


SKI AMADE
Hausger Kaibling
BERG RESORT

Exclusive wellness chalets
in the largest ski area in
Austria

 Ski amade

BERGRESORTHAUSERKAIBLING.COM

SKI AMADE
Hauser Kaibling
BERG RESORT

- 36 detached, luxury wellness chalets with private swimming pool
- 20 design apartments - suites
- Next to the village center and the ski lift. Ski-in ski-out
- On a prime location of Austria's largest ski region with 760 kilometres of slopes
- Exceptional architecture and equipped with every luxury and comfort
- Sophisticated rental and management concept with many private usage possibilities
- Excellent combination of fun in a second home and an attractive investment

Prijrsrange

Chalets: € 599,000 - € 1,080,000

Apartments: € 395,000 - € 500,000







Following our successful Alpenchalets Reiteralp project, we are building our latest prestigious project, Bergresort Hauser Kaibling, at a prime location in Austria.

Direct at the ski slopes and at the cozy valley station, Austria's most talked about resort will be build.

All the chalets and apartments have a magnificent view to the Dachstein Massive and through the special architecture and a panoramic-glass façade this will once again appeal to a large audience.

Entirely in keeping with Austrian tradition, the chalets and apartments are being built with first-class materials and, thanks to the original design, have an authentic look.

Every home has as standard an in-house wellness and the chalets also have their own Outdoor Spa-Hotpot Jacuzzi or Inox swimming pool on the terrace. The beautiful use of wood and glass gives the chalets and apartments a pleasant ambiance. This means perfect luxury combined with conviviality and comfort.





WINTER IN STEIERMARK

The largest and most popular winter sport region in Austria is Ski Amadé. This enormous ski region, with a total of no less than 760 km of slopes and accessible by more than 270 modern ski lifts, is a collection of five different areas: Salzburger Sportwelt, Hochkönig, Gastein, Grossarlal and Schladming-Dachstein. They each have their own character and each one belongs to the absolute best in the world.

Together with the Reiteraln, Hochwurzen and Planai, Hauser Kaibling forms the gold-crowned ski area around Schladming. And rightly so: there's a good chance that you will come across one of Austria's many Olympic or world champions here! This really is their favourite place to train the downhill, giant slalom or moguls.

But the enthusiastic beginner or less experienced skier will also have no problem finding their feet here. Guaranteed snow, wide slopes, and, especially important for the snowboarders amongst us, almost everything is accessible with hypermodern chair or gondola lifts. What makes this park special is that it is almost directly on the slopes. Ski-in and ski-out guaranteed for the whole season!



Guaranteed snow!

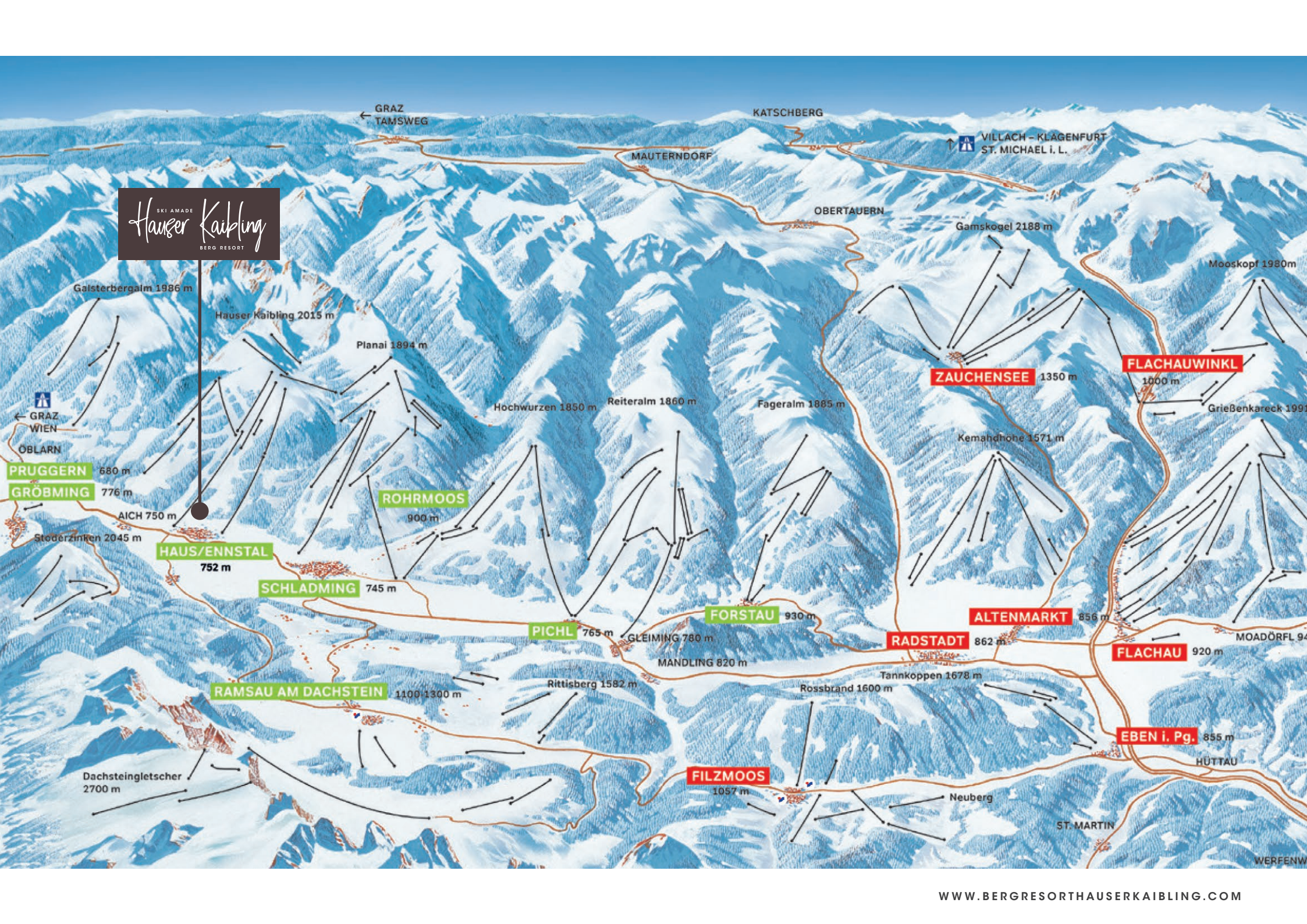
wide slopes, and,
especially important for the
snowboarders amongst us,
almost everything is
accessible with hypermodern
chair or gondola lifts.

The crack skiers can enjoy the 'real' black runs – marked with information about length and gradient, the snowboarders the fantastic fun park, and the alpine skiers the "Finale Grande", one of the most beautiful valley descents in the region. What everyone surely will remember is the stunning views of the opposite Dachstein Massive.

But the walkers and the cross-country skiers aren't neglected here either. There are more than 100 kilometres of signposted winter walking paths waiting to be discovered and at least 350 kilometres of prepared trails for strenuous relaxation. In one word: fantastic!

A 'panorama lift' will take you to the imposing Dachstein Glacier, the famous Sky Walk and the impressive "Eis-Palais (ice palace)". A must for fans of stunning mountain scenery. And real daredevils can try the highest suspension bridge in Austria and walk across the 'walking on air' glass viewing platform.





SKI AMADE
Hausers Kaibling
BERG RESORT

ZAUCHENSEE 1350 m

FLACHAUWINKL 1000 m

HAUS/ENNSTAL 752 m

ROHRMOOS 900 m

SCHLADMING 745 m

PICHL 765 m

FORSTAU 930 m

ALTENMARKT 856 m

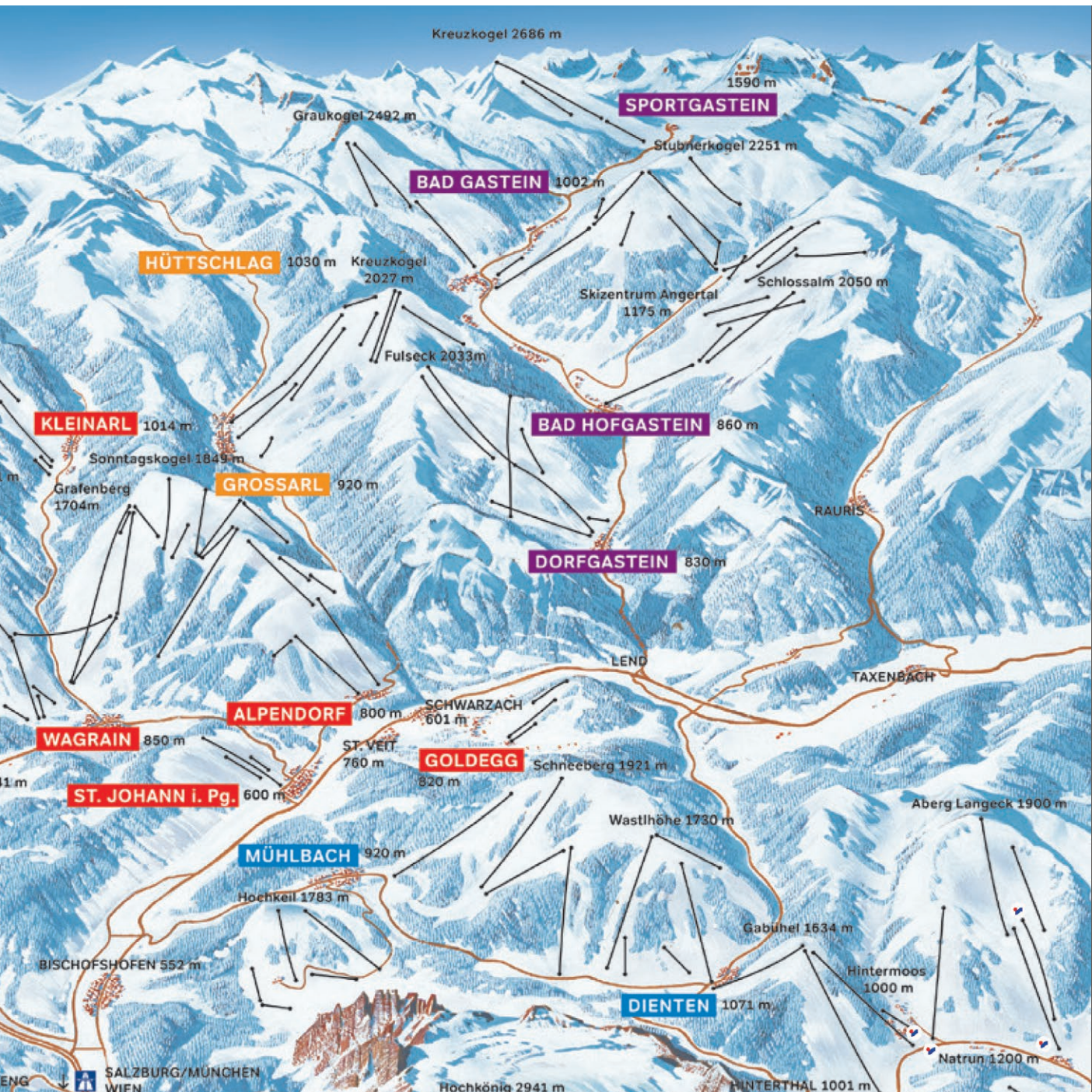
RADSTADT 862 m

FLACHAU 920 m

RAMSAU AM DACHSTEIN 1100-1300 m

FILZMOOS 1057 m

EBEN i. Pg. 855 m



SPECS SKI AMADE

Slopes

Total	755 km
Blue Slopes	284 km
Red Slopes	390 km
Black Slopes	50 km
Ski Routes	31 km

Lifts

Gondolas	46
Chairlifts	86
Drag lifts	104
Mountain trains	2

Other information

Start season	November
End season	Juni
Capacity	365.000 Pers./Std.

Glacier

Min. Height	600 m
Max. Height	2700 m



SUMMER

Summers in Steiermark are just as popular as winters. And for good reason: walking, cycling, mountain biking, rafting, swimming, mountain climbing, archery, paragliding, sightseeing or just lazing on the banks of a natural lake. This is just a small selection of the more than 100 activities that are offered here. All this with just one card: the "Schladming-Dachstein Sommercard".

GOLF

Golf enthusiasts can challenge their selves on the nearby golf courses at Haus im Enntal or Radstadt.

At Radstadt you can take the Birdie-Jet gondola and tee-off at a height of 1000 metres! In the immediate vicinity, around 30 minutes' drive away, are five golf courses to be found.



**Summers in Steiermark are just
as popular as winters.**

And for good reason: walking, cycling,
mountain biking, rafting, swimming,
mountain climbing,

**The typical Austrian
hospitality is great here.**

Sun-drenched terraces,
where there's no such thing
as self-service...



GASTRONOMY AND CULTURE

The typical Austrian hospitality is great here. Sun-drenched terraces, where there's no such thing as self-service, invite you to sample a local 'Styrian' lunch speciality while enjoying an excellent glass of wine or freshly tapped beer. Schladming-Dachstein is known for its many excellent slope restaurants. In Pichl there are several lively bars and Stubes, and for those who want to experience a 'old-fashioned' après-ski, Schladming is literally around the corner.

For culture lovers the wonderful city of Salzburg is only an hour's drive away. Shopping, sightseeing, theatre and museum visits and fantastic food. And don't forget the incredibly charming Christmas market! Nearby are the lakes of the Salzkammergut with the UNESCO World Heritage village of Hallstatt.

APRÈS-SKI

Enough parties can be found in the area, as in one of the mountain huts and snow bars on the Planai. But also on the Hauser Kaibling you will find a cozy place to après ski in the AlmArena and the Gumpenbar. Often with live music and a matching good atmosphere.





THE PROJECT

36 detached wellness – pool chalets and 20 design apartment-suites next to the village center of Hauser Kaibling and direct at the slopes of Ski Amadé, the most popular winter sport region in Austria. Hauser Kaibling, together with the Reiteralm, Hochwurzen and Planai are the gold-crowned ski area around Schladming. Beautiful, quiet and high on a sunny plateau with a magnificent panoramic view of the valley, ski slopes and the surrounding mountain massive.

The chalets and apartments are directly accessible from the road and every house has 2 private parking spaces. The chalets and apartments are finished to a hi-spec as standard, including luxury bathrooms with an in-house wellness and high-quality sanitary ware. There is also a large choice and flexibility when it comes to special requirements.

The chalets and apartments are delivered excluding décor, furnishings and kitchen. You can furnish the home by yourself or make use of the project's professional furnisher. They have created an appealing furnishing package that includes, among other things, a luxury designer kitchen with cooking island.

The recommended price for a complete interior, including kitchen, living room, bedrooms, etc. is:

For Chalet Linde:	€ 45,000
For Chalet Robinie:	€ 49,500
For Chalet Quercus / Ahorn:	€ 55,000
For the apartments:	€ 35,000

Of course, you can also put together an interior package to suit your own needs.



LEGENDA

- Type Quercus
- Type Ahorn
- Type Robinie
- Type Linde
- Suites
- Central facilities / Suites

THE CHALETS

The spacious chalets are designed to fit perfectly into the natural surroundings. The situation and field of view of every chalet is individually determined based on natural features, such as trees, rocks and incline.

The entirely or partial glass facades not only provides a lot of light but also guarantees a panoramic view of the ski slopes, Haus Ennstal and the imposing mountain massive of "Hoher Dachstein".

The chalets have standard 3, 4 or 5 bedrooms, beautifully-finished bathrooms, Outdoor Spa-Hotpot Jacuzzi or Inox swimming pool and an in-house wellness. The standard equipment in every chalet consists of ski lockers, shoe warmers, Wi-Fi, underfloor heating, a gas fireplace finished in natural stone, exceptional, atmospheric and partly indirect lighting.

LEGENDA

-  Type Quercus
-  Type Ahorn
-  Type Robinie
-  Type Linde
-  Suites
-  Central facilities / Suites





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An impressive view.

The entirely or partial glass facades not only provides a lot of light but also guarantees a panoramic view of the ski slopes and the imposing mountain massive of "Hoher Dachstein".

On the first floor is a spacious living area with an open kitchen, spacious lounge, dining area and a beautiful semi-built in 3-sided gas fireplace. Through the distinctive panoramic windows, you can enjoy a stunning and expansive view.

The sloping roof and the massive roof beams create a feeling of spaciousness. From the living room you have access to the large, covered balcony, enclosed by glass panels.

On this floor there is also a bedroom and a bathroom. This exceptionally luxurious bathroom has a rain shower, toilet and designer washbasin.



The chalets are built over two floors. The ground floor comprises an entrance hall with cloakroom, as well as storage space and staircase to the first floor. 2, 3 or 4 bedrooms with all a very luxurious bathroom and suite.

On the ground floor you will also find the in-house wellness with a two-person Jacuzzi whirlpool, sauna, rainfall shower and the Outdoor Spa-Hotpot Jacuzzi or Inox swimming pool on the relaxing terrace.

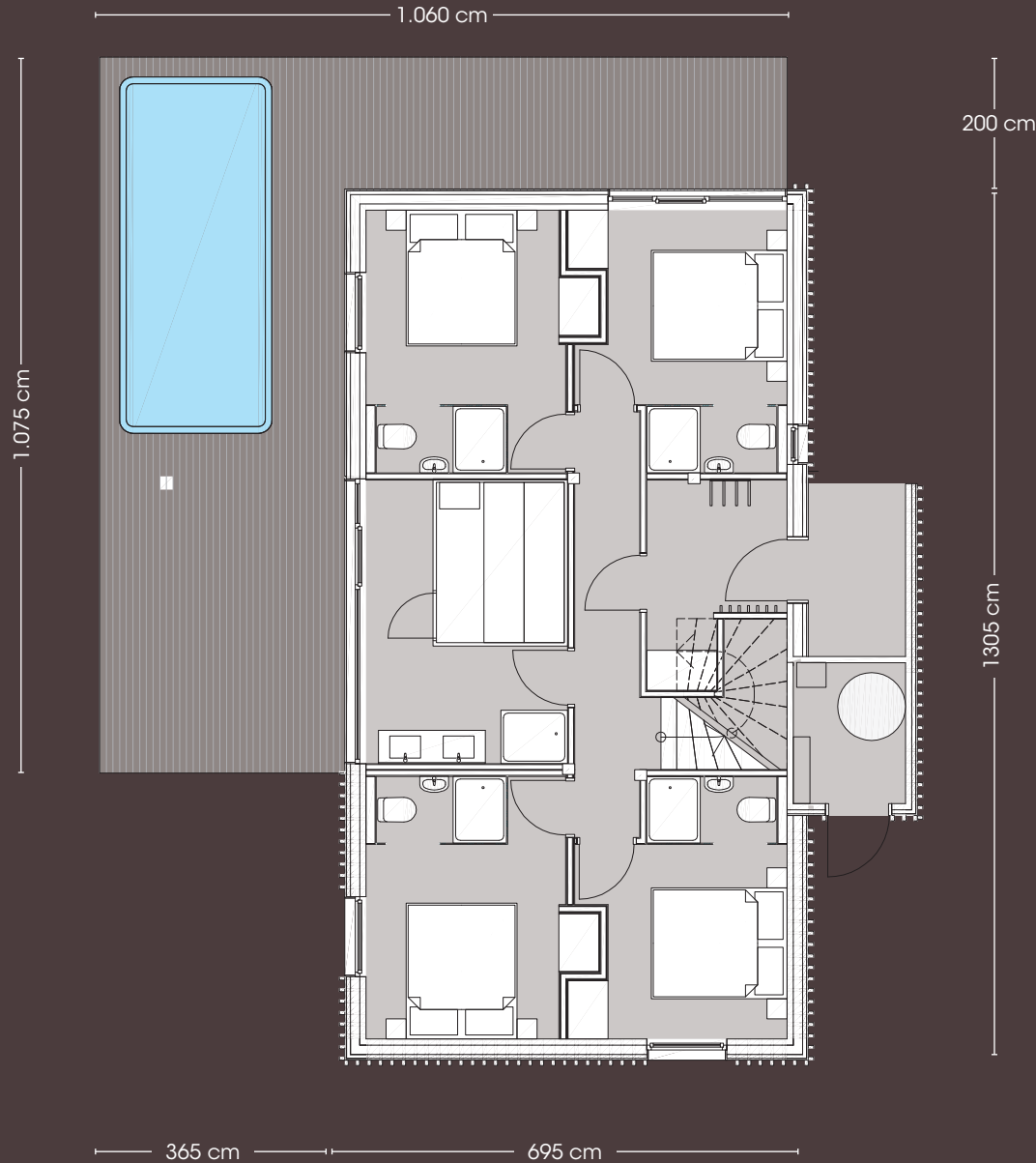
This is an impression photo of the Inox swimming pool



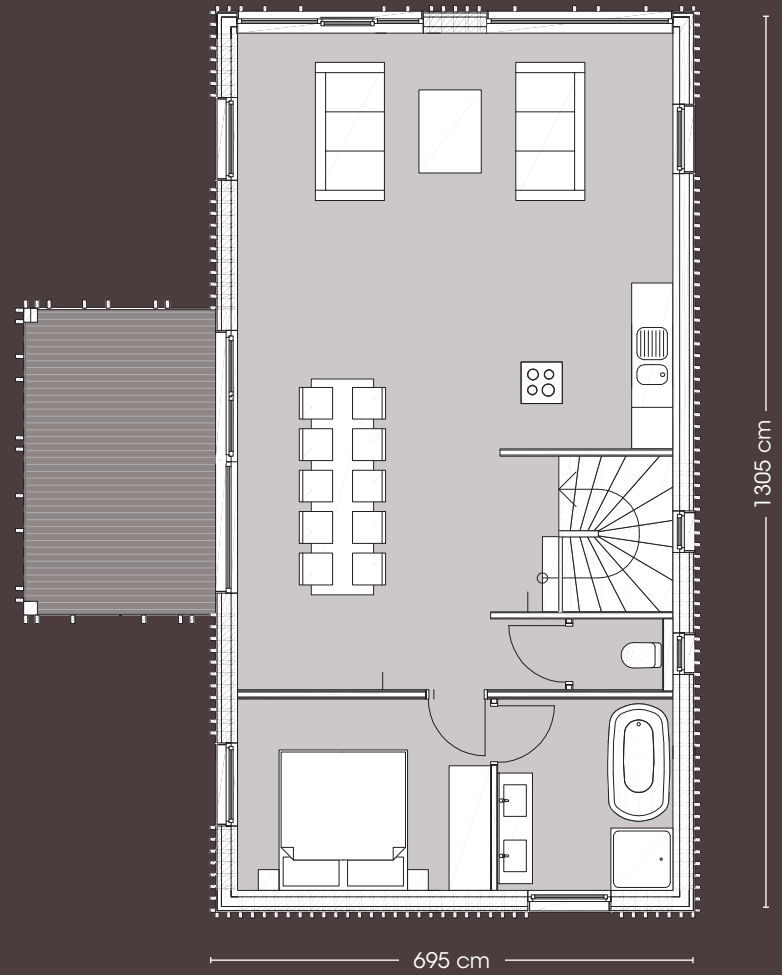
Quercus

TYPE CHALET C 220 (S) - 10 PERSONS

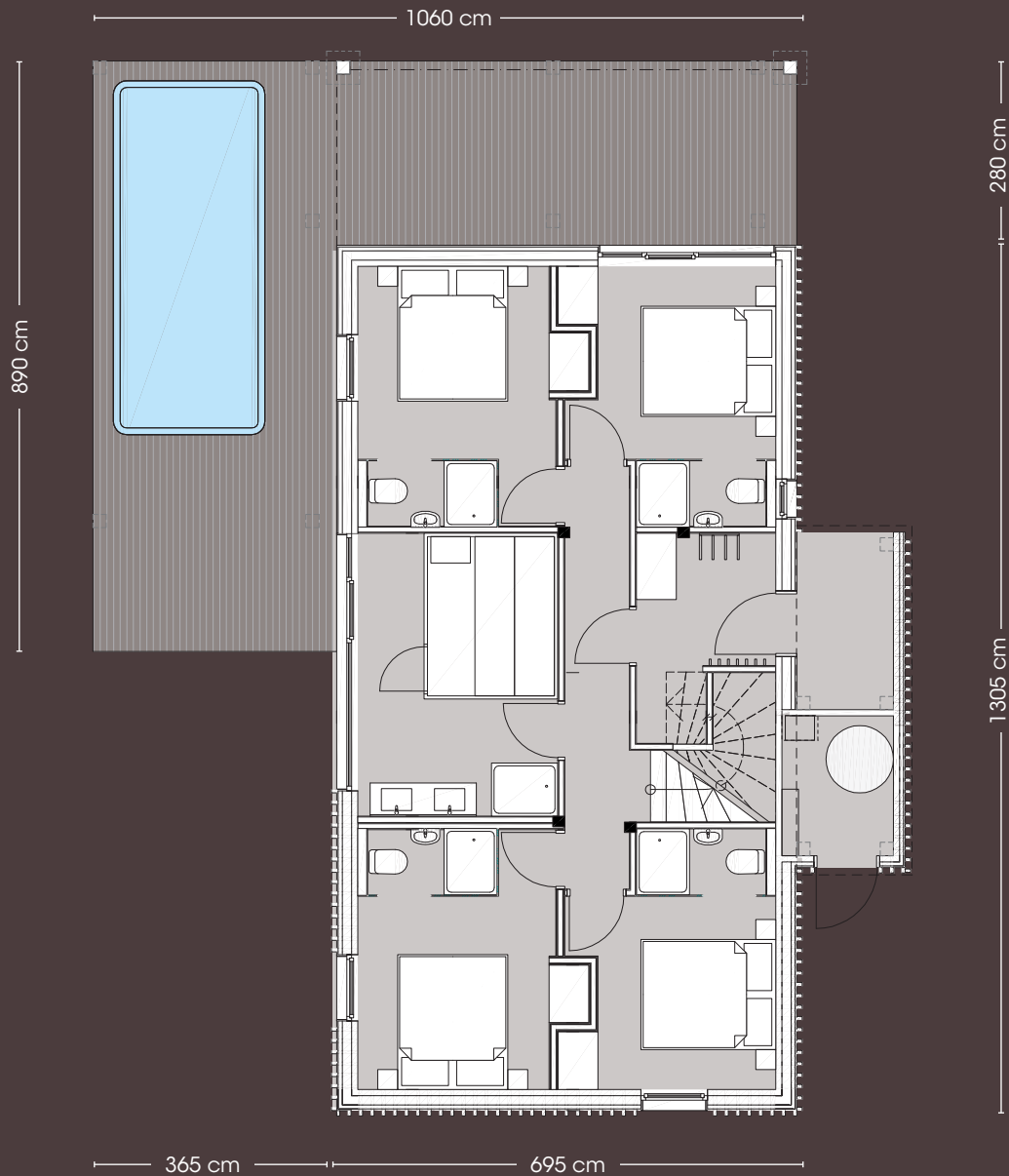
- Spacious living room under sloping roof with fireplace and access to balcony
- 5 bedrooms
- 6 bathrooms, of which 1 with wellness area with luxury sauna, whirlpool and rain shower
- Equipped as standard with an Inox swimming pool, accessible from the Wellness and located on a spacious relax terrace



QUERCUS | GROUND FLOOR



QUERCUS | 1ST FLOOR



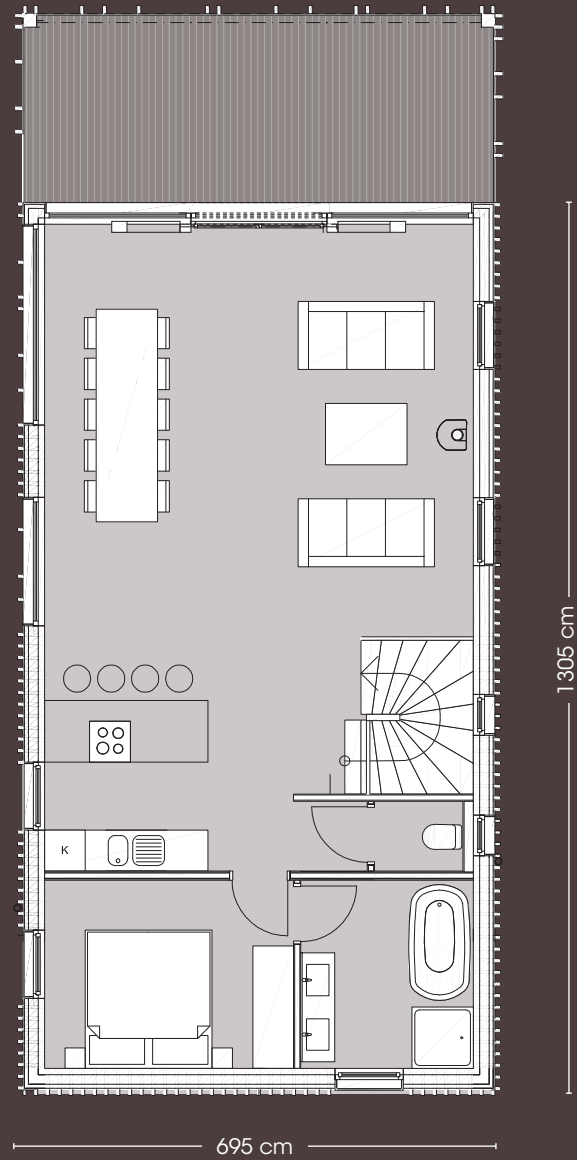
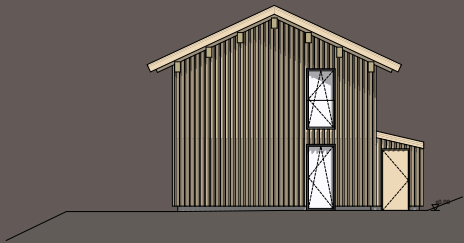
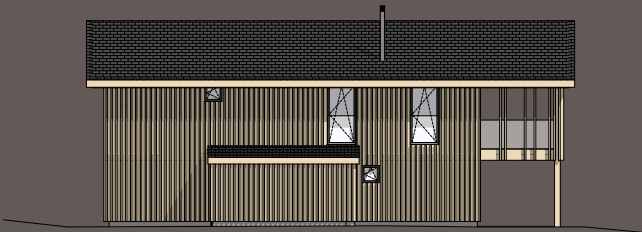
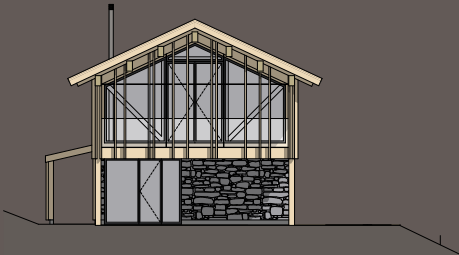
AHORN | GROUND FLOOR

Ahorn

TYPE CHALET C220 - 10 PERSONS

- Spacious living room under sloping roof with fireplace and access to balcony
- 5 bedrooms
- 6 bathrooms, of which 1 with wellness area with luxury sauna, whirlpool and rain shower
- Equipped as standard with an Inox swimming pool, accessible from the Wellness and located on a spacious relax terrace



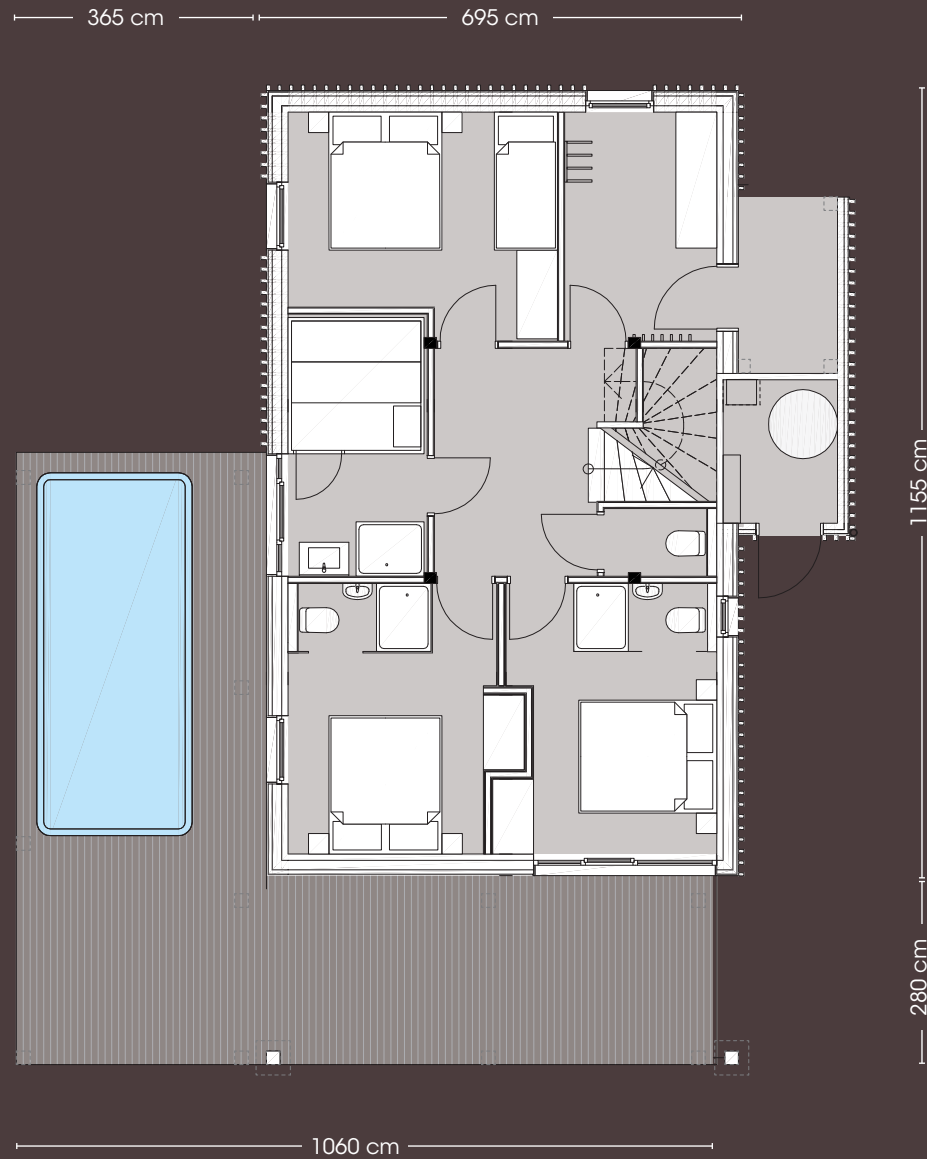


AHORN | 1ST FLOOR

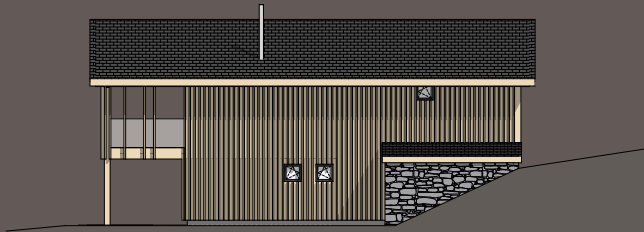
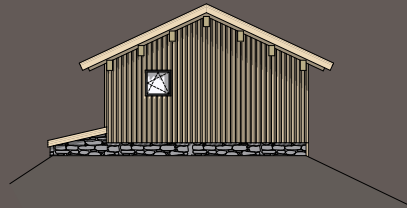
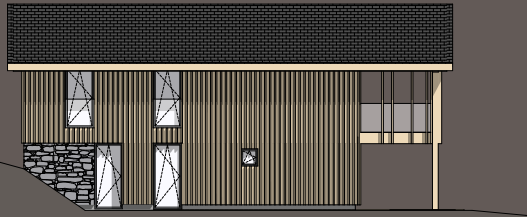
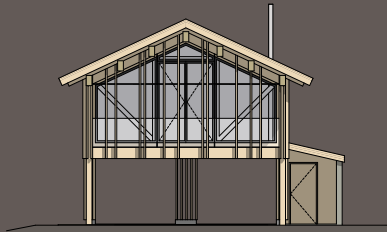
Robinie

TYPE CHALET C190 - 10 PERSONS

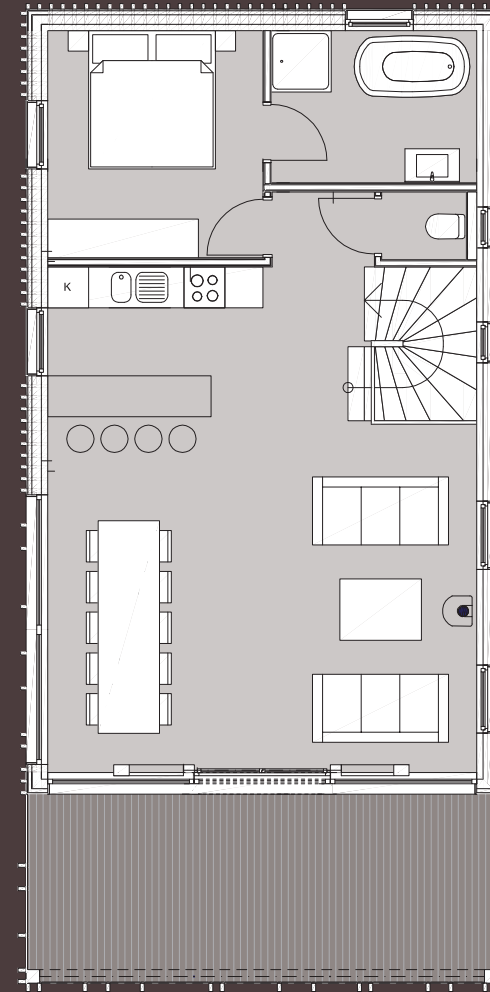
- Spacious living room under sloping roof with fireplace and access to balcony
- 4 bedrooms
- 4 bathrooms, of which 1 with wellness area with luxury sauna, whirlpool and rain shower
- Equipped as standard with an Outdoor Spa-hotpot Jacuzzi, accessible from the Wellness and located on a spacious relax terrace. (Optional: Inox swimming pool)



ROBINIE | GROUND FLOOR

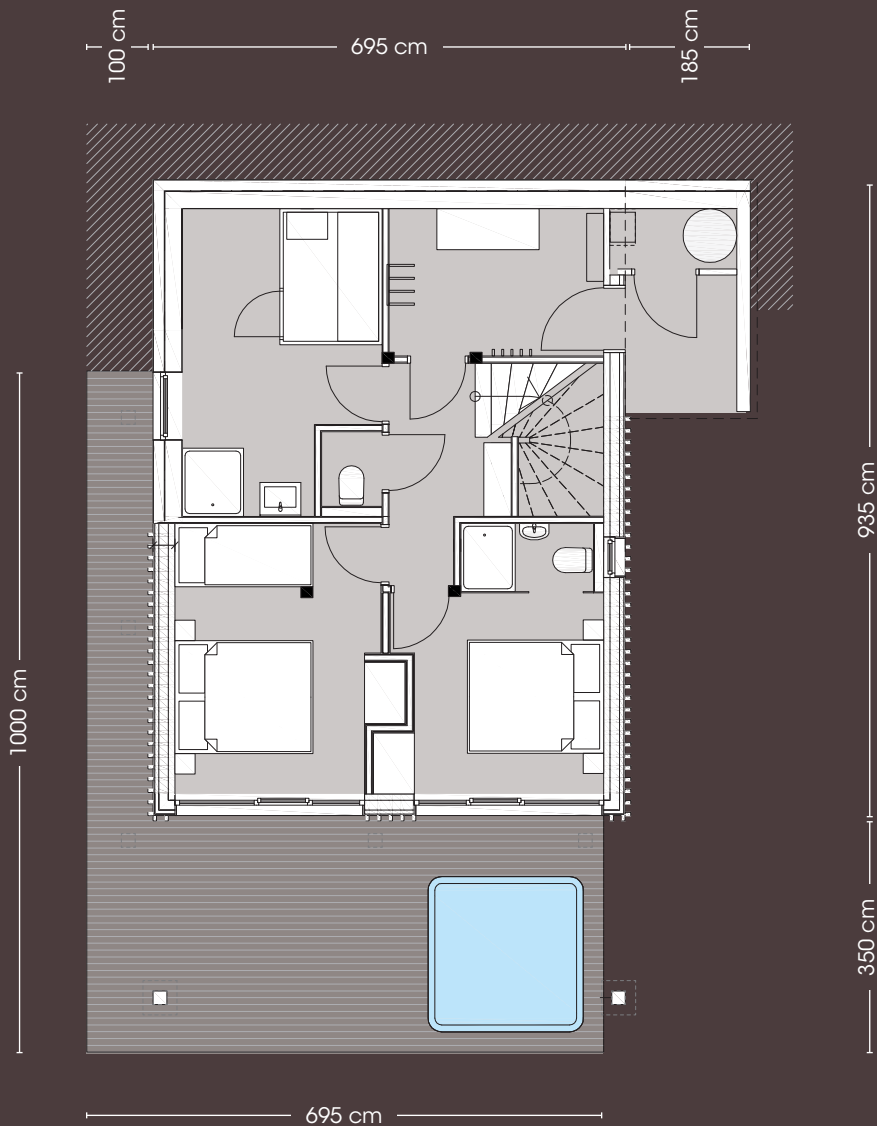


695 cm



1155 cm

ROBINIE | 1ST FLOOR



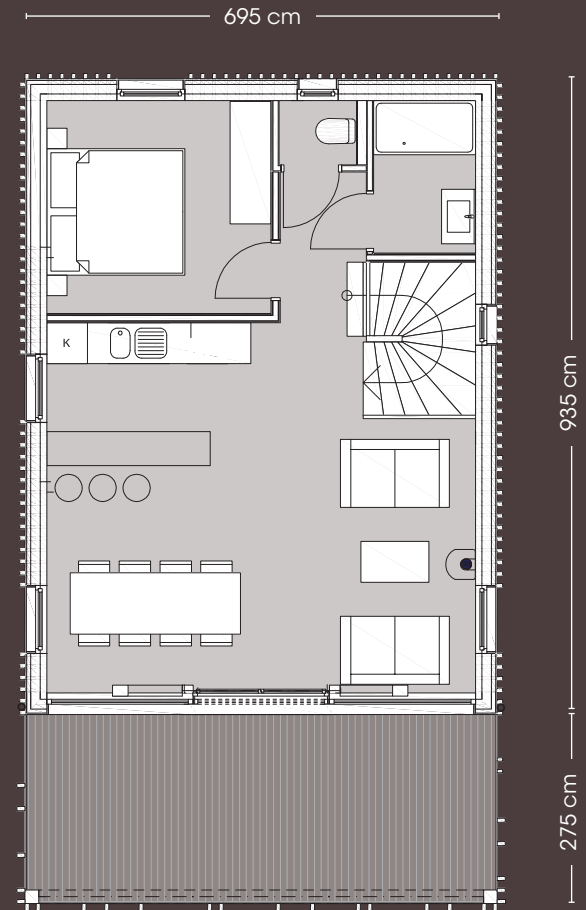
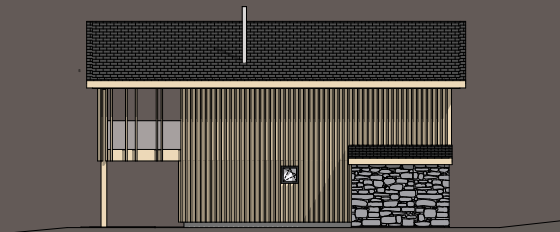
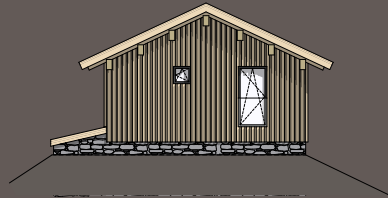
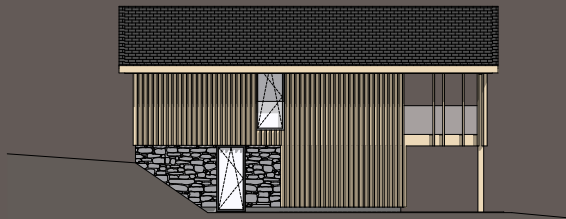
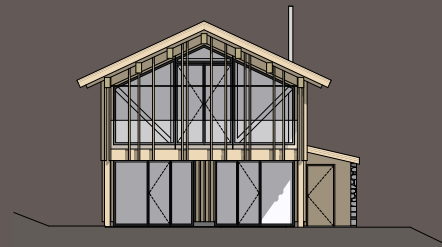
LINDE | GROUND FLOOR

Linde

TYPE CHALET C140 - 8 PERSONS

- Spacious living room under sloping roof with fireplace and access to balcony
- 3 bedrooms
- 4 bathrooms, of which 1 with wellness area with luxury sauna, whirlpool and rain shower
- Equipped as standard with an Outdoor Spa-hotpot Jacuzzi, accessible from the Wellness and located on a spacious relax terrace





LINDE | 1ST FLOOR



APARTMENTS - SUITES

The 20 attractive apartments are housed in 5 individual chalets which are divided over two floors.

Each apartment has 2 bedrooms, a spacious living room and a wellness bathroom with sauna.

Through the large windows all apartments have a magnificent view of the surrounding mountain world and the ski slope.

Every apartment will become cozy and completely furnished with designer furniture and is equipped with all modern conveniences.



Quites

4-6 PERSONS

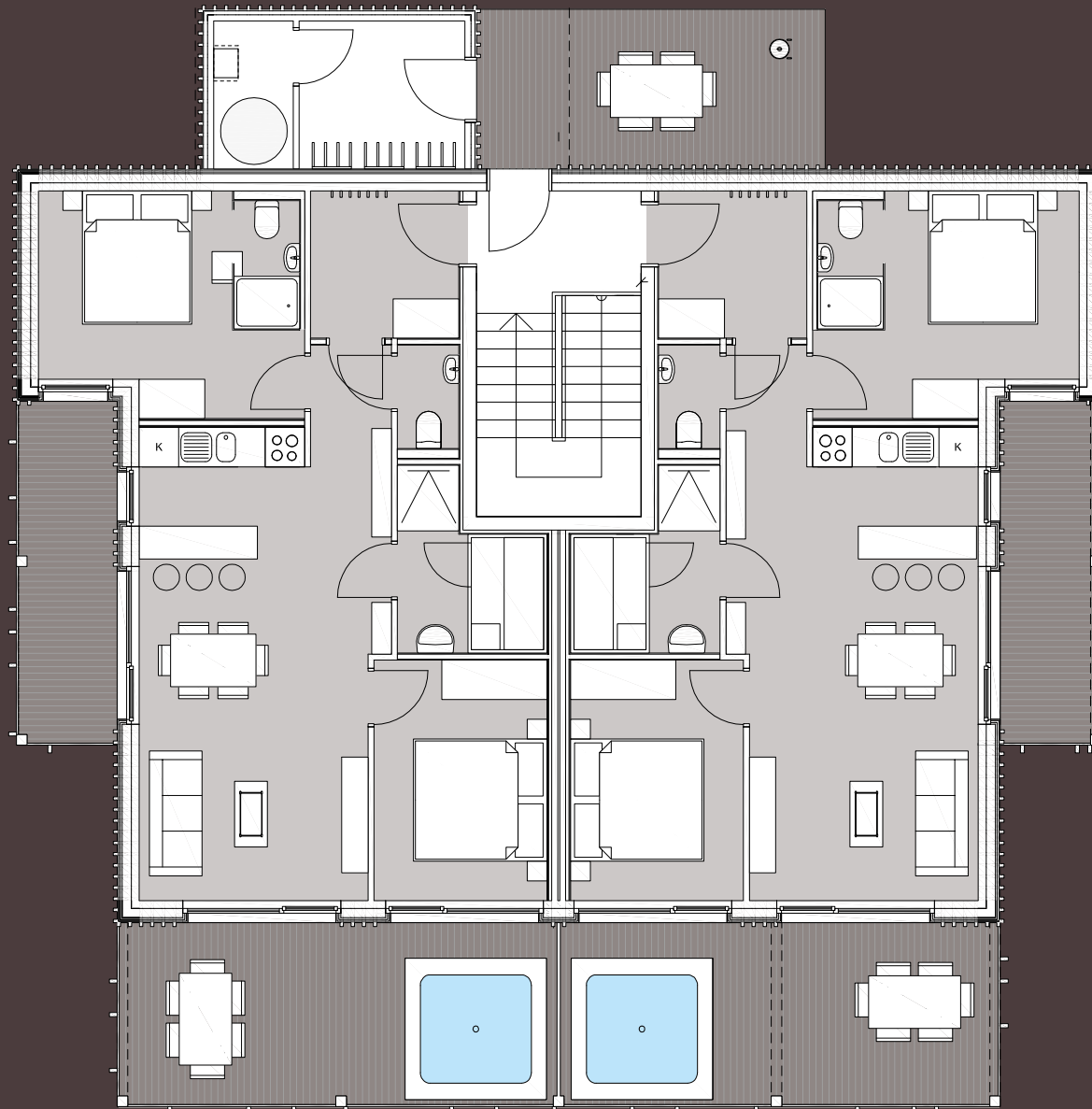


SUITES | GROUND FLOOR

- 2 bedrooms
- Bathroom with luxury sauna and shower
- Spacious living room with access to the terrace and the Outdoor Spa- hotpot Jacuzzi.

1150 cm

280 cm



680 cm

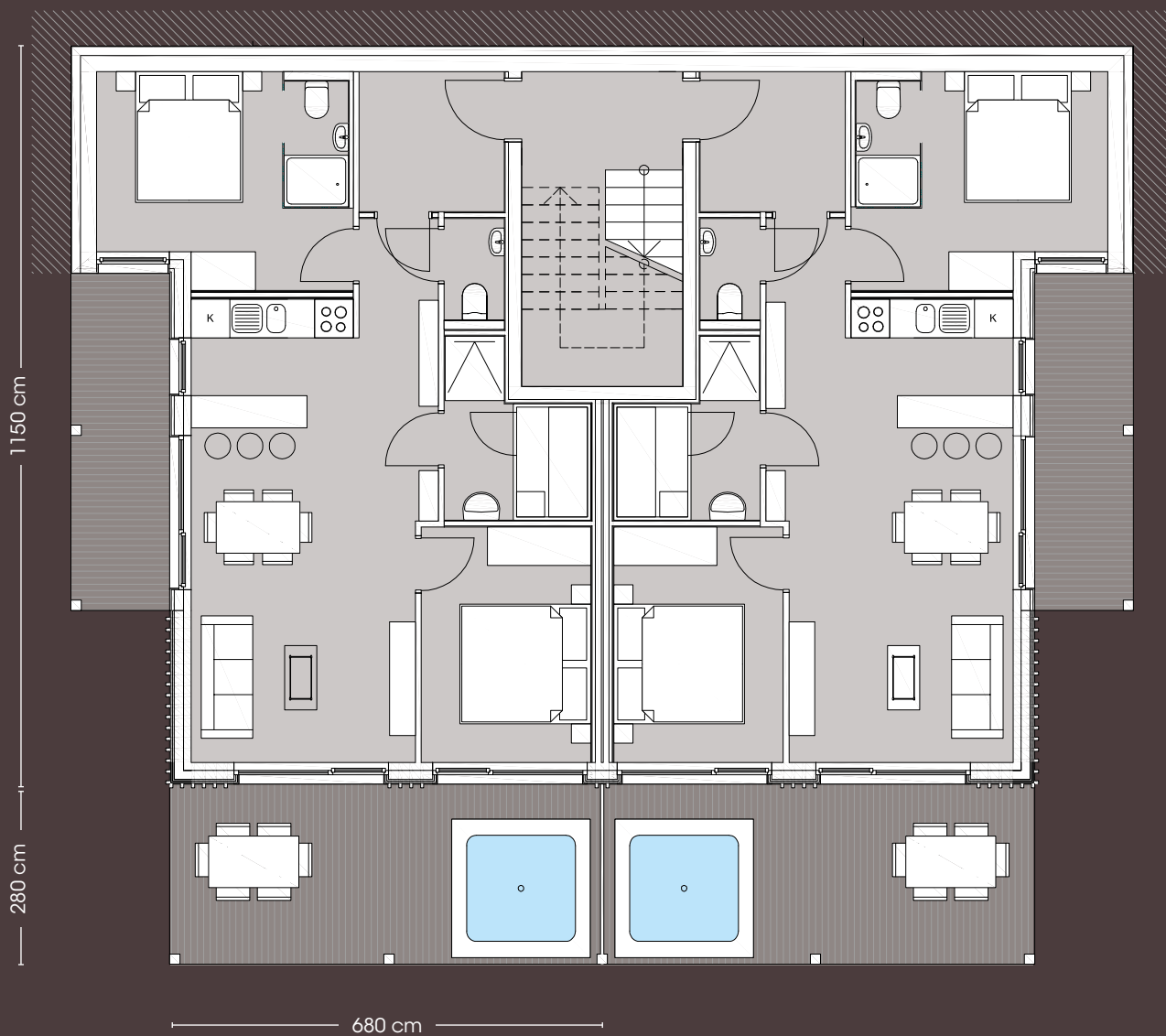
Quites

4-6 PERSONS



SUITES | 1ST FLOOR

- 2 bedrooms
- Bathroom with luxury sauna and shower
- Spacious living room with access to the terrace and the Outdoor Spa- hotpot Jacuzzi.



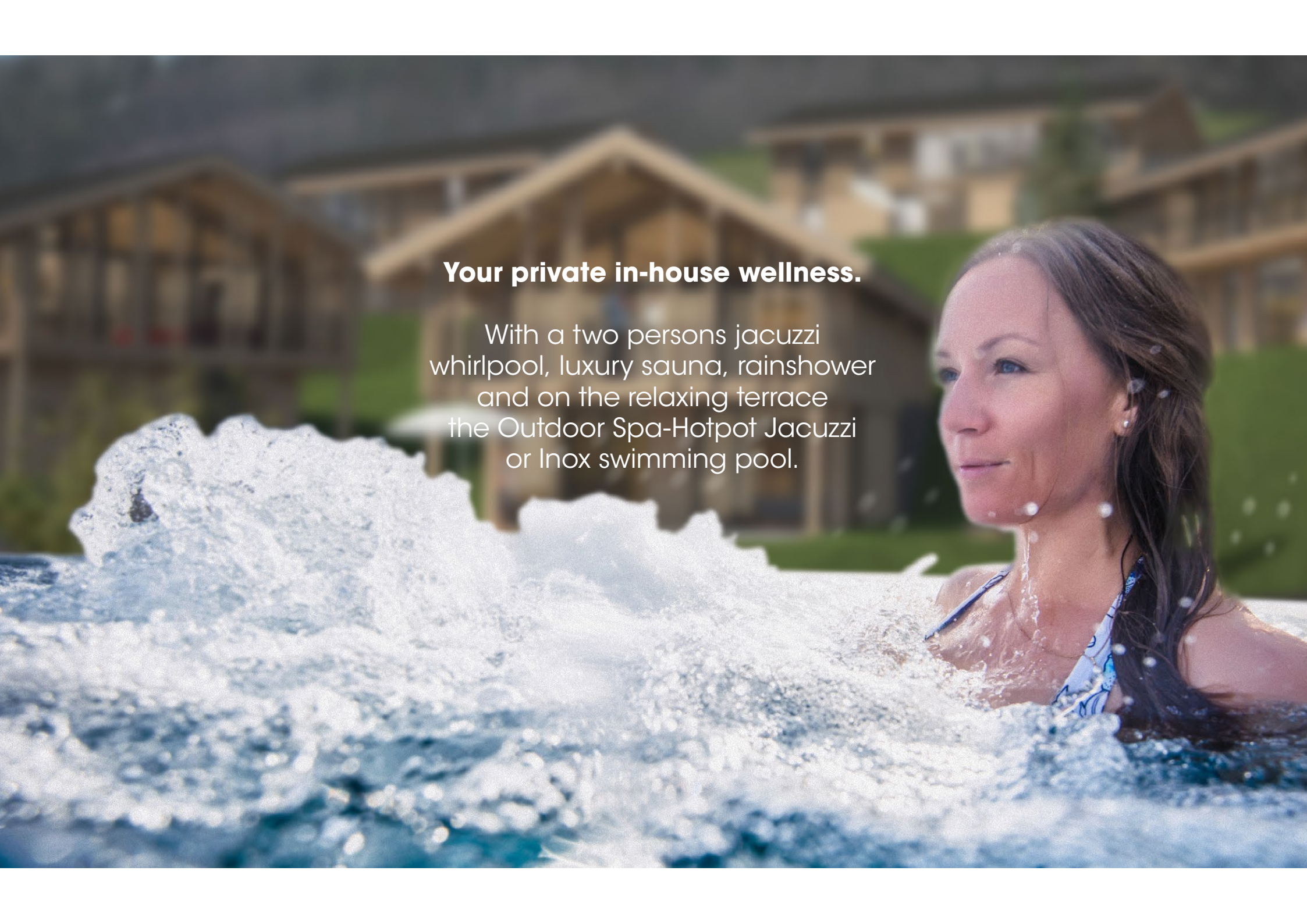


ROUTE

Bergresort Hauser Kaibling is in the heart of the Austrian Alps, directly at the ski slope, at a height of 800 metres.

Hauser Kaibling is located 220 kilometers from Munich and is almost entirely accessible by motorway. From Munich follow the A9 to Salzburg and continue the A10 towards Altenmarkt. Follow the E651/B320 direction Schladming/Graz to Haus. The construction site is located directly at the valley station and the Hauser Kaibling lift.

Hauser Kaibling is also easily accessible by air; you can fly to Salzburg of which is a 1-hour drive. Other airports within driving distance are Vienna or Munich (Germany).

A woman with long brown hair is relaxing in a hot tub, looking towards the left. Water is splashing around her. In the background, there is a large wooden cabin with a gabled roof, set in a lush green environment. The scene is captured in a cinematic style with soft lighting.

Your private in-house wellness.

With a two persons jacuzzi whirlpool, luxury sauna, rainshower and on the relaxing terrace the Outdoor Spa-Hotpot Jacuzzi or Inox swimming pool.

MORE INFO

PRICES AND MORTGAGE

Chalets:
€ 599,000 - € 1,080,000

Apartments:
€ 395,000 - € 500,000

Prices vary depending on the plot size

ADDITIONAL COSTS AND SALES TAX

- Interior furnishing costs are, on average, € 45.000.
- 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%.

PURCHASE TAX

As the property will be let, you have the possibility to settle almost the entire 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 & MANAGEMENT

Based on the zoning plan, Bergresort Hauser Kaibling is intended for leisure purposes. However, you have very broad and flexible private usage possibilities and the rental and management is well organized through the private management organization. Of course you can also handle the rental of your chalet or apartment yourself.

The rental of Bergresort Hauser Kaibling and all our other Austrian projects is organized by our own management organization AlpsResidence.

More information can be found in the explanatory notes on rental, management and personal use.

The combination of modern built and luxurious apartments in a prime location with ample private usage possibilities and excellent returns mean that an investment in Bergresort Hauser Kaibling is very interesting for the private investor.

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 with a maximum of €500,000. The term is usually 20 years (max. age 75 years) and is on an annuity basis.

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 site 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.

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Arno Vonk (in Austria)

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arno@austrianalpinechalets.com

INFORMATION

We will oversee the entire process, from the initial approach to the transfer of the chalets and apartments. 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. Detailed sales information can be requested from:

Patricia Blauw

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patricia@austrianalpinechalets.com

Maxime Smit

Tel: +31 (0)6 – 154 383 63
maxime@austrianalpinechalets.com

DISCLAIMER

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Bergresort Hauser Kaibling is a project by Nexthome and Austrian Alpine Chalets

www.austrianalpinechalets.com

Detailed information and a video can be viewed at:
www.bergresorthauserkaibling.com