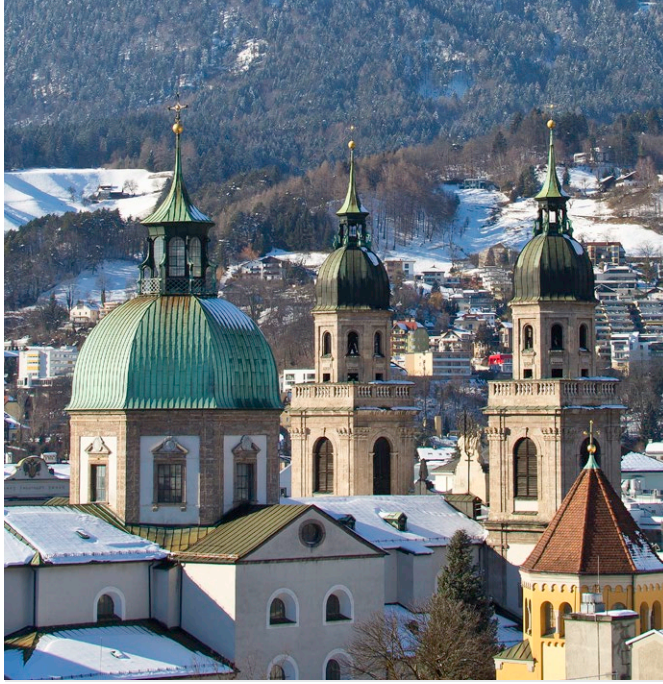


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THE COMBINATION OF A MODERN BUILT,  
LUXURY CHALET IN A PRIME LOCATION WITH  
BROAD POSSIBILITIES FOR PRIVATE USE AND  
EXCELLENT RETURNS MAKE INVESTING IN THE  
BERGERALM CHALET'S VERY INTERESTING  
FOR THE PRIVATE INVESTOR.







## INNSBRUCK

If you fancy a day off from walking or skiing, then the Tyrolean capital is absolutely worth a visit. In less than half an hour by car or train you can be in Innsbruck's old town. Here, world-renowned historical symbols stand side by side with modern and international architecture, encircled by impressive mountains. The great thing about this city is that there is literally something for everyone, with the theatre, the Hofburg, shops like Kaufhaus Tirol, the playground in the Hofpark, and, of course the Alpine Zoo.

The city is also very popular with holidaymakers, as can be seen from a visit to, for example, the historic centre, with its great souvenir shops, narrow passages, lively terraces and many tourists. Often equipped with a camera and sometimes being led by a guide. The centre is an attractive and friendly place, a cultural melting pot and definitely worth a visit.



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THE CITY IS ALSO VERY POPULAR WITH HOLIDAYMAKERS, AS CAN BE SEEN FROM A VISIT TO, FOR EXAMPLE, THE HISTORIC CENTRE, WITH ITS GREAT SOUVENIR SHOPS, NARROW PASSAGES, LIVELY TERRACES AND MANY TOURISTS







## MORTGAGE

You can choose to finance part of the house. Even if you have sufficient funds to purchase without finance, a mortgage in Austria can be an interesting prospect. If the return on the investment is higher than the mortgage interest to be paid, then financing can increase the return on your own contribution.

We have an excellent mortgage offer from the Raiffeisenbank. The current interest rates vary between 2.0% and 2.5% variable, depending on your personal finance situation and the ratio of mortgage and personal funds. The Austrian bank will finance up to 70% of the purchase price. The term is usually 20 years (max. age 75 years) and is on an annuity basis.



## PRICES AND MORTGAGE

**Prices vary depending on the plot and housetype from € 395,000 tot € 525,000.**

### **Additional costs and sales tax**

Prices exclude furnishing, VAT and purchaser's costs. Interior furnishing costs are depending on the housetype from € 27,000 - € 30,000. The civil-law notary' costs and the transfer tax are for the purchaser's account and are calculated on the sales price (including VAT). The transfer tax is 3.5%, the cost of entry in the Grundbuch (land registry) is 1.1% and the costs of the civil-law notary are 1.5%.

As the property will be let, you will be able to reclaim the VAT on the purchase price. There is an agreement with the tax office whereby you do not need to pay the VAT before financing.

### **Rental and management**

Based on the zoning plan, the Bergeralm Chalet are for leisure purposes.

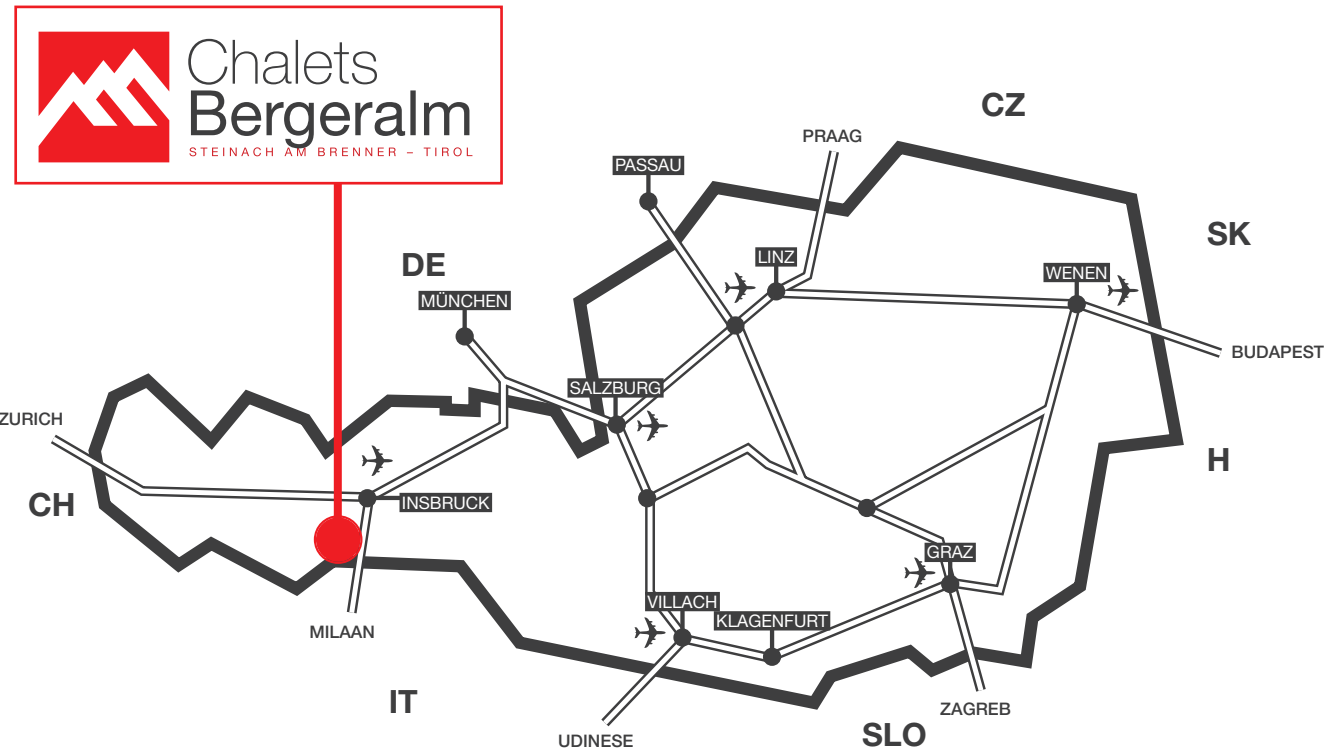
However, you have very large and flexible possibilities for private use and thanks to the management organisation, rental and management issues are well taken care of. Of course, you can also arrange the rental of your chalet yourself.

Rental an on-site management is organised through our own AlpsResidence management organisation. You can find more information about rental, management and private use in the additional information.



## ACCESSIBILITY

Bergeralm Chalets are in the heart of Tyrol and are easily accessible by car, plane and train. Low-cost flights to Innsbruck are available daily from various International airports. The closest airport is Innsbruck, a 25 km-drive away. What's more, Steinach has excellent connections to the international train network.



An aerial photograph of a mountain valley. In the foreground, a multi-lane highway bridge spans across a valley. Below the bridge, there are several small villages or chalet developments with red-roofed buildings. The middle ground is dominated by dense green forests covering the slopes of a large mountain. The background shows more mountain ranges under a bright blue sky with scattered white clouds. The overall scene is a mix of natural beauty and human infrastructure.

## ON-SITE VIEWING

On-site views are by appointment and can be arranged at any time. We have several projects in Austria at various stages of completion. To get the best impression of our chalets, you can rent a chalet for a few days at a special rate or you can stay in a hotel. We will meet you on the spot and inform you about the build, possible extra work, plot availability, the surroundings and other features of our projects. By the end of your visit you will have a good idea about the possibilities.

## INFORMATION & CONTACT

We will oversee the entire process, from the initial approach to the transfer of the chalet. We are happy to inform you about the civil-law notary, the purchase process, the mortgage, rental possibilities and the Austrian legislation and regulations relating to construction and taxation. During the purchase process we will provide you with clear drawings and quotes, a list of all the expenses associated with the purchase, the mortgage calculation, etc. Needless to say, we will make the mortgage application, we will ensure that the civil-law notary gets the necessary documentation and we will register you for the rental registration with the Austrian tax authorities.

For more information, an exploratory talk or a viewing on site you can contact:

 AustrianAlpineChalets.

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You can ask for a comprehensive brochure, with the full sales information, financing, rental, returns and mortgage, from:

**Patricia Blauw**

Tel: 31 (0)6 – 119 120 03

patricia@austrianalpinechalets.com

Alpenchalets Reiteralm is a project by Austrian Alpine Chalets. More info on: [www.bergeralmchalets.com](http://www.bergeralmchalets.com)

For more information about our other Austrian projects see: [www.austrianalpinechalets.com](http://www.austrianalpinechalets.com)

Rental and on-site management: [www.alps-residences.com](http://www.alps-residences.com)







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