

Hölzern Chalets, Bad Kleinkirchheim - Austria



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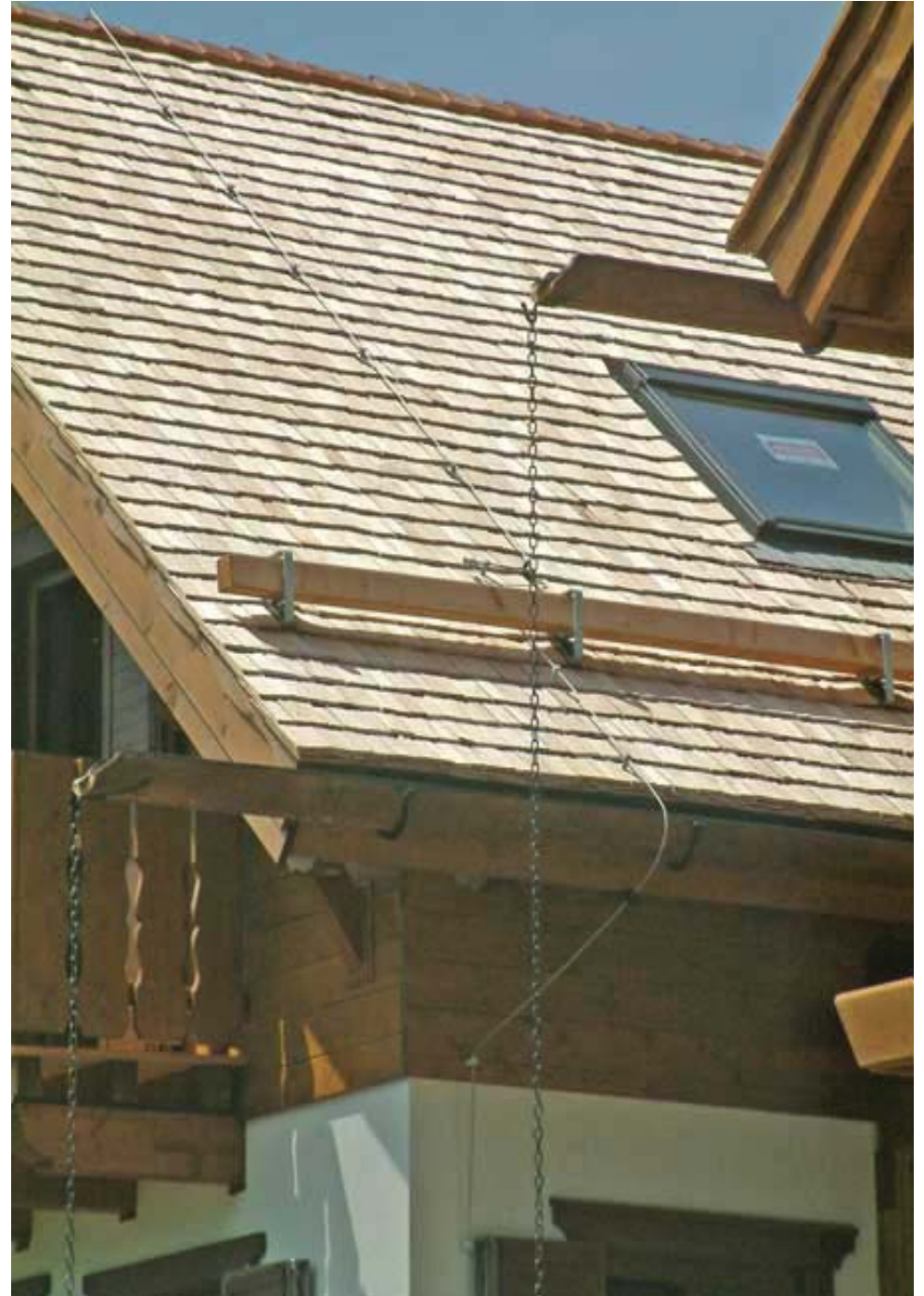
Hölzern Chalets

This small development of just four charming chalets is located directly on the ski piste and opposite the ski lift on the mountainside in Bad Kleinkirchheim.

Positioned in an open and sunny spot with mountains all around, these chalets are a rare find. The Hölzern Chalets have been designed in a traditional Austrian style and are built to a very high standard, benefitting from sunny balconies and superb views. The freehold properties also feature traditional shuttered windows and off-street parking for two cars.

Essential facts

- Ski-in, ski-out location right next to the ski piste
- Over 100km of great skiing
- Spa town with two natural spas
- 1,000km of hiking and mountain biking trails
- Complete and ready to move in
- Only 1 hour 45 minutes from Salzburg airport



Bad Kleinkirchheim - Carinthia Province, Austria



Resort Info - Bad Kleinkirchheim

Bad Kleinkirchheim is a beautiful town set in the gently rolling mountains of Austria's Carinthia province. Surrounded by traditional chalets, the spa town boasts indoor and outdoor thermal pools for warming up in the winter and chilling out in the summer.

Located in the Nockberge Mountains, the resort is full of historic buildings, cafés and restaurants. As well as three 5* hotels, there are a wide range of shops and boutiques selling everything from sports goods to jewellery.

With over 200 days of sunshine a year, plus up to 150cm of snow in winter and over 100km of pistes, Bad Kleinkirchheim is a truly dual season destination. The picturesque resort is also home to an 18-hole championship golf course and is just 35km from the scenic lakeside town of Villach.

Bad Kleinkirchheim is only 1 hour 45 minutes from Salzburg airport and 50 minutes from Klagenfurt airport.



The Hölzern Chalets are located directly on the ski piste



Property - Hölzern Chalets

The Hölzern Chalets are located directly on the ski piste and are just two minutes' drive from the centre of Bad Kleinkirchheim. The chalets benefit from easterly views of the mountains and valley. You can even ski directly to the town from the properties.

This development comprises four charming, newly built traditional ski-in ski-out chalets. They have been built to the highest standards and benefit from open-plan living, dining and kitchen areas, with traditional balconies. It is possible to have a traditional Austrian tiled stove in the living area as an optional extra. Each chalet has a covered parking area as well as off-street parking for a second car.

The chalets feature efficient under-floor heating and low energy consumption thanks to their construction from

high quality organic materials, which greatly reduces energy bills. Additionally, the showers in these high tech properties feature hydromassages, saunas and radio functions. The Hölzern Chalets also come with internet access and satellite TV.

Three of the chalets have three bedrooms plus an optional fourth bedroom or sauna room on the lower ground floor and the fourth chalet has two bedrooms and two shower rooms.

These state of the art chalets let you control the heating via your PC. All you have to do is choose the temperature you want 24 hours before you arrive and your chalet will be warm and inviting.

Fittings and furniture options



Fittings and Furniture Options

All of these properties are finished to a very high standard with beautiful flooring and high quality bathrooms. Fitted kitchens are included in the purchase price and built to order. It is possible to choose from a wide variety of colours and styles and integrated appliances are also included in the price.

As an optional extra, the developers have also appointed interior designers to create furniture packages to make moving into your property as smooth as possible. The designers have thought of everything you could possibly need including sofas, wardrobes, beds, bed linen, curtains, cutlery, crockery and televisions etc.

These furniture packages are extremely flexible and affordable. Whether you fancy a modern Alpine look or a traditional Tyrolean feel, they will deliver and furnish your property for you before you move in – even down to the cutlery in the drawers! For more information please contact us directly.

Flexible Rental Obligation

As with most holiday homes in Austria these chalets are required to be rented out for part of the year. The benefit of this is that your property is earning an income for you when you are not using it and there are two ways you can do this:

1: Private Rental Home – Owners wanting to make the maximum use of their chalet and have complete flexibility can rent out their property privately to friends and family.

2: Professional Rental Home – Owners wanting to make an attractive income from their chalet can rent it out through a tour operator when they are not there. If you would like to rent your property in this way we can recommend several tour operators.

Whichever option you choose, a dedicated management company can deal with the hand-over of keys for your guests, and the laundering and cleaning of your property when guests have departed.

The Hölzern Chalets are built to a very high standard

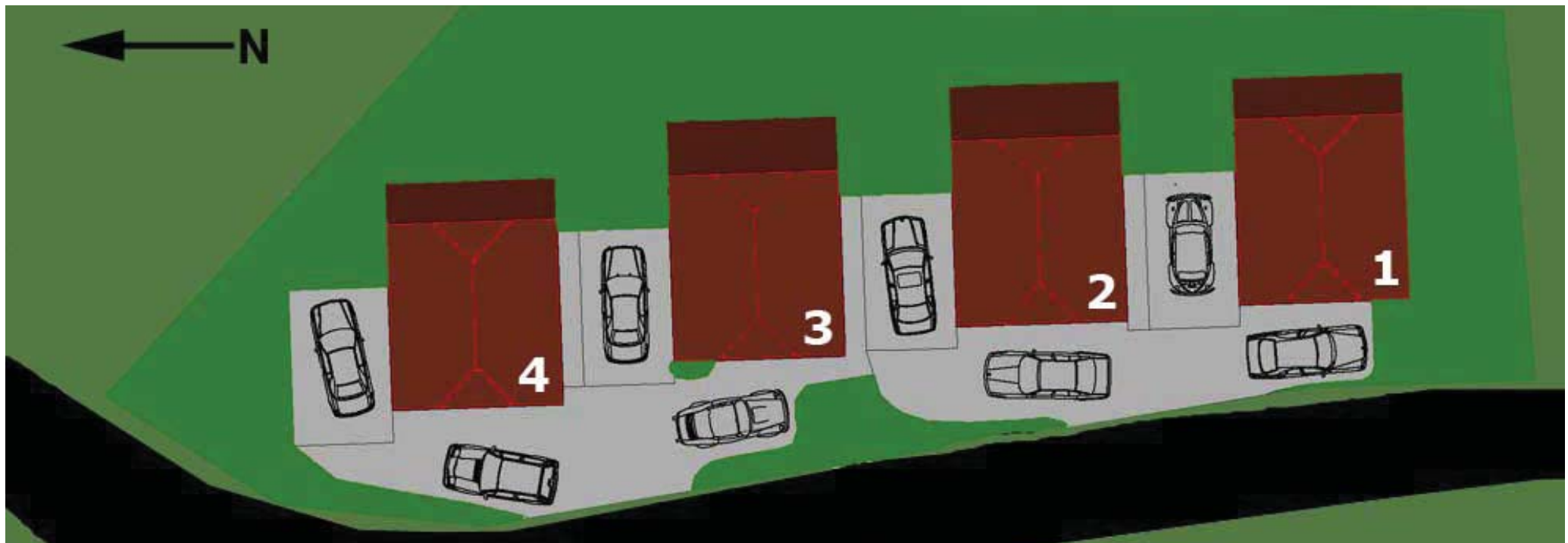


Price List - Hölzern Chalets

Prices correct as of: 2 May 2012

| Chalet Number | Floors | Bedrooms | Floor Area | Balcony/Terrace Area | Purchase Price |
|-----------------|-------------------|------------|----------------------------|---------------------------|----------------------|
| Chalet 1 | 2 | 2 | 62.13m ² | 12.20m ² | 494,000 euros |
| Chalet 2 | 2+Basement | 3/4 | 106.74m ² | 12.20m ² | 555,900 euros |
| Chalet 3 | 2+Basement | 3/4 | 106.74m² | 12.20m² | 555,900 euros |
| Chalet 4 | 2+Basement | 3/4 | 106.74m ² | 12.20m ² | 555,900 euros |

Please note that prices do not include purchase costs (see Purchase Costs page later in brochure for details). Prices include a carport and one outdoor parking space **Red denotes reserved or sold.**

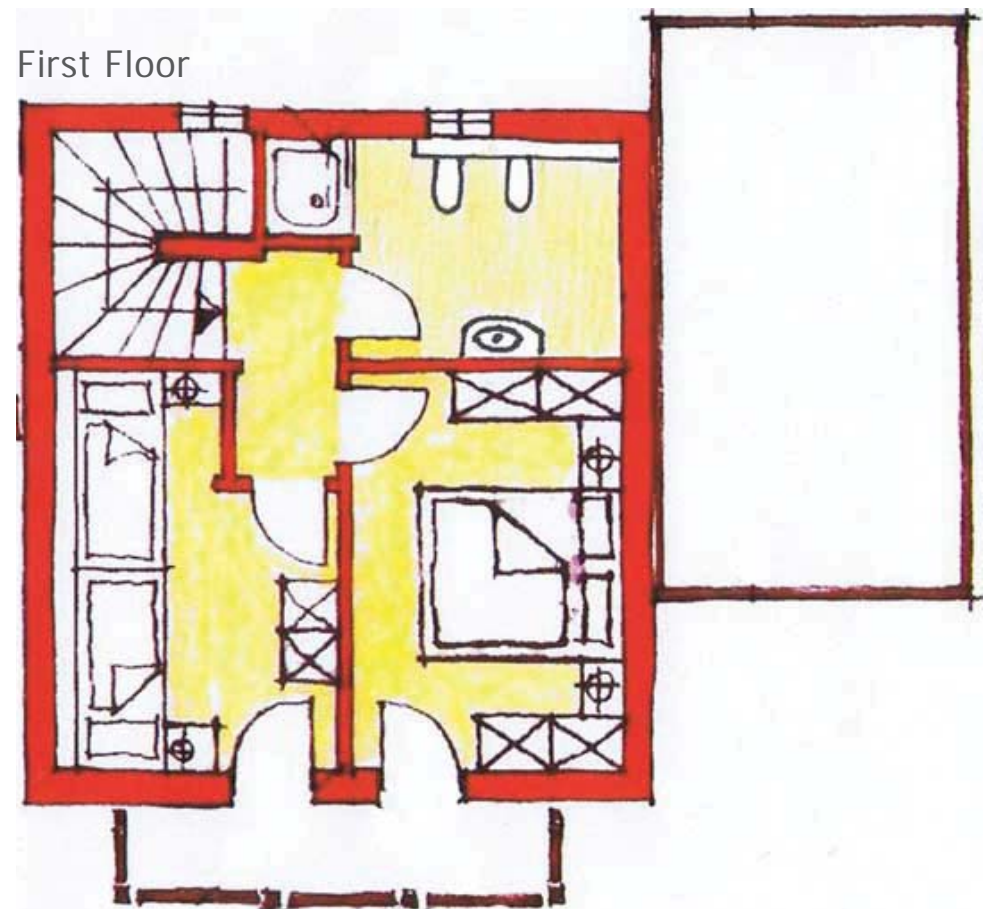
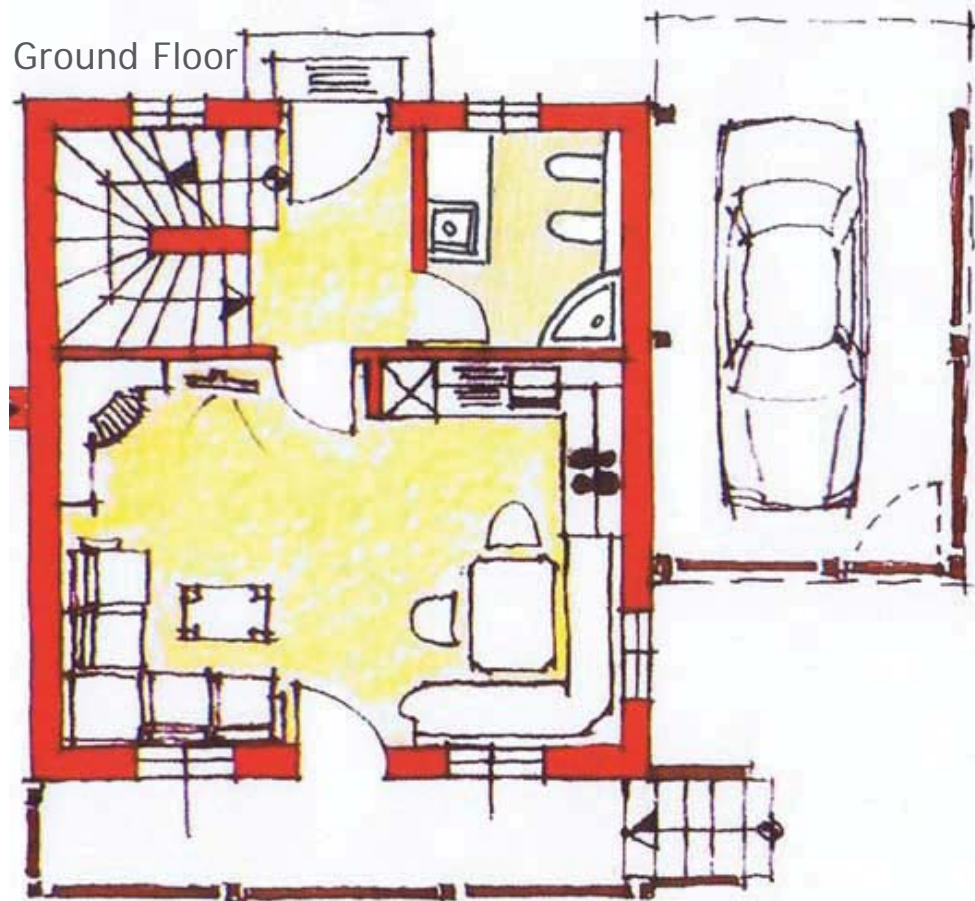


Chalet 1

Price - 494,000 euros

Bedrooms - 2

Size - 62.13m²

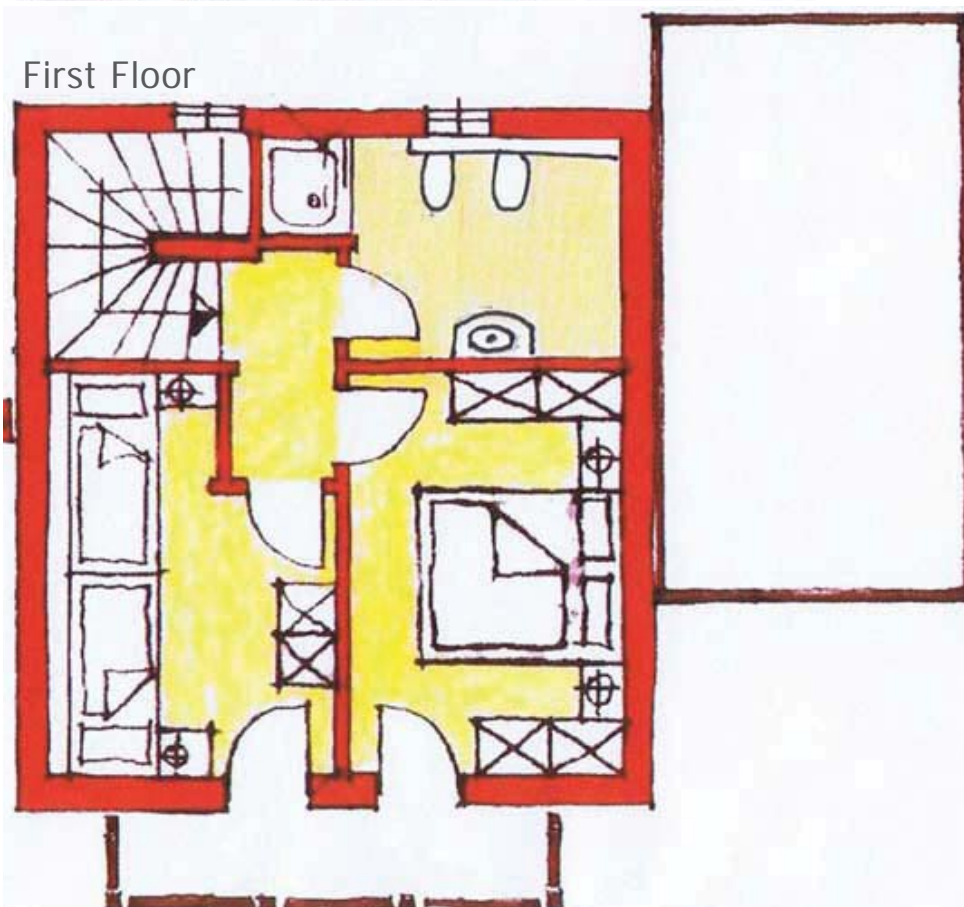
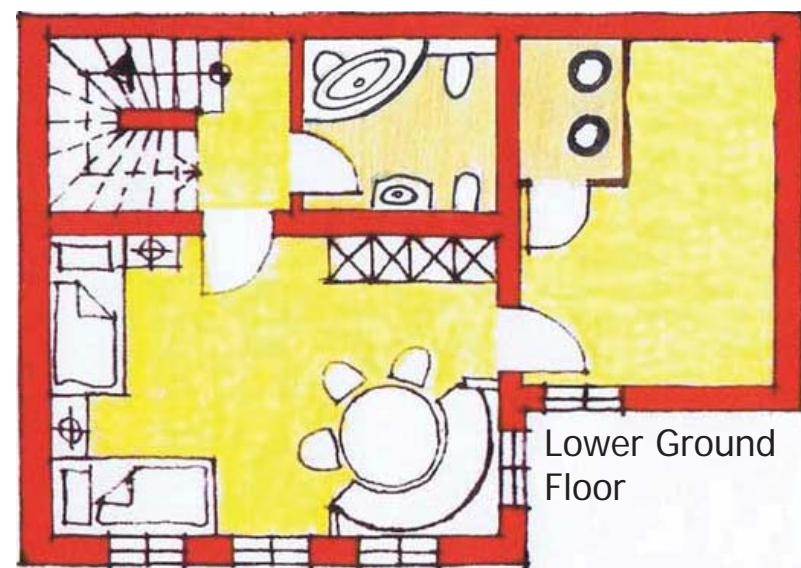
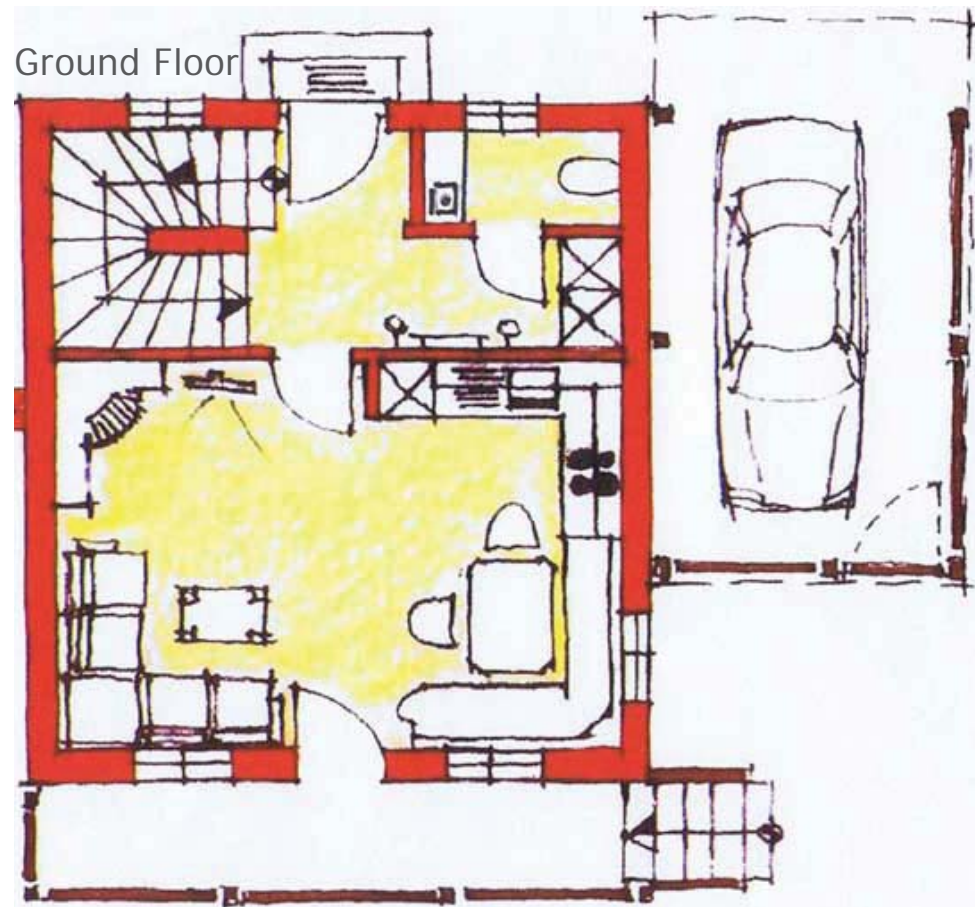


Chalets 2, 3 and 4

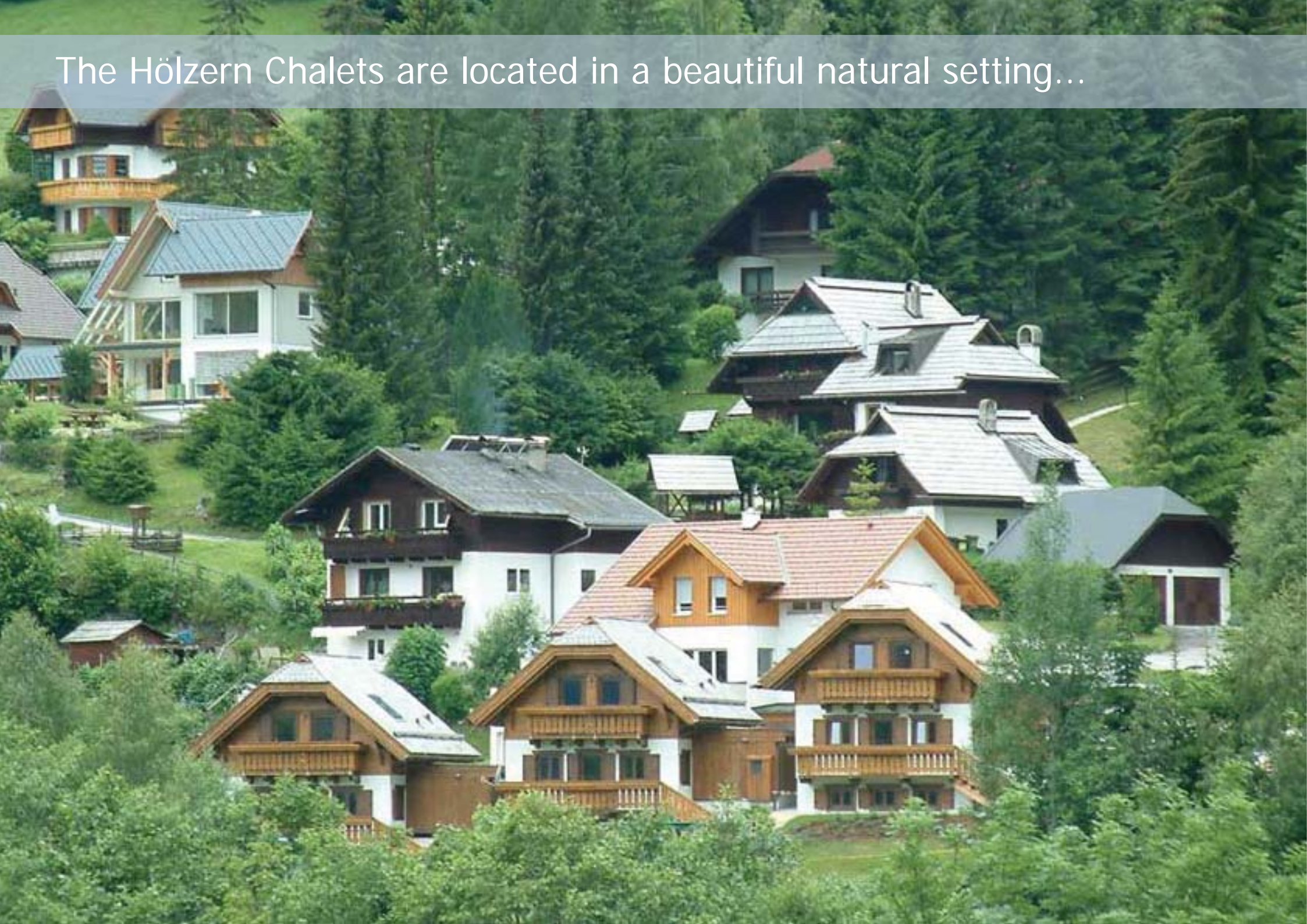
Price - 555,900 euros

Bedrooms - 3/4

Size - 106.74m²



The Hölzern Chalets are located in a beautiful natural setting...



Purchase Costs

Purchase costs for buying a property work out about 6.6% 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' – 3.5% of the gross price
- Entry to the Land Registry – 1.1% of the gross price
- Notary's fees – 2% of gross purchase price plus VAT
- Court costs, administration fees – approx. 150 euros
- **No Agent's Fee – saving you 3%.** It is standard practice in Austria for buyers to pay agents fees, but we do not make this charge

Bank Finance

Austrian banks will fund up to 60% of the purchase price and can usually lend up to a period of 25 years. Variable interest rates are currently at around 3% and one year or five year fixed rate mortgages are also available.

If you take a mortgage the fees add up to roughly 4% of the value of the loan you will be taking. These comprise a bank set up fee of around 2%, a notary fee of 0.5% for registering the mortgage and dealing with the bank, and a 1.5% mortgage registration fee.

Bad Kleinkirchheim



Winter and Skiing

Bad Kleinkirchheim is the favourite skiing destination of downhill skiing hero and Olympic gold medal winner Franz Klammer, who honed his skiing skills on Carinthia's Mountains. Thanks to Klammer's love of the area, the tourist office runs free 'ski with Franz' days each season.

With over 100km of groomed pistes Bad Kleinkirchheim has a wide range of slopes to keep keen skiers busy. The resort is perfect for families and intermediate skiers thanks to 18km of easy slopes, 77km of medium and 8km of difficult pistes. There are also 8km of crosscountry tracks plus 4km of high altitude cross-country skiing.

Additionally, the pistes boast plenty of places to stop off for refreshments throughout the day including 23 charming mountainside huts and restaurants.

A free ski bus links all of the main lift stations and queues are nearly non-existent. And should you ever fancy trying something else there are many other activities available including outdoor ice skating, horse drawn sleigh rides and dog sledding. Or there's curling, tubing, snowshoeing, 15km of toboggan runs and even a 4km floodlit run for night time adventures.



Over 100km of skiing on your doorstep!



Après-Ski

Bad Kleinkirchheim offers many après-ski options including over 20 mountain huts and restaurants, from the rustic Unterwirt Hütt'n at 1,342m all the way up to the Bergrestaurant Kaiserburg at 2,055m.

There are also several popular bars located close to Bad Kleinkirchheim's gondola base such as Franz's Bar, Club MC 99, Viktoria Pub, the Almstube and the Take Five Dancing Club.



The region offers over 1,000km of hiking and cycling tracks



Summer

Bad Kleinkirchheim is surrounded by peaks towering up to 2,500m. Its location in the Nockberge national park offers over 1,000km of well maintained hiking trails and many buschenschankens (cosy Austrian wine growers' restaurants, where owners' wine and local specialities are sold).

Furthermore, hammocks set up near streams and waterfalls offer a respite from the summer heat and are a great place from which to appreciate the untouched mountains, clean air and crystal clear streams. For an easier route up the mountains several cable cars operate throughout summer.

Tennis fans aren't left out either with 23 tennis courts spread around the town. Bad Kleinkirchheim also has something to offer all types of cyclists. Mountain bikers

benefit from 1,000km of varied tracks and a six day 400km trans-Alp tour, while road bikers can explore the valley roads or take part in a 106km cycling marathon which starts and finishes in Bad Kleinkirchheim.

An easier cycling option is renting one of the town's electric bikes, which augment your own pedal power with an electric motor. The Nockberge Mountains have a network of e-bike rental and battery exchange stations, should your bike's batteries run out.

Golf

Keen golfers are also well catered for in Bad Kleinkirchheim with the scenic 18-hole "Kaiserburg" golf course, while beginners can perfect their skills on the trial courses and 6-hole practice green.

Bad Kleinkirchheim's thermal spas are the perfect way to relax...



Spa

Bad Kleinkirchheim is a traditional spa town which offers two indoor and outdoor thermal pools. With water temperatures of 28 to 34°C the thermal pools are a great way of relaxing after a hard day's skiing.

The spas also have hot tubs and steam rooms, as well as massage and therapy rooms. And if these aren't hot enough for you there's always the saunas and tepidariums to really relax.



Contact us for more information or to arrange a visit



Viewing

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.

Contact

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Company Profile

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years' experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.



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