



Kitzbühel Chalet (833PE) – Kitzbühel, Austria

Newly constructed in 2010 • Superb 235m² chalet with a 40m² terrace • Double garage with lift access to all floors • Exposed beams and ornate antique wood features • Gas-fired under-floor heating • Three bedrooms and three bathrooms • Open fireplace • Oak wood floors.



Kitzbühel Chalet (833PE)





Property – Price: 2,800,000 euros

This new luxury chalet is situated in a stunning location in the village of Going, directly at the foot of the Wilder Kaiser mountain range. Located in an exclusive residential area this fantastic chalet provides an excellent standard of living with sunny south facing balconies and superb views from the open plan living area of the Kitzbühel mountain range and also the Kitzbühel Horn.

The region around Going is also the perfect starting point for a variety of sports and leisure activities including cycling and hiking trails, as well as cross-country ski tracks. The village is just three minutes away by car, and the glamorous town of Kitzbühel is only ten kilometres away.

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This exclusive chalet is fitted with high-quality materials and equipped with state-of-the-art technology, providing the highest comfort of living. All living areas are fitted with light oak wood floors and the impressive bathrooms are combined with marble and Italian stucco technique. Natural stone and antique woods have been used indoors and outdoors to build this luxurious residence.

From the double garage you access the reception room on the ground floor, where two bedrooms and a bathroom are located. By means of a lift you can access the basement as well as the main feature of this superb chalet which is the 110m² open plan living / dining and kitchen area. This fantastic room boasts large panoramic windows which provide plenty of light and offer wonderful views of the region.



The old timber exposed beams convey a traditional Tyrolean ambience, and the large open fireplace, crafted in special stone, makes for a very romantic atmosphere. The chalet has a balcony/terrace of 40m² which is great for dining and sunbathing in the summertime.

In the basement there is a further bedroom with a generous bathroom which can be used as an additional granny-flat or as a spa area with gym and sauna. Cars can be accommodated in both a double garage and also outdoor parking spaces. The heating is based on a gas-fired under-floor system and the total usable floor space is 385m² including the double garage.



Resort Information

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.



Streif famous downhill run

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 place 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 it's 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.

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Hahnenkamm Ski region

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 free skiers 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 - 168km of ski runs

Kitzbühel is also perfect for cross country skiing. The resort is surrounded by a 500km network of cross country ski trails all with very little change in altitude. 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 Tyrolean 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 world famous up-market resort which can be enjoyed as much in summer as in winter. 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, you could try mountain climbing or canyoning down gorges and waterfalls, or enjoying the full beauty of the mountains while paragliding.

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Golfing

Known as the golf centre of Austria Kitzbühel has four local golf courses and 19 golf courses within one hour drive.

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

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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, Innsbruck and Klagenfurt, 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.

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