



Alpenchalets Biberwier

TIROLER ZUGSPITZ ARENA

FIRST-CLASS INVESTMENT PROVIDING EXCELLENT RENTAL INCOME

LUXURY DETACHED CHALET
DIRECTLY ON THE SKI SLOPE
WITH VIEWS OF THE ZUGSPITZE

TIROLER
ZUGSPITZ
ARENA
BIBERWIER

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Alpenchalets Biberwier

TIROLER ZUGSPITZ ARENA

- Ski-in, ski-out! Directly on the ski slope and next to the ski lift to the Marienberg, part of the Tiroler Zugspitz Arena
- 100% guaranteed snow and a popular area for families with 90 miles of slopes, modern lifts and a panoramic glacier ski area
- Luxury wellness chalets with 4 bedrooms – accommodating up to 8 and 10 persons
- In the heart of the Tiroler Zugspitz Arena with its villages Ehrwald, Lermoos, Berwang and Biberwier
- 9-hole golf course in the immediate vicinity and several Alpine golf courses in the region
- Proven and successful rental and management concept
- The chalets' location in a popular holiday region provides good expectations for value increase
- Price range: € 667,000 - € 799,000







In a truly unique location in Austria, in the heart of the Tiroler Zugspitz Arena, we are building our latest project Alpenchalets Biberwier.

Its direct access to the ski slope and location next to the valley chairlift station, make this project a perfect family destination.

The chalets have a panoramic view on the majestic Zugspitze, with the renowned villages of Ehrwald and Lermoos in the immediate vicinity. Like our other projects in Austria, these stylish design chalets are built of first-class material, with glass and wood elements providing a luxurious appearance.

Each chalet has four bedrooms, several bathrooms, a luxury kitchen and a spacious living room. The terrace includes a sauna; a jacuzzi is optional.





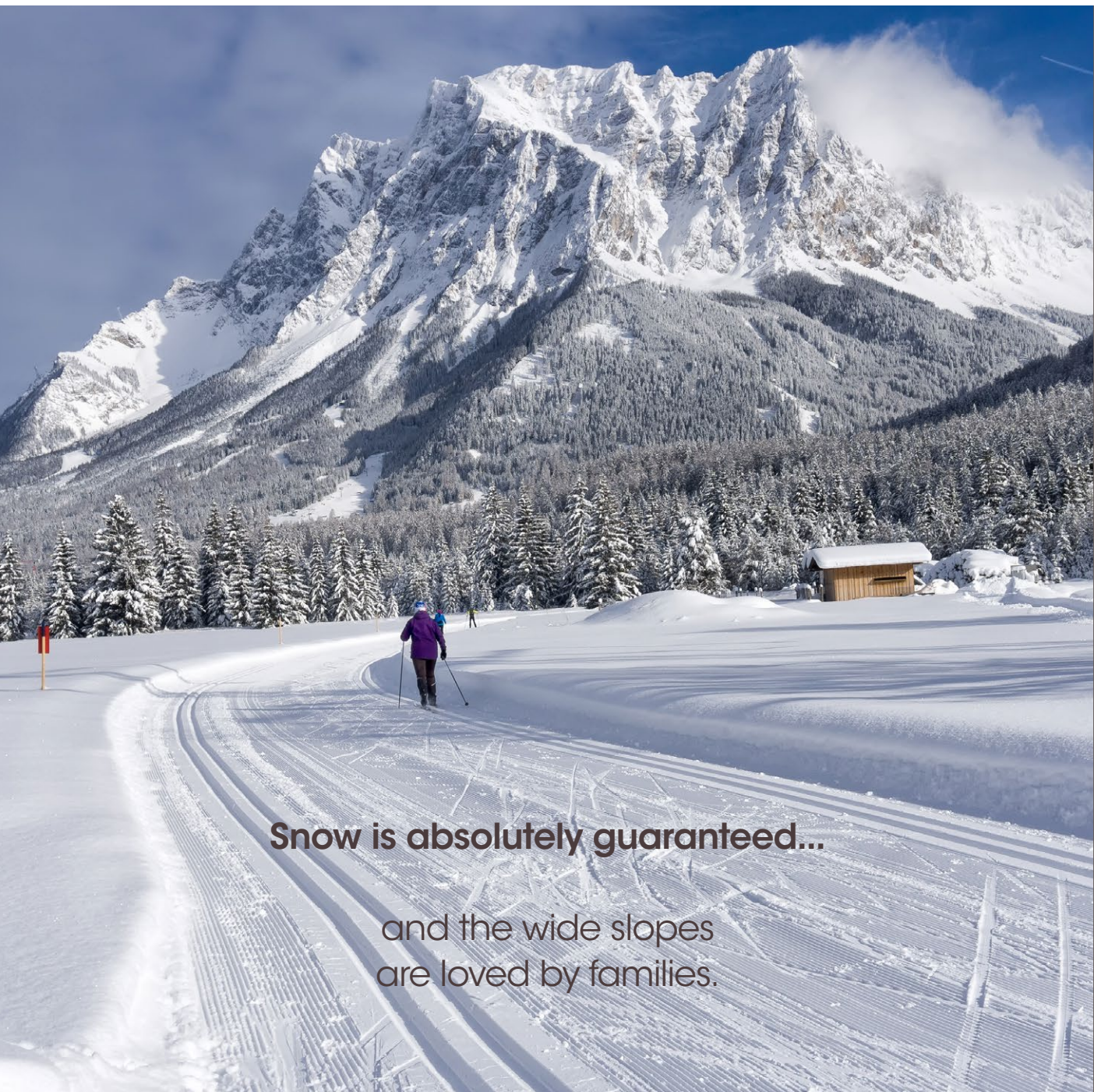
WINTER IN BIBERWIER

TIROLER ZUGSPITZ ARENA

At the foot of Germany's tallest mountain, the Zugspitze with a height of 9,718 feet, just across the border with Austria, lies one of Tyrol's most popular ski areas for families, with its lovely villages of Ehrwald, Lermoos, Bichlbach, Berwang and Biberwier.

The sky is the limit in the all-round ski area Tiroler Zugspitz Arena. There is a total of 90 miles of slopes and each village offers a cosy little ski resort with a handful of lifts. Parents will find the slopes often sheltered and perfect to descend with children. No mass tourism, but authentic Tyrolean village life. Skiers looking for more challenge will find the Grubigstein above Lermoos a must. The Ehrwalder Alm at Ehrwald and the Marienberg in Biberwier offer blue and red slopes right in front of your chalet. The ski resort of Berwang is a short distance away. Here too, good things come in small packages. The practical 'com-bibahn' (seats and gondolas combined) takes you from the valley to the centre of the ski area in no time. A free ski bus connects the individual ski resorts.





Snow is absolutely guaranteed...

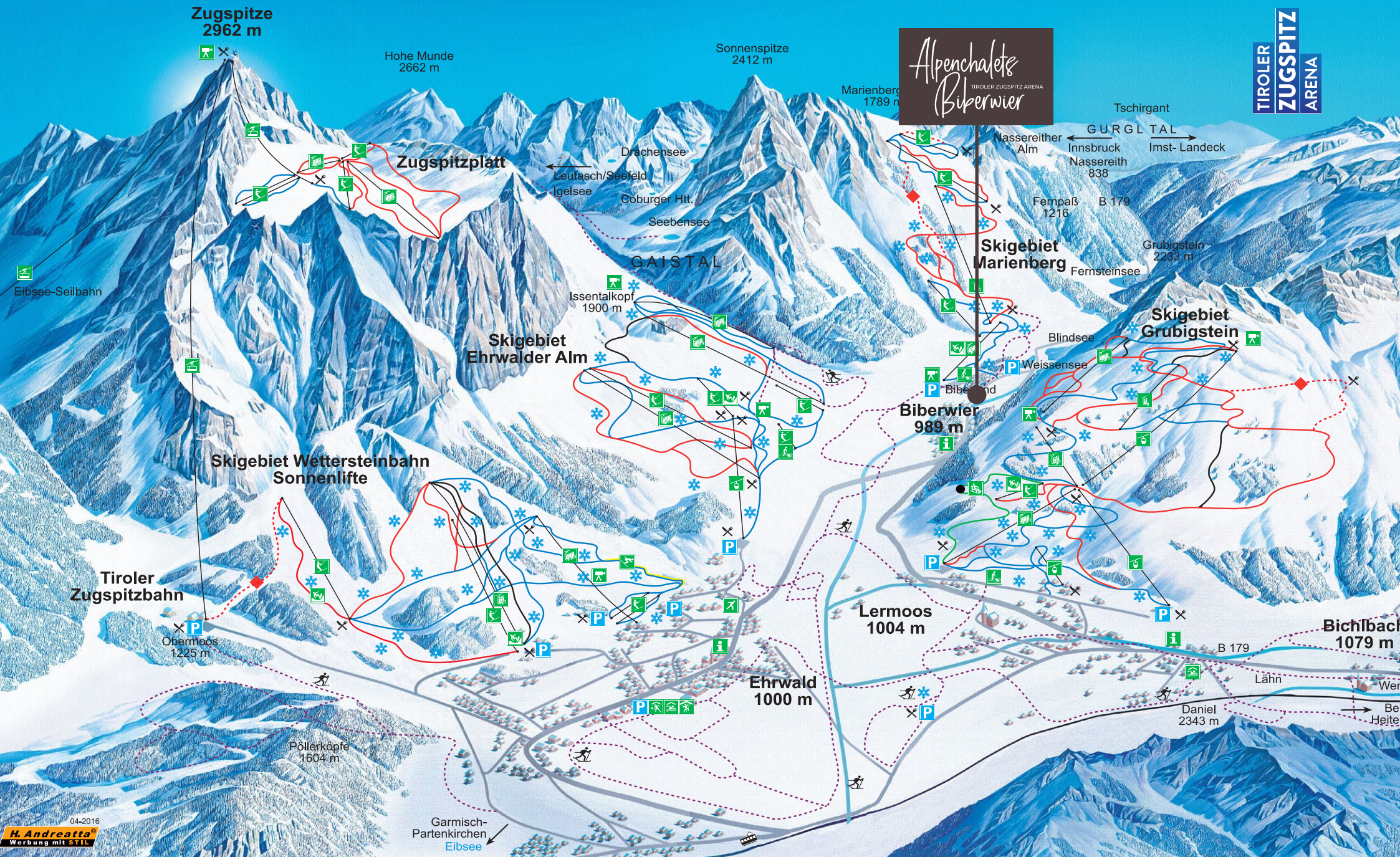
and the wide slopes
are loved by families.

ZUGSPITZE

The icing on the cake is the glacier ski area on top of the Zugspitze plateau, where the new ultramodern cable car from Ehrwald will take you. The view from the panorama platform is breath-taking. The glacier has guaranteed snow from autumn to spring. Skiing on Germany's roof is not very difficult. The slopes are wide and predominantly blue to simple red. Anyone who loves skiing will enjoy this special experience.

ENJOY THE WINTER

The region also offers variety and challenges for those who do not ski. The open landscape between Ehrwald, Biberwier and Lermoos is a true winter paradise for cross-country skiers and hikers. There are over 68 miles of trails and you can even leave your marks in the unspoiled snow far beyond Heiterwang.





SPECS TIROLER ZUGSPITZ ARENA

Slopes

Total	90 miles
Blue slopes	52 miles
Red slopes	31 miles
Black slopes	4 miles
Ski routes	0 miles

Lifts

Gondolas	9
Chairlifts	16
Surface lifts	21
Mountain trains	1

Other information

Start of season	Mid-November
End of season	Mid-April
Capacity	64272 Personen/h
Glacier	✓
Min. height	3280 ft. (1000 m)
Max. height	8924 ft. (2720 m)





SPECIAL SKI PASSES

Ski passes are available for the individual ski areas in the region or for the entire Tiroler Zugspitz Arena. The Top Snow Card gives access to the Tiroler Zugspitz Arena, as well as to Garmisch-Partenkirchen, Mittenwald and Grainau. Including the Zugspitze. Children up to the age of 4 ski for free. With the free ski bus, the ski areas in the Tiroler Zugspitz Arena are in easy reach. There is also a bus connection to Garmisch-Partenkirchen.

PLENTY TO DO

■ Night skiing

Still not tired after skiing all day? On Wednesday and Thursday nights you can experience night skiing on the illuminated slopes in Lermoos and Berwang.

■ Ice fun in Bichelbach and Ehrwald

Why not experience the fun of skating together or have a try at curling? Visit one of the ice rinks in the area.

■ (Night) tobogganing

Do not miss out on night tobogganing. Slide down under the starry sky and enjoy a glass of Glühwein afterwards. The Ehrwalder Almbahn will be one of the highlights of your winter sports holiday.

■ Co-pilot on a snow groomer

In Lermoos and Biberwier you can ride as a co-pilot in a snow groomer (PistenBully). A unique experience!





SUMMER IN BIBERWIER

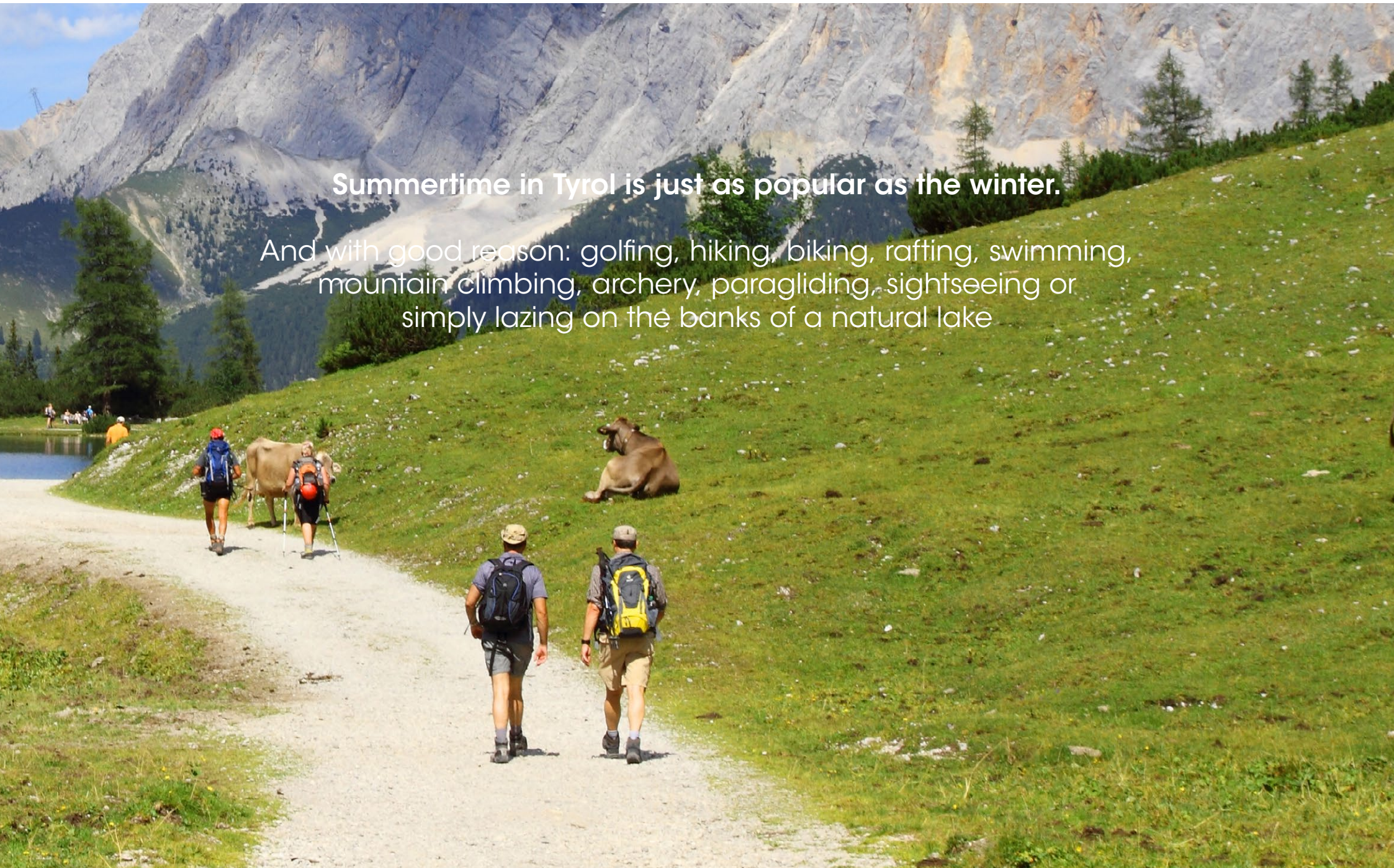
In the summer, the area around the Zugspitze is a paradise for anyone who loves to be active in the mountains. Varied mountain bike trails, adventurous hiking trails and crystal clear mountain lakes guarantee a perfect summer holiday.

The Tyrolean hospitality, the picturesque villages, the peace and quiet and the fascinating view of the Zugspitze, at 9,718 feet the highest mountain in Germany, will keep you pleasantly surprised every day. The Tiroler Zugspitz Arena is also popular with passionate mountain bikers and hikers and offers numerous other activities during the summer.

Experience the landscape from a bird's eye view by paragliding, go abseiling down a waterfall or defeat the water while rafting at Bichlbach. If you prefer to take it a bit easier, you could take a cruise on the Heiterwanger See or visit the petting zoo and playground.

Summertime in Tyrol is just as popular as the winter.

And with good reason: golfing, hiking, biking, rafting, swimming, mountain climbing, archery, paragliding, sightseeing or simply lazing on the banks of a natural lake





Z-TICKET - ALL IN ONE

When staying in the Tiroler Zugspitz Arena in the summer, the 'Z-Ticket' will give you access to many activities in the region. It gives you unlimited access to the Tiroler Zugspitzbahn and five other lifts to go up and down the mountain. The Z-Ticket also allows you to hop on and off the bus anywhere and to plan all kinds of outings flexibly and spontaneously.

In addition, the ticket gives you free access to all swimming pools and swimming lakes in the area and you can ride on the thrilling summer toboggan run, which is on your doorstep in Biberwier.

THINGS TO DO IN THE AREA

■ Sommerrodelbahn Biberwier

This is the longest toboggan run in Tyrol with a length of 1,300 meters (0.8 miles), 40 curves and a tunnel passage.

■ Fun for the young and young at heart

Try a monster roller, mountain scooter or mountain cart. The large tires handle any unevenness.

■ Loisach und Loisach springs

Take a trip to the clear water of the Loisach. Hike or cycle along the river and enjoy the crystal clear water.





PLAY GOLF IN THE ALPS

On the 9-hole golf course of the Tiroler Zugspitz Arena you can enjoy golf with a breath-taking view of the Zugspitze. If you prefer a larger course, Garmisch-Partenkirchen (15.5 miles), Seefeld (31 miles) and the Mieminger Plateau (22 miles) offer 9- and 18-hole golf courses. The region is very popular with golfers because of the challenging courses that offer panoramic views of the mountains.

> 80 HOLES IN THE AREA

- Golf club Zugspitze-Tyrol Austria
distance 1.8 miles • 9 holes
- Golf club Garmisch-Partenkirchen e.V. Germany
distance 17 miles • 9 holes, 1 golf course
- Land- und Golfclub Werdenfels e.V. Germany
distance 17 miles • 9 holes, 1 golf course
- Golf park Mieminger Plateau Austria
distance 22 miles • 18 holes + 9 holes
- GC Seefeld-Wildmoos Austria
distance 32 miles • 18 holes
- Golf club Seefeld Reith Austria
distance 33.5 miles • 9 holes



THE CHALETS

The spacious and luxurious chalets are ideally situated on the ski slope with magnificent views of the Zugspitze. To make the most of this view, the facades consists entirely or for a large part of glass panes.

The 17 spacious family chalets have 4 bedrooms, several beautifully finished bathrooms, a sauna, a luxury kitchen and a spacious living room to relax in comfort after a day of skiing, cycling, hiking or golfing. A terrace jacuzzi is optional.

'Kristall' is suitable for 10 people, has 2 bathrooms upstairs and a wellness area with a sauna and a shower on the ground floor. 'Quartz' is suitable for 8 people, has 3 bathrooms upstairs and a wellness area with a sauna and a shower on the ground floor. Layouts of chalets may be mirrored in relation to the floorplan in this brochure.

Shared facilities include a reception area and a shared parking area (partly covered). The chalets with their excellent location and luxurious furnishings more than meet the demands and wishes of the modern holidaymaker and will appeal to a large target group.





R Reception

TYPE KRISTALL & QUARTZ | GROUND FLOOR - STANDARD FLOOR PLAN



GROUND FLOOR

- Spacious living room with glass front
- Kitchen with cooking island
- Equipped with sauna as standard
- Separate toilet
- Storage space for sports equipment

Optional with:

- A** Extra storage
- B** Jacuzzi



GROUND FLOOR - FLOOR PLAN WITH OPTIONS | TYPE KRISTALL & QUARTZ



TYPE KRISTALL | FLOOR PLAN UPSTAIRS - 8 PERSONS



TYPE KRISTALL

8 PERSONS

- 4 bedrooms for 8 persons
- 2 en-suite bathrooms
- Spacious bathroom with toilet





TYPE QUARTZ

10 PERSONS

- 4 bedrooms for 10 persons
- 1 en-suite bathroom
- Spacious bathroom with toilet

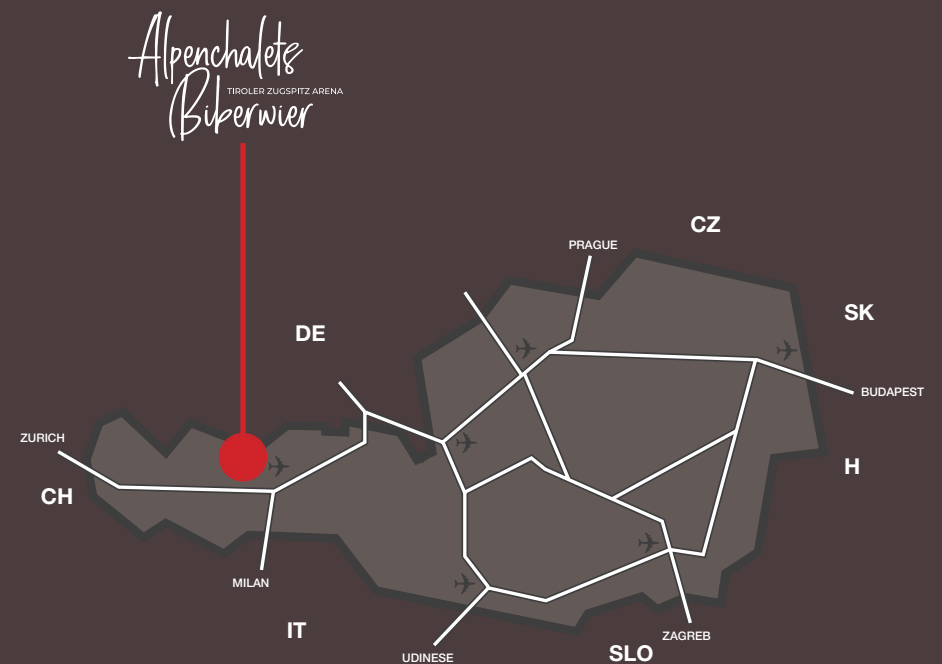
FLOOR PLAN UPSTAIRS - 10 PERSONS | TYPE QUARTZ





ACCESSIBILITY

Biberwier in the Tiroler Zugspitz Arena is easily accessible by air with cost-effective flight rates. The nearest airport is Innsbruck at 43 miles, you can also fly to Munich which is a 2-hour drive from Biberwier.





WEITERE INFORMATIONEN

PRICES

Price range: € 667,000 - € 799,000

The prices vary depending on the type of chalet and the location.

Purchasetax

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.

Alpenchalets Biberwier is a project of Nexthome and Austrian Alpine Chalets.

For more information about our other projects, please visit:
www.austrianalpinechalets.com

ADDITIONAL COSTS

The prices of the various house types include land. Prices do not include furnishing, VAT and buyer costs.

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%.

The sanitary ware is included in the purchase price. Guide complete furnishing of kitchen (including equipment), living room, bedroom, etc. € 49,000 excluding VAT (depending on the type of property).

RENTAL

Alpenchalets Biberwier has a recreational destination with rental obligation. A recreational destination means that by the zoning plan a tourist use (short stay) by changing holiday makers is prescribed.

The chalets can of course also be used for your own vacation. It is also permitted to mediate in the rental of your chalet via the management organization. The rental statement is always per chalet and cannot be found via a pool place. With this management you are therefore assured of excellent care and maintenance of your property, combined with an excellent rental income. More information you can find in the You can read more information in the explanation of rental, management and ROI.

MANAGEMENT

Every buyer closes an individual agreement for the rental and management with the management organization from the chalet park; Alps Residence.

Alps Residence has a lot of experience in managing Austrian chalet parks and she cares ensure that the chalets are rented out and that the park, the reception and the general facilities are managed.

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 1,75% and 2.25% variable, depending on your personal finance situation and the ratio of mortgage and personal funds.

The Austrian bank will finance up to 60-70% of the purchase costs. The term is usually 20 years (max. age 75 years) and is on an annuity basis.

ON-SITE VIEWING

We have several projects in Austria at various stages of completion. On-site views are by appointment and can be arranged at any time.

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.

Arno Vonk (in Austria)

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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:

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DISCLAIMER

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For detailed information and a video, please visit:
alpenchaletsbiberwier.com