



Chalet Zaphir – Kitzbühel area, Austria

Traditional Alpine chalet offering fantastic value • Only 70 minutes from Salzburg Airport • Located within the beautiful Tyrol province of Austria • 168km of well groomed slopes • Four 18-hole championship golf courses • Great après ski!



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SKI PROPERTY SPECIALISTS SINCE 1986

Jessica Delaney
+44(0) 20 8905 5511
jessica@investorsinproperty.com



Resort Information – only 70 minutes from Salzburg airport

Situated between the magnificent mountains of Hahnenkamm and Kitzbühel Horn is the famous town of Kitzbühel. A popular destination in both summer and winter, the centre of the town has medieval buildings and cobbled streets offering traditional Austrian charm, while the outskirts have been extended in more recent times to provide a sophisticated selection of modern shops and fine restaurants. The surrounding countryside is exceptionally picturesque with forests and many stunning alpine lakes suitable for swimming and water sports. Kitzbühel is conveniently located only 70 minutes from Salzburg airport and lies within the desirable Tyrolean province of Austria.

For more information on Kitzbühel please scroll down to the end of this brochure



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Property – Chalet Zaphir – Price: 1,050,000 euros

This westerly facing chalet is situated on the outskirts of Kitzbühel, and is located in an extremely tranquil location. With a wonderful view of the Wilder Kaiser mountain range, the Kitzbuehler Horn and the Bichlalm, this property offers fantastic value for money. The town centre of the Kitzbühel can be reached within an easy walk, and in the immediate proximity is the world-famous Golf Club Eichenheim



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Chalet Zaphir is designed in a Tyrolean country house style and is currently divided into two semi-detached houses, each over two floors and each sharing a common cellar area. From the beginning of the planning of this chalet consideration was taken into an unproblematic integration of the two units if required, so that they could easily be merged with minimum effort and cost.

On the spacious ground floor both semi-detached houses feature a generously-sized living area with a tiled stove, and an adjoining fully-equipped kitchen, with a cloakroom and a guest toilet. This floor is rounded off with an access from the living area to the beautiful stone terrace for relaxation.



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The rustic wooden staircase leads to the respective first floor with two spacious bedrooms en suite and an additional children's room. The basement comprises, apart from the utility rooms, a laundry room, an attractive sauna and a relaxation room with shower.

A spacious car port offers accommodation for three big cars and the large driveway has additional parking for at least three cars. The entire house is heated by means of an oil-fired central heating and the bathrooms feature under-floor heating.

Property Summary

Year of construction 1997, 4 bedrooms, 2 children's rooms, 4 bathrooms, 2 w.c.'s, sauna, usable living space approx. 250sqm, plot size 1,137sqm, car port, outdoor parking spaces, large terrace, balcony



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Kitzbühel Resort - Winter & Skiing – over 150km of skiing in the region

With 168km of ski runs including the legendary Hahnenkamm downhill race piste, skiing at Kitzbühel is best described as thrilling! The world famous race takes part every January and is acknowledged as the hardest race of the World Cup circuit. Kitzbühel still has plenty to offer for less accomplished skiers with a vast selection of runs for all abilities. The area has 50 modern ski lifts and 84 snow cannons to ensure fine conditions for visitors. Also you will find more than 50 alpine taverns dotted throughout the region offering a wide selection of refreshments.

For those who would like to try alternative winter sports, there are two fantastic snow parks – one on Kitzbühel Horn and the other in the Pass Thurn area, offering facilities for snowboarders and freeskiers of all levels. Also there is the newly built Mercedes-Benz sports park with 10 tennis courts, a 17m climbing wall and 100m² bouldering wall, ice skating, ice curling and skittles. It is host to numerous concerts and cultural events throughout the year.



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Piste Map

For the ultimate workout, Kitzbühel is surrounded by a 500km network of cross country ski trails all with very little change in altitude, and a number of changing cabins with showers and lockers are available for use. Cross country skiing is regarded as one of the best cardiovascular workouts possible and this beautiful alpine setting is sure to keep you motivated!



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Après Ski.

Kitzbühel is home to over 80 restaurants offering many delightful choices from simple Tirolean specialties to Michelin star winning cuisine. When the snow bars on the slopes begin to close down for the evening, the town of Kitzbühel launches into night time fun. There is no shortage of evening entertainment whether you prefer an elegant cocktail in a stylish bar or to go clubbing, because with over 125 bars, pubs and discos, Kitzbühel has plenty of places to go to until the early morning hours, depending on your mood if not your stamina!

Kitzbühel will once more play host to the international Polo Society. Four days of action and excitement are awaiting players and spectators; the fast-moving tempo and superb equestrian skills required for the game make this event a spectacle that must be seen by everyone, and not just horse sport enthusiasts.



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Summer

Kitzbühel is an outstanding year round resort and is known as the golf centre of Austria, visitors can look forward to choosing between four local golf courses and a further 19 with in an hours drive.

Sports and activity holidays have a high priority in Kitzbühel and in summer the region is a paradise for walkers and mountain bikers, with over 200 miles of safe and well kept trails. Free guided walks with experienced mountain guides are the ideal way to explore the mountain pastures and green forests. If you are feeling more adventurous then you could try mountain climbing or canyoning down gorges and waterfalls, or enjoy in the full beauty of the mountains while paragliding!



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Golfing

If you are a keen golfer then you will probably already know that Kitzbühel offers the best golfing in Austria, with a large choice of clubs to visit during your stay. The four closest clubs are Kitzbühel, Eichenheim, Rasmushof and Schwarzsee.

The Kitzbühel club is the most traditional course in an area renowned for its golfing prowess. Situated on Kitzbühel's sunnier slopes and surrounded by mountains, the resort, clubhouse, ponds with two island greens and the old castle walls have become a part of the PGA quality experience. Its impressive central location and successful heritage have made it one of the best known clubs in Austria.



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Viewing - Where to stay

We have an intimate knowledge of all our resorts and whether you are travelling alone, with a partner, or bringing the whole family we can suggest the perfect place to stay. We can also recommend excellent local restaurants and even let you know if there are any exciting events happening in the vicinity to ensure you have an informative and pleasurable trip. Simply let us know which dates you have in mind and we will arrange for one of our representatives to meet you and show you around. All you need to is book your flight and organise a hire car and we can help organise everything else for you.



How to get there

It is possible to visit this development for a weekend or even as a day trip from Stansted Airport. Kitzbühel is fantastically located for several airports and is less than 70 minutes from Salzburg and Innsbruck; and only 90 minutes from Munich.

Ryanair fly to Salzburg Airport from Stansted and Dublin airports; and also from Manchester in the winter months. www.ryanair.com

Thomson Fly – Fly directly to Salzburg from Bournemouth, Coventry, Doncaster/Sheffield, Gatwick and Manchester. www.thomsonfly.com

British Airways – Fly directly to Salzburg from Gatwick and Manchester, or to Innsbruck in the winter months from Heathrow, and also fly regularly to Munich from Heathrow. www.britishairways.com

Lufthansa fly to Munich from Birmingham, London City, Gatwick, Heathrow, and Manchester www.lufthansa.com

Easyjet fly directly to Innsbruck from Luton, or to Munich from Edinburgh, and Stansted Airports. www.easyjet.com

Aer Lingus also fly to Munich from Dublin and Gatwick. www.aerlingus.com

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