



Chalet Kristal, Kaprun - Salzburg Province, Austria

Traditional style Alpine building with views of the mountains • Freedom to rent your apartment privately or through a tour operator • 1 hour 25 minutes from Salzburg airport • 130km of well groomed slopes • Private heated outdoor pool • Two 18-hole championship golf course within 3 minutes drive • Lake Zell am See with lots of water sport activities within 5 minutes drive

- **Complete and ready to occupy**



Chalet Kristal is south facing and benefits from a heated outdoor swimming pool for owners and their guests

Chalet Kristal is located just on the outskirts of Kaprun in a lovely rural spot with beautiful views of the Grossglockner Mountain Range and surrounding pastures. This traditional hotel is being lovingly renovated into apartments which will also benefit from a private heated swimming pool for owners and their guests, residents morning room, and outdoor barbeque area. All apartments are to be sold as freehold properties.

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Kaprun with views of the mountains and Kitzsteinhorn Glacier

Resort Information - Kaprun

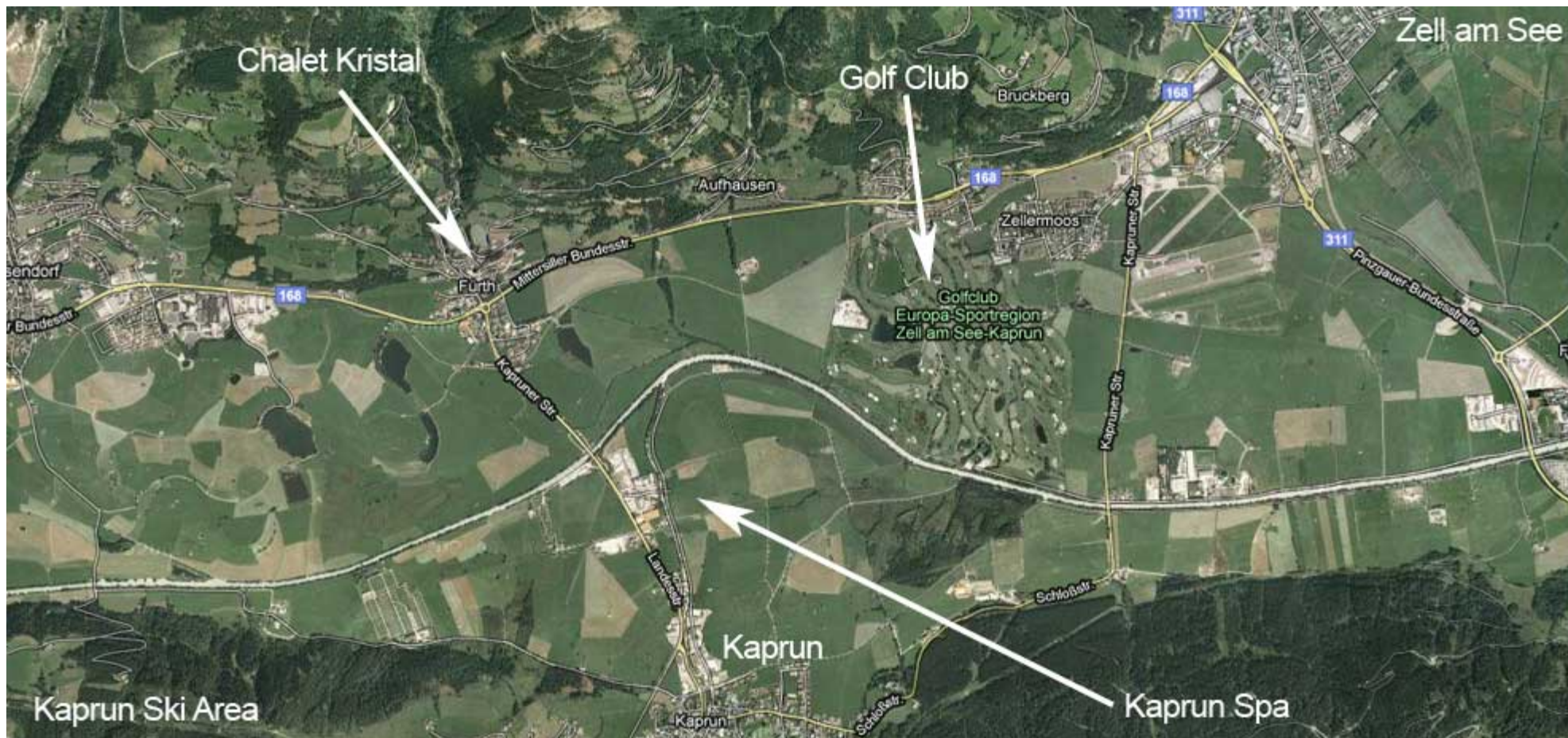
The historic glacier town of Kaprun partners with Zell am See to form the Europa-Sportregion which is one of the prime tourism destinations in Austria. Kaprun is situated at the foot of the Kitzsteinhorn glacier, which with an altitude of 3200m provides guaranteed snow and year round skiing on its glacier. This traditional historic village has lots of charm with some lovely shops, restaurants and one of the best après ski clubs in the region, it also has a superb new spa opening this winter. Only 5 minutes away is Zell am See which has a beautiful lake offering all year round activities.

Kaprun is easily accessible being only 1 hour 25 minutes from Salzburg Airport, 2 hours from Innsbruck and also only 2 hours 30 minutes for Munich Airport. For further information on this resort please scroll to the bottom of this brochure

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View of Kaprun showing the location of Chalet Kristal and the surrounding ski area

Location

Chalet Kristal is situated in a beautiful position and is ideally located only a few minutes drive from the many attractions of Kaprun and Zell am See. Nestled into the south facing hillside and surrounded by pastures these apartments enjoy superb views of Austria's highest mountain range (Grossglockner), the Kaprun golf course and the new spa which is due to open this winter.

This traditionally styled apartment building is just a moment's walk from the ski bus or a 4 minute drive to the nearest ski lift.



Property – Chalet Kristal

The Kristal Apartments comprise 13 spacious residences ranging in size from 1 to 4 bedrooms. The apartments are located in a beautifully converted hotel with magnificent stone flooring in the communal areas as well as sweeping staircases and ornate iron doorways. The apartments will have generous covered balconies, chunky overhanging roofs and open-plan living / dining and kitchen areas.

All apartments have either a terrace or balcony, and some also have garden areas; each apartment also has its own private lockable storage/ski area, and it is possible to buy a private parking space.

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Apartment Finishes & Optional Furniture Packages

All apartments are finished to order to your own specification so you can choose from a wide selection of fixtures and fittings including the style of your kitchen and integrated Siemens white goods. It is also possible to choose from a selection of bathroom fittings and tiles to personalise your apartment. Flooring choices include wood, tiles or carpet.

Optional furniture packages are also available and the developers have appointed interior designers to provide every comfort for owners should you wish for your apartment to be fully furnished on completion. These packages are extremely flexible and affordable and include everything you will need to make your purchase as smooth as possible including sofas, wardrobes, cutlery, and crockery. This service is available at a cost starting from 11,000 euros for a 1-bedroom apartment to 22,000 euros for a 4-bedroom apartment.

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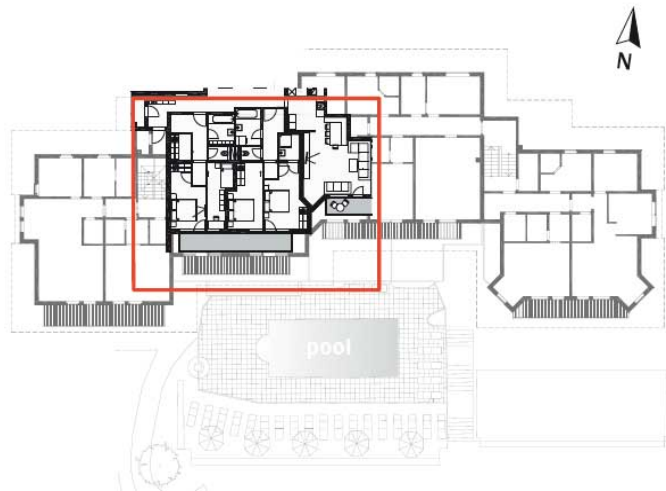
Apartment	Floor	Bedrooms	Bathrooms	Size m ²	Balcony m ²	Terrace m ²	Garden m ²	Purchase Price
1	Ground	3	2+1 wc	122.38 m ²	-	20.25 m ²	83,87 m ²	SOLD
2	Ground	2	2	81.52 m ²	-	10.85 m ²	-	SOLD
3a	Ground	1	1	40.19 m ²	-	77.27m ²	-	SOLD
3b	Ground	2	2	62.75 m ²	-	100.27m ²	-	SOLD
4	First	2	2	61.37 m ²	8.89 m ²	-	-	SOLD
5	First	1	2	44.35 m ²	16.49 m ²	-	-	SOLD
6	First	2.5	2	85.01 m ²	-	21.15 m ²	-	SOLD
7	First	3	3	90.26 m ²	-	30.30 m ²	-	SOLD
8	First	2	2	75.91 m ²	-	32.21 m ²	-	SOLD
9	First	4	3	118.47 m ²	12.09 m ²	-	-	SOLD
10	Top	3	3	104.50 m ²	16.17 m ²	-	-	SOLD
11	Top	3	3	140.10 m ²	16.41 m ²	-	-	SOLD
12	Top	4	4	124.19 m ²	9.07 m ²	-	-	SOLD
13	Top	3	3	117.52 m ²	12.09 m ²	-	-	SOLD

Price List - Chalet Kristal

All owners are also obliged to buy a parking space with their apartment (several may be bought if available). Outdoor parking spaces are available for 5,000 euros each, single covered parking spaces for 8,500 euros each, or a double parking space (one covered and one open) for 10,300 euros.

Please note all prices above are shown in euros and are gross of tax. Prices do not include purchase fees; please see section on purchase costs at the end of brochure. **Red donates reserved or sold.**





Apartment 11
 Price: 445,000 euros

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Chalet Kristal has a private heated outdoor swimming pool for owners and their guests to use

Flexible Rental Scheme

Every EU citizen can have permanent residence in Austria and you can elect to use your apartment as your main home if you choose. If you do not want to live in your apartment permanently you are obliged to make it a 'rental home'

You can either rent your apartment privately, or through a local tour operator, the choice is yours. The reception will deal with the hand-over of keys for your guests and there is a laundry and cleaning service set up for once your guests have departed – Whichever option you choose, the dedicated management company will deal with the turnaround of your guests ensuring a smooth rental process

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Private allocated parking spaces and an outside barbeque area

Purchase Costs

The total purchase costs for buying a chalet are approximately 6.5% of the gross purchase price. The Purchaser will be required to pay the notary fees after the contract of sale has been signed and the notary has sent off all the papers to obtain the foreigner purchase permit. Fees are calculated as follows

- Purchase Tax 'Stamp Duty' is 3.5% of the gross purchase price
- Registration in the Land Registry is 1% of the gross purchase price
- Notary's fees – 2% of the gross purchase price plus VAT
- Court costs, administration fees – approx 150 euros

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Beautiful views of the mountain range can be seen from Chalet Kristal

Bank Finance

Austrian banks will fund up to 60% of the purchase price and will usually lend up to a period of 25 years. Variable interest rates are currently at around 3%. It is possible to have 1-year or 5-year fixed rate mortgages too. If you are taking a mortgage the fees involved add up to approx 4% of the value of the loan you will be taking. These comprise a bank set up fee of around 2%, an appraisal fee of 0.5% and a 1.5% mortgage registration fee. All financing fees may be incorporated into your mortgage if you wish.

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Winter — Over 130km of skiing in the region

With over 130km of pistes on the mountains of Kitzsteinhorn, Maiskogel and Schmittenhöhe these region offers a great range of blue, red and black pistes making them perfect for beginners and experienced skiers alike.

There is a Line-E ski bus which runs from Zell am See to Kitzsteinhorn via Kaprun at least 3 times an hour; and from the bus station in the valley, you can take the Glacier Jet, cable cars and chair lifts directly up to the summit. Owners of a valid ski pass can use this service free of charge.

The entire area has a total of 52 chair lifts, cable cars, drag lifts and gondolas. Regular night skiing and boarding is offered in Kaprun. There is also heli-skiing available through a few companies from the Schmittenhohebahn; and the more adventurous amongst us can try their hand at ice climbing!

As Zell am See is in a valley, the resort is extremely popular for cross-country skiing. There are 125 miles of trails that cover all skill levels and are fascinating in terms of panorama and location.

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Piste Map

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Après Ski

Après-ski is lively and varied in both Kaprun & Zell am See, with plenty of cafes, bars & discos. Come evening, intimate taverns and rollicking discos open their doors; the largest (and the liveliest) night haunt in the region lies on the outskirts of Kaprun: The Baum Bar Reiteralml is a huge dance floor is usually packed by midnight. Partygoers boogie until closing time at 6.00am

The Sportstüberl, in the Hotel Lebzelter, is an après-ski bar built in the 1700s, and its bartenders wear lederhosen. It is open from 4.00pm to 4.00am and offers an atmosphere where locals and tourists gather for a cold beer or a hot Jägertee.



Summer – plenty of summer activities including skiing on the glacier.

The historic town of Kaprun with its famous glacier offers breathtaking views and wonderful hiking opportunities not to mention the fact that you can ski in the summer in the Kitzsteinhorn glacier.

Zell am See is one of the most scenic and well-loved 'lakes & mountains' resorts in Austria it is ideally located on the shores of the Zeller lake which is fantastic for swimming in the summer or for taking leisurely boating trips.

Both towns offer plenty of summer activities for all the family including fantastic swimming pools, tennis, horse riding, paragliding, rafting, rock climbing, caving, sightseeing flights, high-ropes courses and cycling.

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Golf — Two 18 hole golf courses, par 72/73

There are two 18-hole championship golf courses in the region Zell am See (par 72) and Kaprun (par 73). They are located in the sunny Salzach Valley with amazing mountain views of the Hohe Tauern National Park. Situated beside each other, they form a flat, park-like terrain that is surrounded by biotopes and several lakes. The courses can be generally used from April to November.

Donald Harradine designed the golf courses where several international tournaments have been held and golf players such as Greg Norman, Bernhard Langer and Seve Ballesteros have played the well maintained courses. They have been awarded with the quality seal of 'Leading Golf Courses, Austria'. - Visit their official site for more information: www.golf-alpin.at

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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 do is to book your flight and organise a hire car and we can help organise everything else for you. Please ask for our Visiting Austria Fact Sheet.

How to get there

It is possible to visit Austria for a weekend or even as a day trip. The main airports for access to the Austrian Alps are Salzburg and Innsbruck, but depending on which part of the mountains you are visiting it may be preferential to fly to Zurich in Switzerland or Munich in Germany. For expert advice on flight information please feel free to contact us anytime.

Disclaimer

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