



Detached ski chalets and holiday villas at the base of the ski slope and in the center of the village



Kreischberg Murau - Austria

Kreischberg Chalets

At the base of the Kreischberg – the biggest and most important ski area of the region – we will be selling and building approximately 60 detached chalets and holiday villas. The project is ideally situated adjacent to the ski slope and the valley station of the mail ski lift.

Key – Facts

- Ski-in Ski-out at the base of the ski slope. Excellent family ski resort with over 40 kilometers of well-prepared slopes. Competition arena for the World snowboarding championships 2015
- In the center of the cozy winter sports village St. Lorenzen
- 18 holes golf course and the historical old town of Murau within a few minutes' reach
- Front desk, management and rental facilities centrally located
- Expected positive development in property value due to its location and excellent rental capabilities
- Prices starting from 185.000 euro





The Region

The village of St. Lorenzen has excellent facilities to spend an unforgettable holiday. A variety of shops, hotels, restaurants, a brewery and numerous après ski bars guarantee a cozy atmosphere and ensure lots of entertainment after a day of skiing.

Also in summer this area has lots to offer with its many swimming and fishing lakes, hike- and bike trails and not to forget the 18 holes Murau Kreischberg golf course.

With more than 200 days of sun per year, a long winter season with great snow conditions and the excellent facilities, St. Lorenzen is a great holiday destination all year long.

At a few kilometers' distance lies the historical town of Murau. Founded by a number of noble families in the 12th century, it was an intersection of important trade routes and developed into the regional center for trade and industry.

The intimate old town center (Altstadt) offers various shops, restaurants and cozy terraces as well as numerous medieval sights. Just outside the city center are a number of modern and easy to reach supermarkets.

Summer - Golf course

The 18 holes/Par 72 Golf course Murau Kreischberg is at only 2 kilometers from the chalets. The extensive course is very well situated in the valley alongside the River Mur and offers beautiful views on the sloping Mountains of the surrounding Nockberg. The holes are laid out alongside the River, through the woods or crossing beautiful alpine meadows, making it very popular among golf enthusiasts. Starting from the clubhouse, two 9-holes rounds can be played. There is a driving range, chipping area putting green.



Winter – Ski area

Kreischberg has a very sporty image, having hosted the 2003 World Snowboarding Championships. Since then, these world class athletes regularly return to this mountain with its great snow conditions. In December 2013 a brand new 10 person gondola "Riegleralm" will be opened.

In 2012 the World Championships free style skiing were held and an even more ambitious event is planned. Kreischberg will be the Arena for the FIS World Championships for both skiing and snowboarding in January 2015!

The snow park nowadays is among the best designed and maintained in Austria. Despite its sporty aspirations, the Kreischberg ski resort is particularly suited for families. The area can be well overviewed, so no one gets lost and the modern lift system ensures optimized transport.

Surprisingly notable is the fact, that it is possible to follow easy blue slopes throughout the entire resort. Every outpost and peak can be reached with both easy as well as more challenging descends. This makes Kreischberg an all-round and friendly ski resort and is therefore also loved by less experienced winter sports enthusiasts.



Rosenkranzhöhe
2.118m

Neu ab Dez.
2013: 10er
Gondelbahn

Kitzbühelkopf
2.002m

Kitzbühelsee
1.800m

Rieglerhütte

Skischule
Berg 7

Snowboardschule
Skibereich Avelsch

Kitzbühelwirt
Skischule

Hohenleibitz

Mittelstation

Grillboden

Ludwigsalmhütte

AIRYPARK
Jagalm

Relax-Hotel
Kastanienbar

Soppenwirt
Sport- & Ski-Verkauf / Verleih

St. Lorenzen
ob-Murau

Golfclub
Murau-Kitzbühel

St. Georgen ob
Murau

WM Arena
Chalets

Skischule
INTERSPORT REIT-DEPOT
Club Hotel

Waldschloss

Kitzbühel
Bierwirthshaus

St. Ruprecht
Holzmuseum

Stadl an der
Mur

Falkendorf

Murau

The Project

Kreischberg Chalets is located directly at the ski lift and the ski slopes. The plots are spacious and sunny with a nice view. The chalets are directly accessible from the main road and several gateways will lead to the houses.

At least one parking space is planned per house. At the main entrance of the park is a central front desk with storage rooms and a workshop for the concierge.

The concept is simple: you select your own building plot, enabling you to build a house with a living space varying from 70 to 200 square meters with multiple bed- and bathrooms.

Additional luxury such as a carport, sauna, covered terrace and garden room can all be integrated in the chalet. This means you can really design the chalet suited to your needs and wishes.

Later in this brochure you will find floor plans of the different types. An additional brochure with technical drawings and a list of options can be provided to you upon request.

ECO Lodge

Inspired by the design of our luxury chalets in Alpenpark Turracher Höhe the new ECO Lodge is introduced at this project and is available in an three- or four-bedroom version.

All ECO LODGE chalets have standard a panorama terrace with a wooden fence. The two bedrooms at the front side of the house on the first floor have a balcony, covers by the overhanging roof.

The lodge package will cost € 10.000.

ECO Basic - Deluxe

The floor plans of the various types of houses can be found on the following pages. De Deluxe version of the chalets do have a small in-house wellness including sauna and Jacuzzi whirlpool. The type 70 has an extra separate toilet on the ground floor. The type 100 has a second bathroom with shower and toilet.

The floor plans of the various types of houses can be found on the following pages.

From mid-2013, all ECO chalets have a full concrete foundation and a ground floor with tiles.

The ECO are ideal for family vacations and optimized for rental.



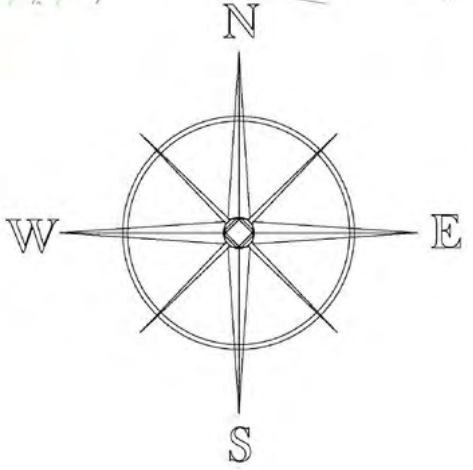
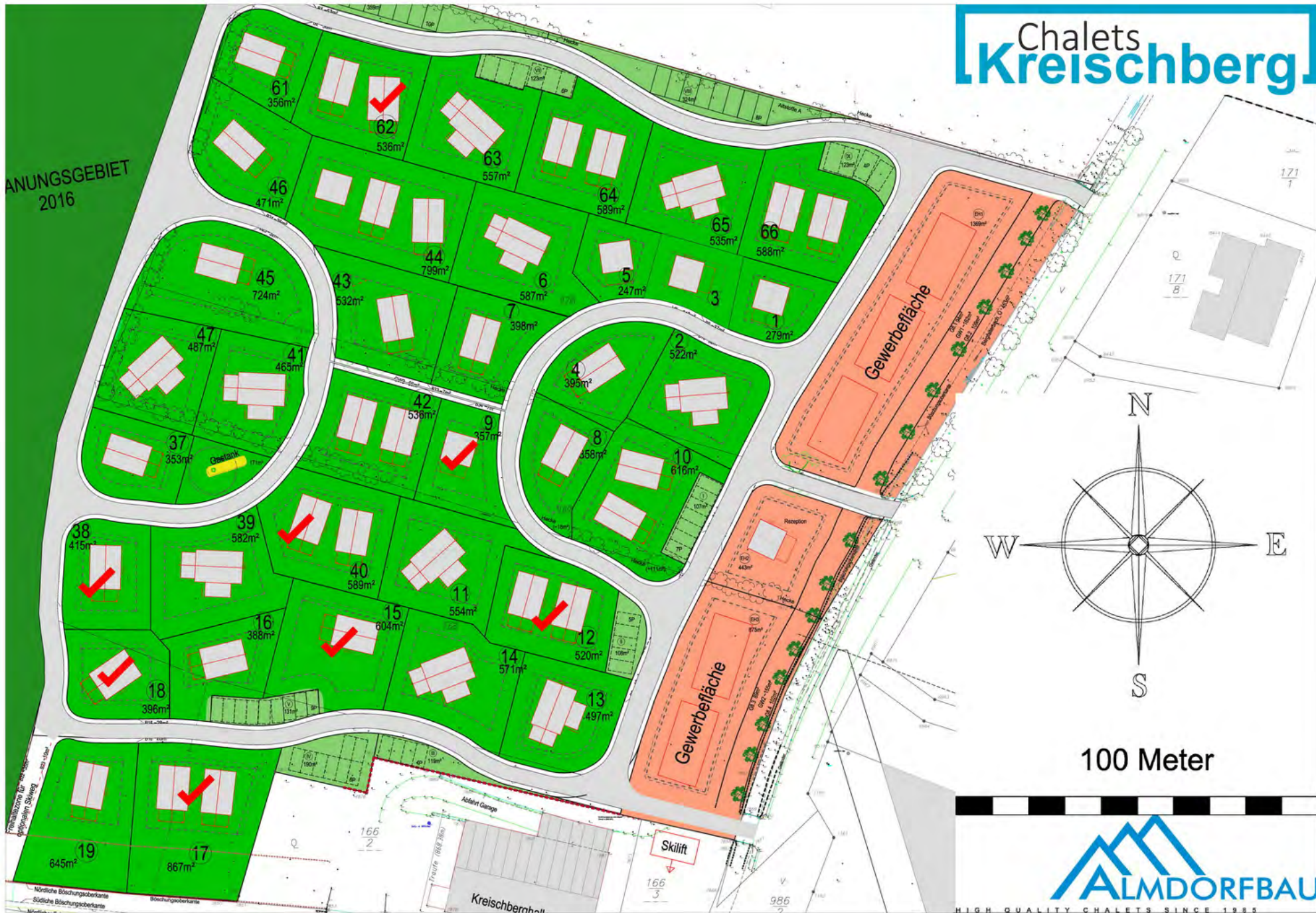
Project location and floor plans



**Kreischberg
Chalets**

Chalets Kreischberg

ANUNGS-
GEBIET
2016



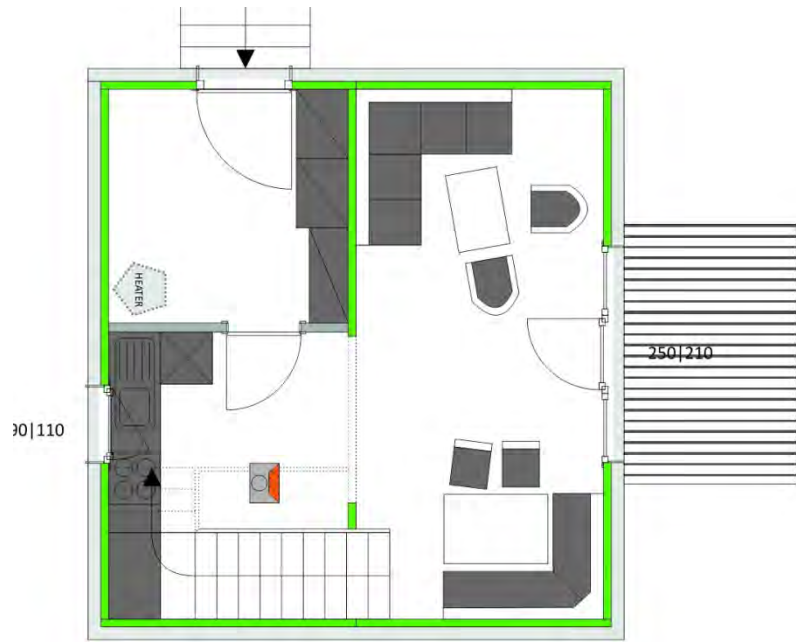
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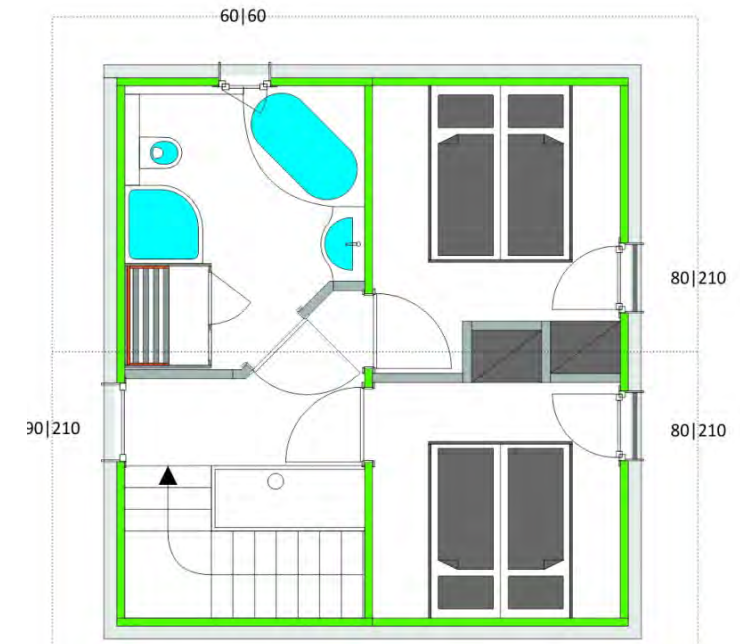
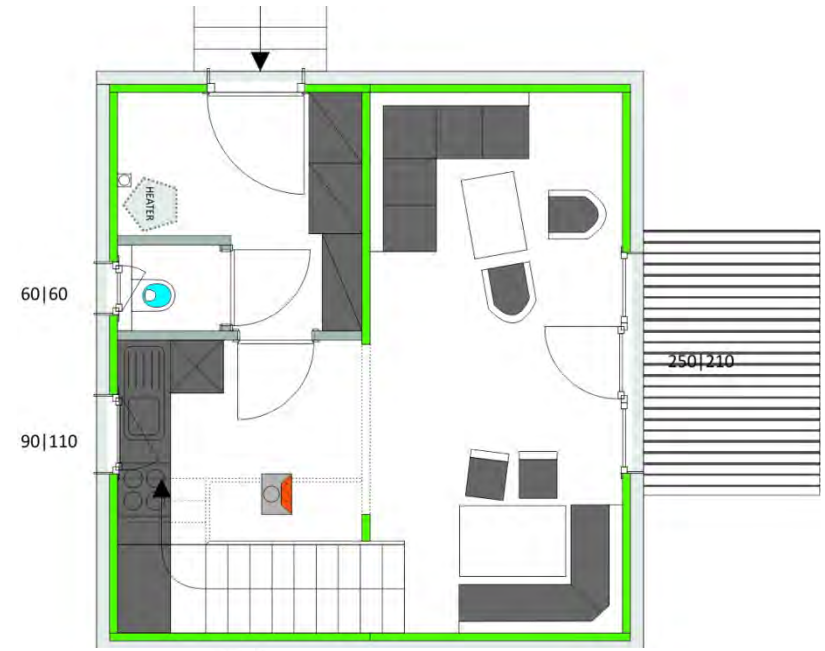


Example floorplans

ECO 70 classic



ECO 70 Deluxe



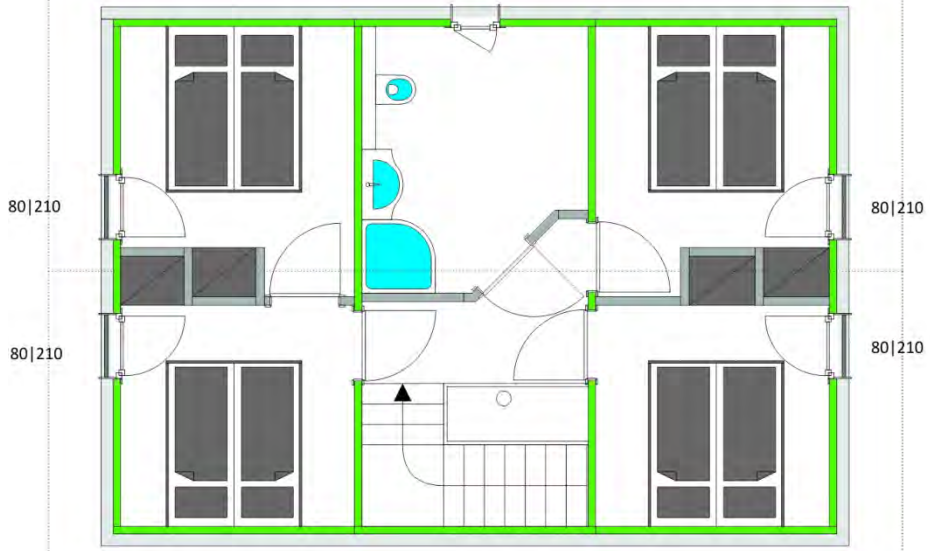
ECO 100 classic



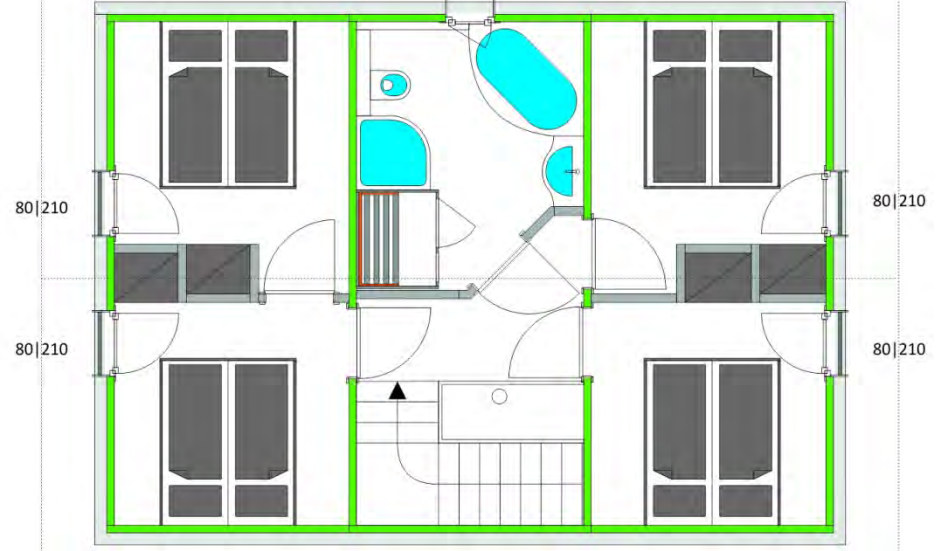
ECO 100 Deluxe



60|60



60|60



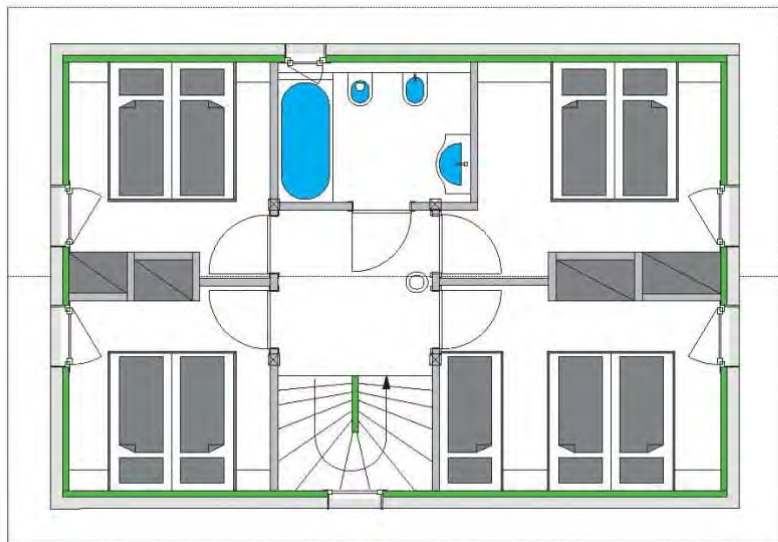
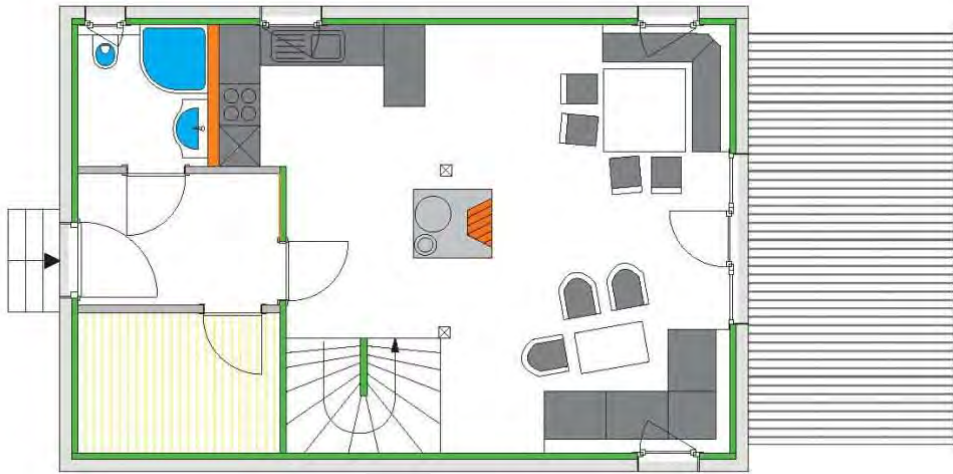
Examples of furniture ECO chalets





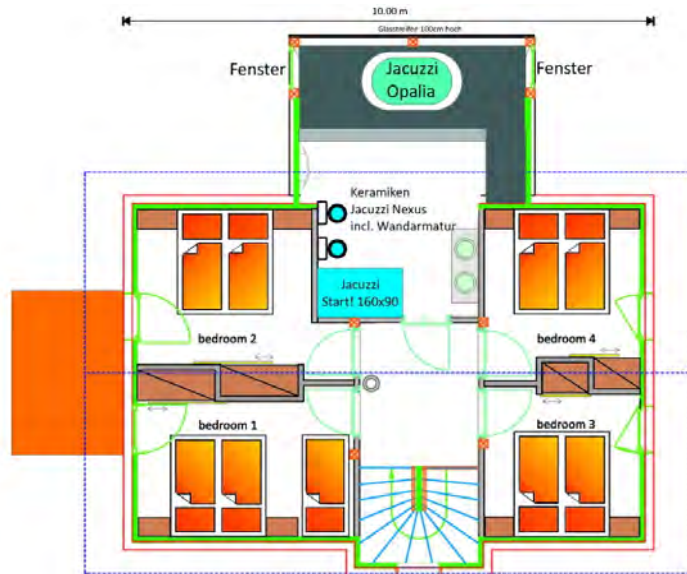
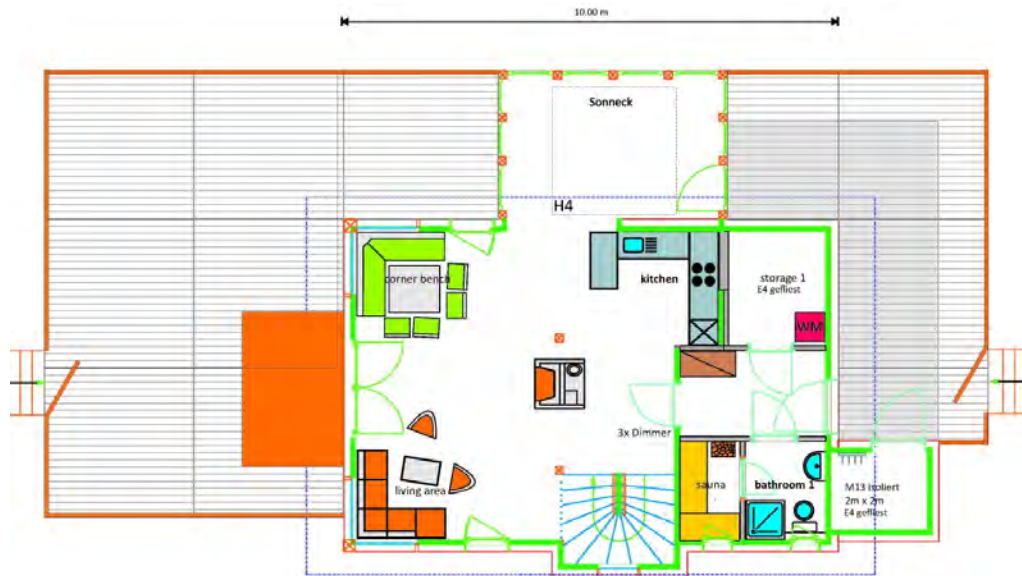


T115 standard floor plan



T115 type "Sonneck"

Example with additional options



The Sonneck chalet is a variant on the type 115. The Sonneck type is a combination of a 4.5 x 3 meter conservatory on the ground floor and a luxury transverse extension with a slanting roof on the first floor.

The conservatory has panorama glass and a door to the terrace. The extension on the first floor has 27m² floor space, windows covering the whole façade and a fully furnished bathroom as standard. This comprises a toilet, bidet and whirlpool corner bath. As an additional option, there is space for an infrared sauna cabin, fitness area, walk-in shower etc.

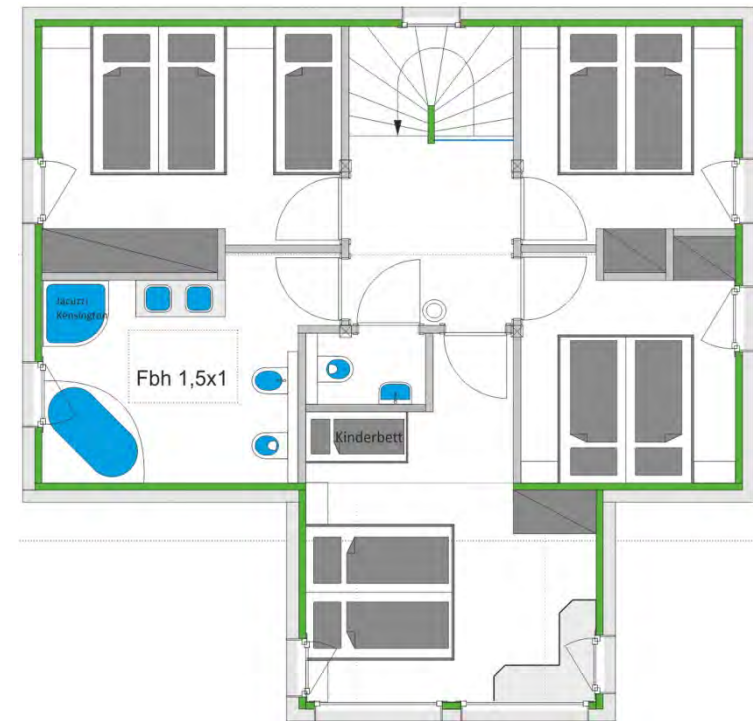
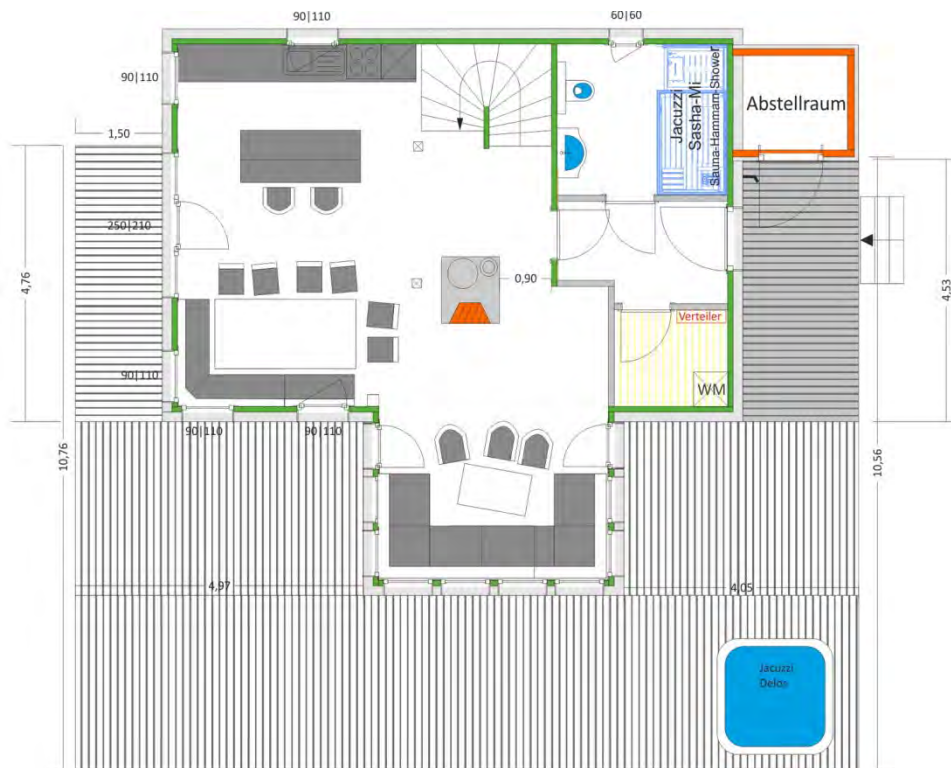




T115 with option "Wellness-Chalet"

The spa is equipped with the Sasha Jacuzzi. This is a combination of a sauna, shower and hammam. The large panoramic glass wall from the Spa Suite offers a great view of the nature and surrounding mountains.

On the ground floor of the chalet you will find the entrance with storage room and a spacious living room with panoramic windows, sitting area, dining area and open kitchen. On two sides of the chalet is a sun terrace with a Jacuzzi Hot Tub. On the floor 4 spacious bedrooms and a luxurious bathroom.



Wellness chalet



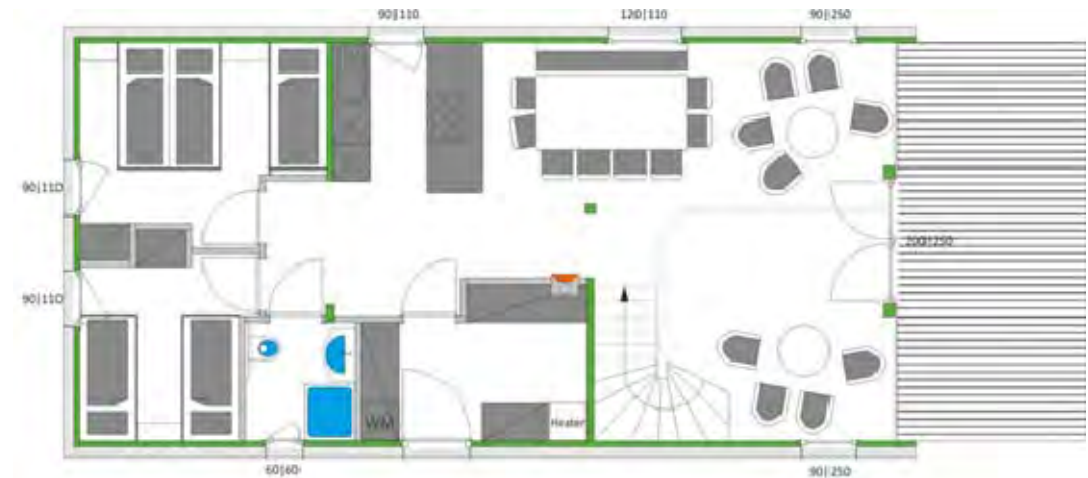
Panorama chalet



The Panoramachalet is a new type of a controversial home design which we offer in our project Kreischberg Chalets. A growing trend in the modern architecture are homes with a contemporary designs and great glass walls.

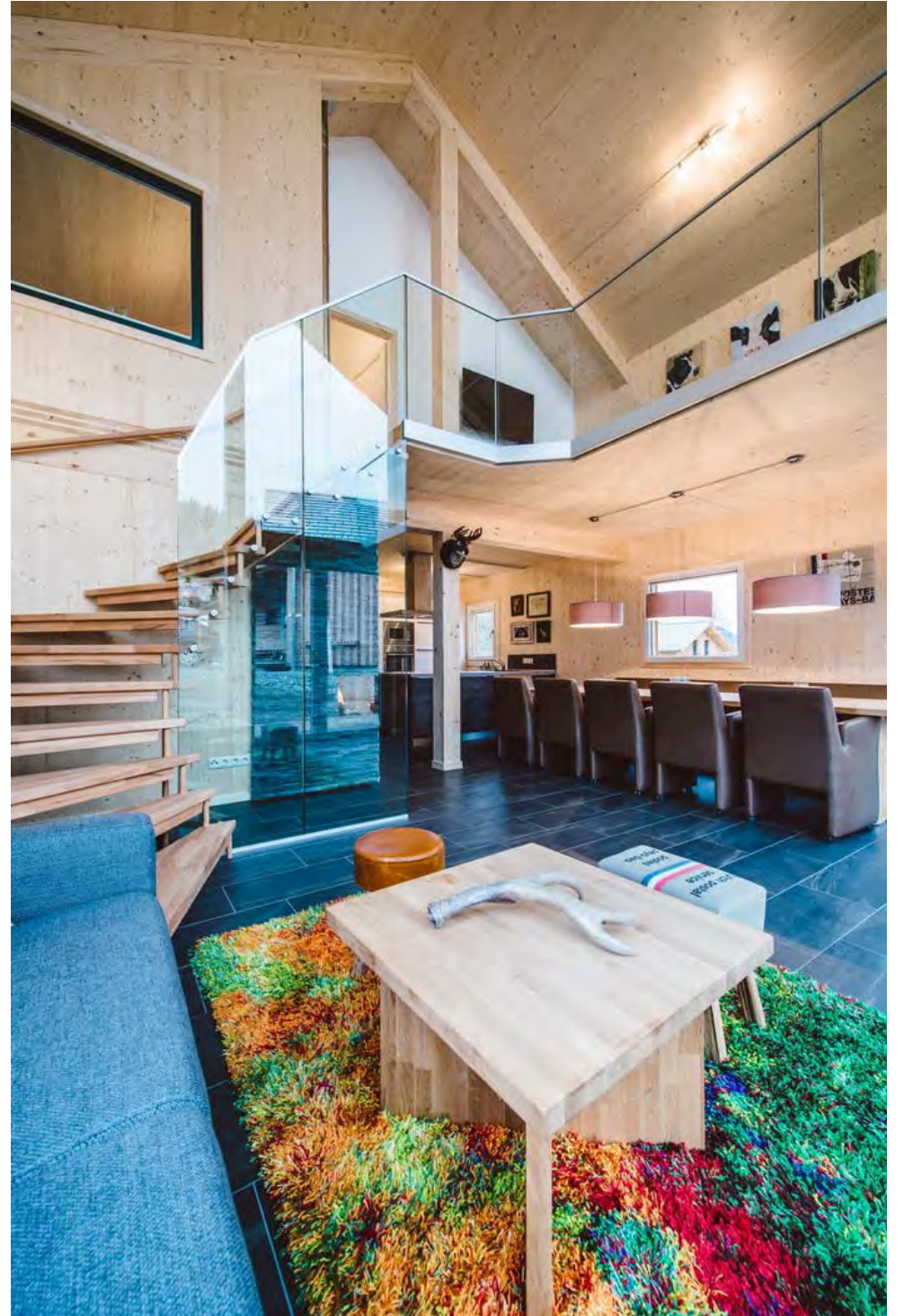
The façade allows for plenty of light in the chalet and makes that you can enjoy stunning views. The special feature of this design is also the open kitchen and living room with a mezzanine. The combination with the immense windows creates a spacious and roomy effect.

The spacious chalet has a floor area of over 150 m², an in-house wellness with sauna and a Jacuzzi whirlpool and features 5 spacious bedrooms and can be occupied with 10 – 12 people.





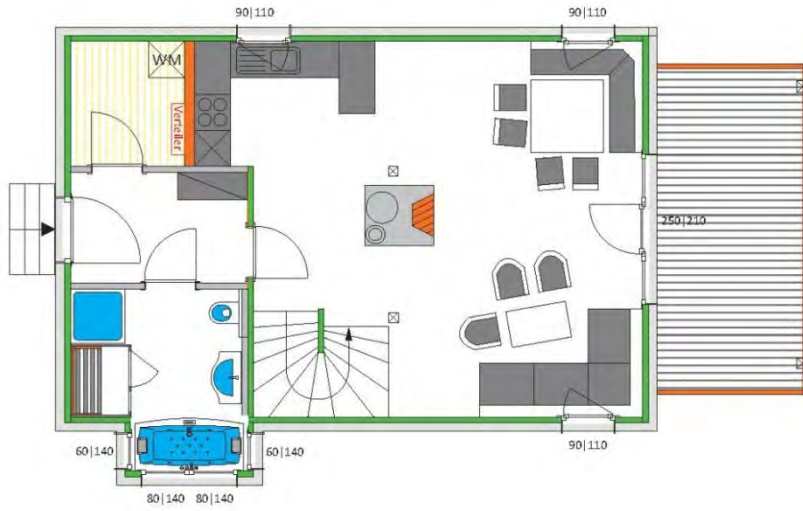




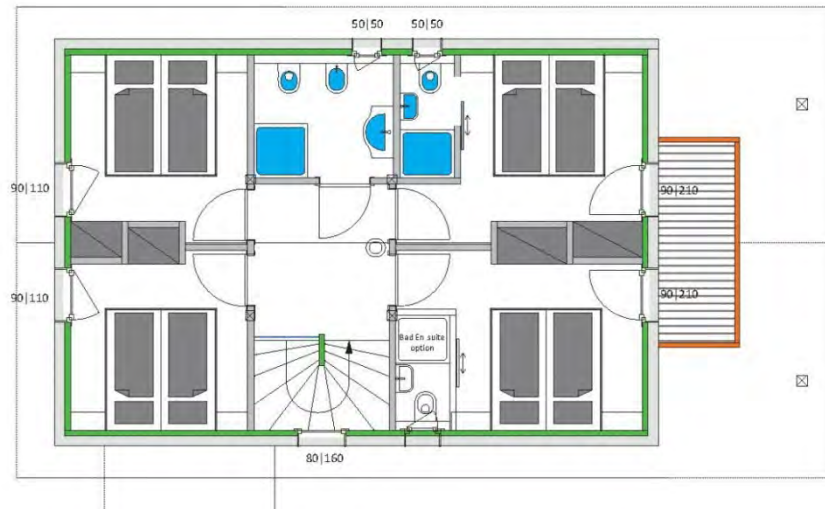
T125

Sample Photos T125

EG | grd. floor



OG | 1st floor



Route

St. Lorenzen – Kreischberg is practically fully accessible via the motorway Klagenfurt – Villach – Spittal – Salzburg. Take the exit just before or after the Tauern Tunnel St. Michael/Murau. From here you drive for about 25 minutes to St. Lorenzen.

You can fly to Vienna and then to the airports of Graz and Klagenfurt, all of which are around 1 to 1.5 hours drive. Other airports within driving distance are Salzburg, Munich (Germany) or Ljubljana (Slovenia)

Prices

The plot sizes are between 390 and 420 m². It is possible to split the plots of 400 m² into two parts. On each part an ECO 70 (3 bedrooms) or 100 (4 bedrooms) can be built.

ECO 70 Classic from EUR 185.000

ECO 70 Deluxe from EUR 191.000

ECO 100 Classic from EUR 225.000

ECO 100 Deluxe from EUR 240.500

T115 from EUR 320.000

The prices of the different houses include the building plot. Prices are exclusive of furniture, VAT and purchaser's costs. The notary fees and stamp duty are the responsibility of the purchaser and are calculated based upon the purchase price of the chalet (inclusive VAT). The stamp duty is 3.5%, the fee for registration in the Grundbuch (land registry), 1,1% and the notary fees, 1.5%.



Prices 2014/2015

Plot nr	M2	ECO70	ECO70	ECO100	ECO100	T70	ECO70	ECO70	ECO100	ECO100	T70	T100	T115	T150	
		Classic	Deluxe	Classic	Deluxe		Classic	Deluxe	Classic	Deluxe					Classic
		DUO					SINGLE								
2	522	197.310	204.510	229.720	245.910	212.310	262.400	269.610	294.820	311.000	277.400	330.400	346.420	431.420	
3	261						225.580	232.790	258.000	274.180	240.580	293.580	309.610	394.610	
4	394	188.280	195.490			203.280	244.340	251.550	276.760	292.950	259.350	312.340	328.370	413.370	
6	587	201.890	209.100	234.310	250.490	216.890	271.570	278.780	303.990	320.170	286.570	339.570	355.590	440.590	
7	400						245.190	252.400	277.610	293.790	260.190	313.190	329.210	414.210	
8	357						239.120	246.330	271.540	287.730	254.130	307.120	323.150	408.150	
10	616	203.940	211.140	236.350	252.540	218.940	275.660	282.870	308.080	324.260	290.660	343.660	359.680	444.680	
11b	554	199.560	206.770	231.980	248.170	214.570	11a is sold								
13	497	195.540	202.750			210.550	258.870	266.080	291.290	307.480	273.880	326.870	342.900	427.900	
14a	571	200.760	207.970	233.180	249.370	215.760	14b is sold								
16	388	187.850	195.060	220.270	236.460	202.860	243.500	250.700	275.920	292.100	258.500	311.500	327.520	412.520	
19	650	206.330	213.540	238.750	254.940	221.340	280.460	287.660	312.870	329.060	295.460	348.450	264.480	449.480	
37	353	185.390	192.590	217.800	233.990	200.390	238.560	245.770	270.980	287.160	253.560	306.560	322.580	407.580	
39	582	201.540	208.750	233.960	250.140	216.540	270.860	278.070	303.280	319.470	285.870	338.860	354.890	439.890	
40b	589	202.030	209.240	234.450	250.640	217.030	40a is verkocht								
41	465	193.290	200.490	225.700	241.890	208.290	254.360	261.570	286.780	302.960	269.360	322.360	338.380	423.380	
42	537	198.360	205.570	230.780	246.970	213.370	264.510	271.720	296.930	313.120	279.520	332.510	348.540	433.540	
43	533	198.080	205.290	230.500	246.690	213.080	263.950	271.160	296.370	312.550	278.950	331.950	347.970	432.970	
44	799														
45	723	211.480	218.690	243.900	260.090	226.490	290.750	297.960	323.170	339.360	305.760	358.750	374.780	459.780	
46	471														
47	487	194.840	202.050	227.260	243.440	209.840	257.460	264.670	289.880	306.070	272.460	325.460	341.490	426.490	
61	356	185.600	192.810	218.020	234.200	200.600	238.980	246.190	271.400	287.590	253.990	306.980	323.010	408.010	
63	557	199.770	206.980	232.190	248.380	214.780	267.340	274.540	299.760	315.940	282.340	335.340	351.360	436.360	
64	589	202.030	209.240	234.450	250.640	217.030	271.850	279.060	304.270	320.450	286.850	339.850	355.870	440.870	
65	536	198.290	205.500	230.710	246.900	213.300	264.370	271.580	296.790	312.980	279.380	332.370	348.400	433.400	
66	590	202.100	209.310	234.520	250.710	217.100	271.990	279.200	304.410	320.600	286.990	339.990	356.020	441.020	

The bathroom is included in the standard price. The guide price for the provision of a fully fitted kitchen (Including equipment), the furnishing of living room, bedrooms, etc. is approx. 15.000-25.000 Euros excl. VAT.

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.

Every chalet has 1 parking space. This can be either on your own property or on the public area. Depending on the plot there can be purchased an extra parking space.

Rental and Management

For the rental and management the buyers will sign an individual agreement with the management organization of the chalet park. The management company will ensure that the chalets are let and the park, reception and general facilities are managed.

The Chalets Kreischberg is a chalet village with a rental and management scheme. You are allowed, however, extensive private use.

The settlement of the rent bill is always per individual chalet and does not take place through a

pool system. With this level of management you are assured of the excellent care and maintenance of your property, combined with a good rental income.

The chalets meet more than the needs of today's traveler and by the luxurious decor and excellent location it speaks to a large audience.

Mortgage

We have mortgage offers from several Austrian banks. It is possible to borrow up to 50-60% of the net value of the property and the purchaser's costs. The duration depends on the financial institution and ranges from 20-25 years (age max.75 years) and is based on annuities.

There is a choice of a fixed and floating rate. Variable rates are The variable interest rate is currently about 2.5% - 2,75% (January 2015).

On-site viewing

In the region we have several projects, all in a different state of realization. To get the best impression of our chalets and the environment, we recommend you to do an on-site visit of at least two days. We will be happy to host you for one or two half days and explain all the details about our projects.

This will give an excellent and complete overview of the various possibilities we have to offer. You can stay in a hotel or rent one of the chalets at special conditions (EUR 60-125/day, depending on availability and location).

We will guide you through the whole process of buying the house, from the first orientation to the hand-over of the finished chalet. We will inform you of the notarial and purchasing procedures, mortgage, rental possibilities and the Austrian laws with respect to building and fiscal matters. During the purchasing process we will provide you with clear drawings and price quotations, an overview of all related costs, mortgage calculations etc.

Obviously, we can also arrange your mortgage application with an Austrian bank and assure that the notary is provided with the right documents.

If you offer your house for rent, we will take care of the registration with the Austrian tax authorities.

Contact information

If you are interested to come and view these properties or have any questions don't hesitate to contact us:

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A detailed brochure with full sales information, brochure of all options for customization, mortgage, rental and return on investment could be obtained by:

Patricia Blauw
Tel: 31 (0)6 – 119 120 03
patricia@mynexthome.nl



Disclaimer: The illustrations and plans are purely to provide an impression of the project which is under construction. Although this brochure has been put together with the greatest attention to detail the developer reserves the right to make changes to constructions, dimensions and the concept. No rights may be derived from this brochure and architectural plans. **AAC Immobilienvermittlungsges. MbH, Stadl 191 - 192, A-8862 Stadl an der Mur. +43 (0) 3534 20 100 Chamber of Commerce – Austria FN423 262w. January 2015**