

# PRESS RELEASE

## AUSTRIAN LAKES AND MOUNTAINS IN THE SUMMERTIME

The Austrian Alps is a perfect location for an all year round holiday home or investment property. Not only can you enjoy skiing, sleigh rides and mulled wine in the winter, you can also enjoy swimming in the lakes, horse riding, cycling and hiking in the summer! The Alps offers the chalet owner two very different types of holiday depending on the time of year they visit, and also gives the investor two high seasons for rental in just one year.

The British tend to think of the Austrian Alps as a winter destination but in fact there are more visitors to Austria in the summer than in the winter. Figures prepared by the government department, "Statistics Austria" show that there were 16.7m visitors last summer compared with 14.1m in the winter.

Of course Austria does offer fantastic skiing on or off piste, and some of the best après ski in the Alps, but the Austrian mountains are equally appealing in the summer months. The Dutch and Germans in particular are familiar with the pleasures of the Alps in summer and now the British are catching on. It's easy to see why; with temperatures rocketing on the Costa's the attraction of crystal clear mountain lakes and fertile land dotted with alpine flowers and cows with bells is easy to understand.

The Gastein Valley in the Salzburg province offers over 200km of skiing in winter but is also famous for its spas with natural thermal waters. There are several spas offering linked indoor and outdoor swimming pools with water slides and whirlpools. The Alpen Therme spa in Bad Hofgastein even has a water cinema! The Gastein region also has an 18-hole golf course, plenty of riding schools, cycling, hiking, tennis, paragliding and football.

Investors in Property have a fantastic development of investment apartments located at the widest part of this sunny valley in Bad Hofgastein. The Alpenparks Apartments are just over 1 hour from Salzburg Airport, and on the edge of the pedestrianised part of this pretty town. With views of the mountain range and valley this centrally located development is just 3 minutes walk from the famous spas and you can also hop on the ski bus from outside the apartment building. Prices start from 260,000 euros for a 2 bedroom property including all furniture and underground parking. Owners may rent their property out through a fully managed rental service whilst retaining the possibility to use the property themselves for up to 12 weeks of the year

The sunniest part of Austria is the Carinthian province in the south bordering with Italy and Slovenia. Carinthia offers walkers and nature lovers crystal clear lakes, and outstanding scenery with fairytale castles in virtually every valley. The temperatures are warm, and with an average of 180 days sunshine a year (compared to 80 in London) makes these parts ideal for summer vacations.

Investors in Property have a development of luxury chalets in this province located in Gerlitz. The Leben auf der Alm Chalets are perched on the mountainside and overlook the crystal clear lakes of Ossiacher See. This development of chalets will be located directly on the ski piste and will offer outstanding views of Italy and Slovenia. The traditional style chalets will be built to order and start from £335,000 for a luxurious 3 bedroom property including all furniture

Both the Carinthian and Salzburg provinces make perfect dual season resorts and also offer the Hohe Tauern National Park which covers approximately 1,800 square kilometres and provides scenic cycling, hiking and walking routes. You can take a cable car up to the top of the mountains and either walk or cycle all the way down visiting some of the numerous mountain inns scattered throughout the valley – just perfect for traveller refreshment.

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