

Kreischberg

MURAU -
KREISCHBERG

LODGES

POOL & SPA

**19 luxury wellness
villas and apartments
in a prime location
at the ski slope in Austria**

 MYNEXTHOME

kreischberglodges.com

Key facts

KREISCHBERG LODGES

- 19 luxury wellness design apartments and chalets
- Standard an in-house wellness equipped with a Finnish Jacuzzi™ Premium Sauna and a private pool or spa on the terrace.
- Special architecture and equipped with every mod cons.
- Ski-in, Ski-out at the foot of the ski slope and gondola lift.
- Fantastic and snow-sure family ski area with over 40 kilometres of slopes and modern lifts.
- Located in the centre of the pleasant winter sports village of St. Lorenzen ob Murau.
- 18-hole golf course and historic old town of Murau a few minutes away.
- Perfect 2-season holiday area.
- Sophisticated rental and management concept

Pricerange: € 547.000 - € 1.129.500

A video of the project can be viewed at:

kreischberglodges.com









IN A TOP LOCATION NEAR THE SKI SLOPE OF KREISCHBERG

At the foot of the ski area and in the village of St. Lorenzen ob Murau, we are developing prestigious chalets and apartments, all luxuriously equipped with a wellness and a private pool or spa. An active holiday and ultimate relaxation in the spa or pool with a panoramic view of the Kreischberg are the excellent ingredients for a successful holiday with family or friends.

The Kreischberg Lodges project consists of 6 semi-detached chalets, 12 luxury apartments and a detached chalet. By using natural materials, Kreischberg Lodges blend in well with the landscape and offer excellent living comfort.

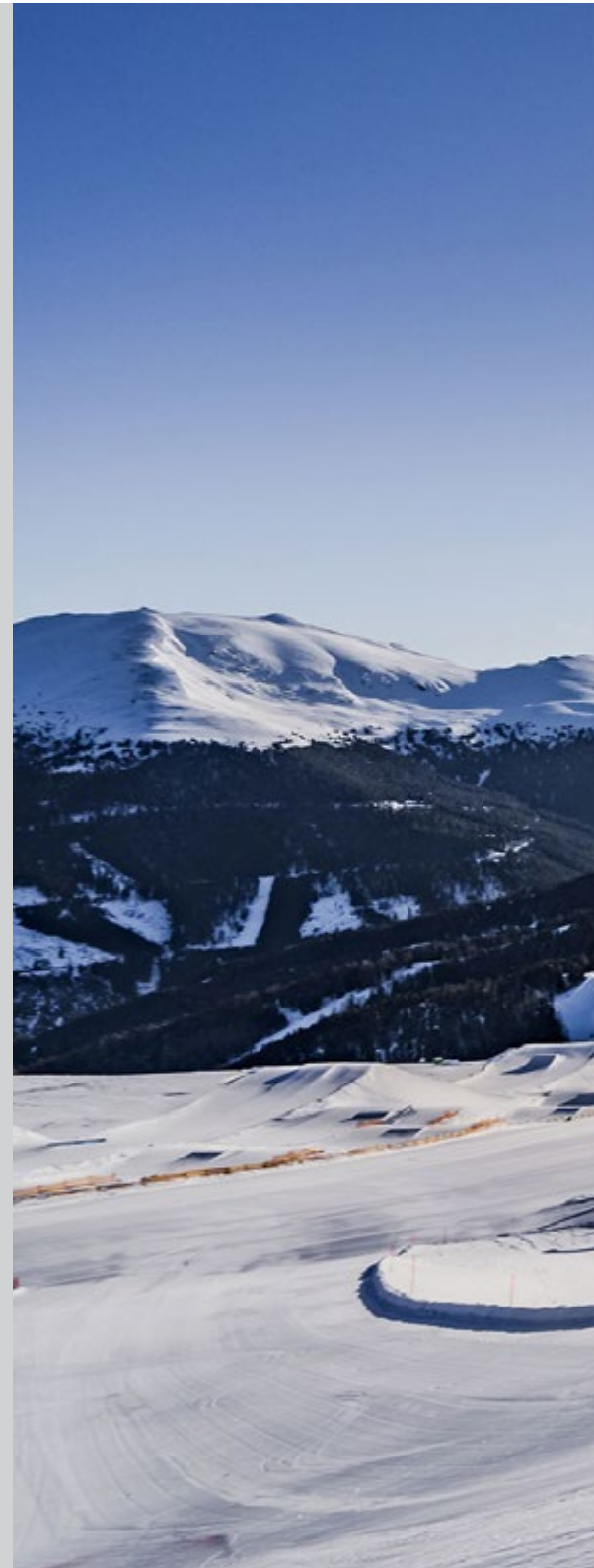
The ideal location directly at the ski lift and slopes and with an 18-hole/par 72 golf course a short distance away makes Kreischberg Lodges an ideal 2-season destination. Moreover, tradition and hospitality are of paramount importance and this region in Styria has a versatile gastronomic offer.

WINTERSPORTS IN KREISCHBERG

Kreischberg has a sporty image because in 2003, it organised a major competition for the first time: the World Cup snowboarding. Afterwards, the world's top performers regularly return to the snow-sure mountain. The area has been continuously developing in recent years. With the expansion of new slopes (a total of >40 km) and lifts, there is plenty of investment in the area.

Every year, numerous ski and snowboard competitions are organised in the snow park. Snowboard star Nicolien Sauerbreij even won the gold medal here. The snow park is now regarded as one of the best in Austria. In addition, the Kreischberg ski area is very suitable for families. It is well-organised so you meet each other again and again and the modern lifts ensure optimal transport.

Every corner and every peak can be reached via both easy and difficult routes. This makes the area very all-round and friendly for experienced and less experienced winter sports enthusiasts.



You don't have to worry about the snow.
In addition to the many natural snow that
falls every year, 147 snow cannons
ensure snow well into the valley.







The ski area invests in continuing to meet the high standards of winter sports enthusiasts without affecting the authentic character. The new 10-person Kreischbergbahn I&II now take you to the centre of the ski area comfortably, quickly and without waiting times. Spread over the area, you will find many pleasant mountain huts where you can enjoy Austrian cuisine and of course pleasant après-ski.

In addition to the beautiful slopes, the area offers wonderful trails and winter hiking trails. There are even two hiking trails that leave from the mountain station and go right through the ski area. As a walker, you are always close to your friends or family on their skies. Cross-country skiers can also look higher up and try the high-altitude trails at 1800 metres that, like the hiking trails, start at the mountain station.

What makes the ski area so popular is its child-friendliness. In “Kinderland”, the little ones learn to ski in a playful way and once they get used to it, the experienced ski instructors from the ski school take them into the area. Dutch-speaking ski instructors also work in Kreischberg, so the language is not necessarily a barrier. For the more experienced youngsters, the snow park offers all kinds of obstacles to hone their freestyle skills.



SKIING AT THE NEIGHBOURS

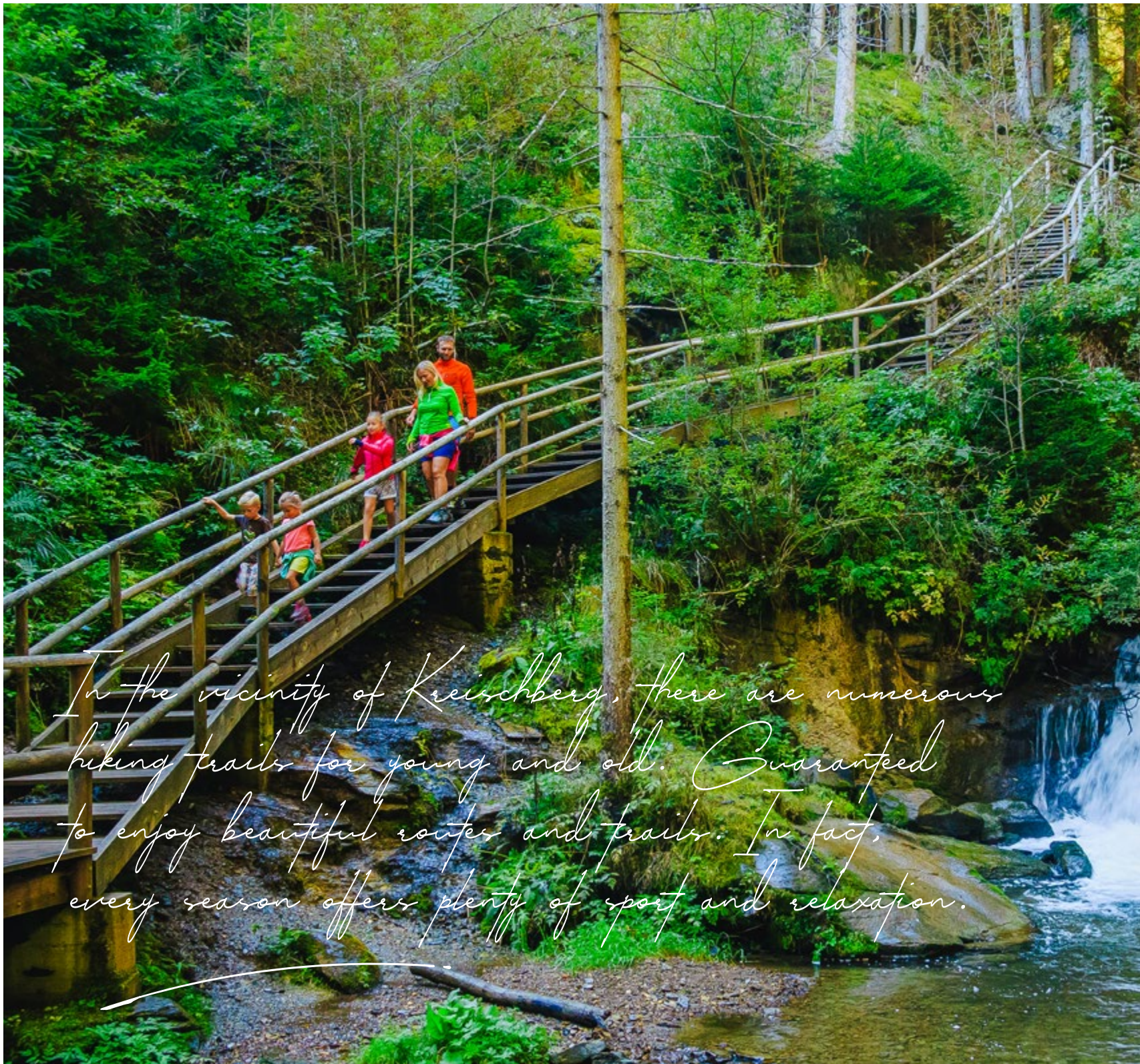
The ski area of Turracher H he is a real winter paradise for winter sports enthusiasts! The distance from Kreischberg to the Turracher H he ski area is 30 minutes by car.

In winter, the idyllic Turracher See turns into an enormous expanse of ice. A lap around this lake on perfectly groomed slopes is a special experience for skiers and snowboarders. The extensive Mur-M rz top ski pass gives access to the ski area K reischberg & Lachtal, maar ook die van Turracher H he, Grebenzen, Obdach, Salzstiegl, Pr bichl en Stuhleck. This entire area has 208 kilometres of slopes and 69 lifts.

There is also plenty to do for the real adventurers! For example, there is a Fun & Snow Park of 1.5 km. Both young and old can show their best moves here. Every Wednesday, you can go night skiing. In short, the spectacular elements make the heart of every winter sports adventurer beat faster!







In the vicinity of Kreischberg, there are numerous hiking trails for young and old. Guaranteed to enjoy beautiful routes and trails. In fact, every season offers plenty of sport and relaxation.



THE MOUNTAIN SUMMER IN KREISCHBERG

A summer holiday in the Austrian mountains is becoming increasingly popular. And with good reason, because you can enjoy hiking, enjoy beautiful views and the sun shines more often than you think, especially in Styria. With more than 200 days a year, Kreischberg even takes the cake. In the vicinity of Kreischberg, there are numerous hiking trails for young and old.

And whether you get on a racing bike, e-bike or mountain bike, you are guaranteed to enjoy beautiful routes and trails. In fact, every season offers plenty of sports and relaxation. The historic town of Murau is nearby and strolling through the old centre with medieval sights is a wonderful experience. It was founded in 1250 and because of its location on several trade routes, it developed rapidly. In Altstadt, you will always find a nice terrace for an Aperol spritz or beer from the local brewery in Murau, there are beautiful shops and, of course, good restaurants with local specialties.



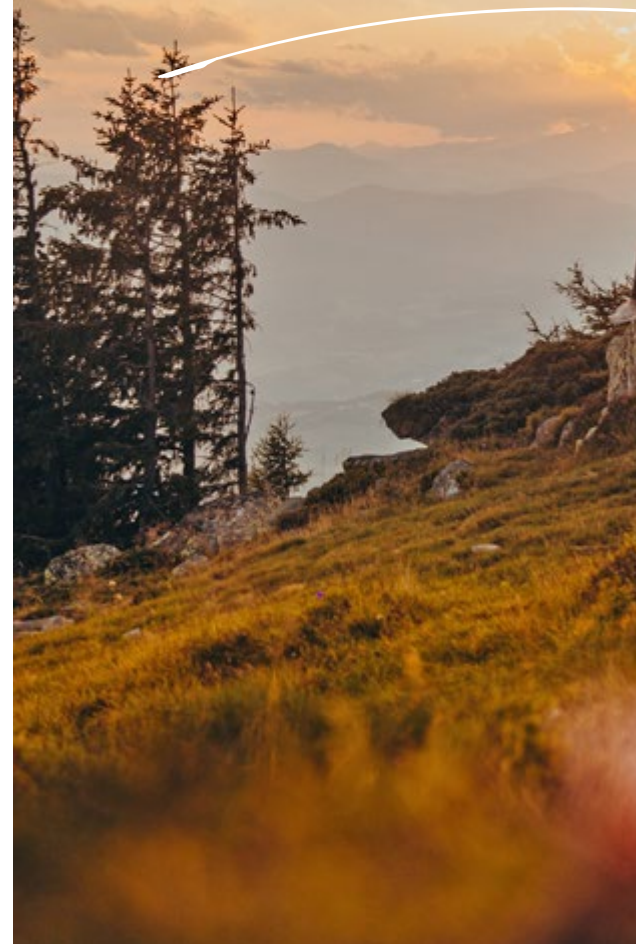


CULINARY ENJOYMENT

A stay in Austria is not without its traditions and conviviality. This is the land of the après-ski and hospitality and with good reason. This is no different in Kreischberg. The Schirmbars at the bottom of the slopes in the valley have a reputation to uphold! But you will also be spoiled on the mountain. During the construction of the new gondola lift, the new “Eagle” panorama restaurant and bar was realised at 2000 metres.

With an exciting architecture, a warm and pleasant interior and top service and quality, the “Eagle” is a real asset to Kreischberg’s gastronomic range. On the menu, you will find everything you need in the mountains, from Käsespätzle to beef fillet and from prosecco to champagne. And don’t forget the high-quality white and red wines from the region.

*Stay a little longer
after skiing in the
and cycling in the
can enjoy the sun
terraces a bit longer*





GOLF

Golf enthusiasts choose the Murau Kreischberg 18-hole/par 72 golf course. A beautiful golf course is located in the valley on the river Mur a short distance from the accommodations.

The view of the rolling hills and the surrounding mountain landscape is phenomenal. The courses run right through the forest, along the banks of the Mur and over green alpine meadows. From the clubhouse, you can walk two rounds of 9 holes and you can use a driving range, chipping area and putting green.



CYCLING IN KREISCHBERG ONE COL MORE OR LESS

The Murau-Kreischberg region is heaven for cyclists. There are numerous cycle routes and paths connected by a simple and well-signposted network. There are routes for families who want to cycle a safe and car-free part with children and there are challenging trails for mountain bikers. Racing bike enthusiasts can also indulge themselves and conquer one of the surrounding mountains.

The rise of the E-bike is unstoppable in Austria too. That's logical, because with a little pedal assistance, you can now enjoy a panoramic route through the mountains without being a top athlete. One of the most popular cycling routes is the Murradweg along the river. A simple family route without too many climbs.



Thanks to the Murtalbahn, you can easily transport
your bicycle by train between Unzmarkt and
Tamsweg. This way, you can make your cycling day
even more attractive.







MURAU, THE HIDDEN GEM IN STYRIA

Hidden between dense pine forests, gentle hills and at the foot of white mountain peaks, intersected by the river Mur and around the thirteenth-century castle Murowe, lies the small and authentic town of Murau. Founded by a number of noble families around 1250, it was a crossroads of trade routes and developed into a local centre for trade and industry.

Altstadt is a pleasant centre with various shops, supermarkets, terraces, restaurants and many medieval sights. Murau is also a city of beer. It is traditionally brewed here as it was in 1495. In the Brauerei der Sinne, you get to see exactly how it is brewed in two hours. And that includes tasting a local Murauer beer, of course.

The Murtalbahn from the centre runs through an impressive landscape of forests and mountains and the golf course, the Kreischberg ski area can be easily reached by train. In the summer months, you can even take a ride on a nostalgic steam train.

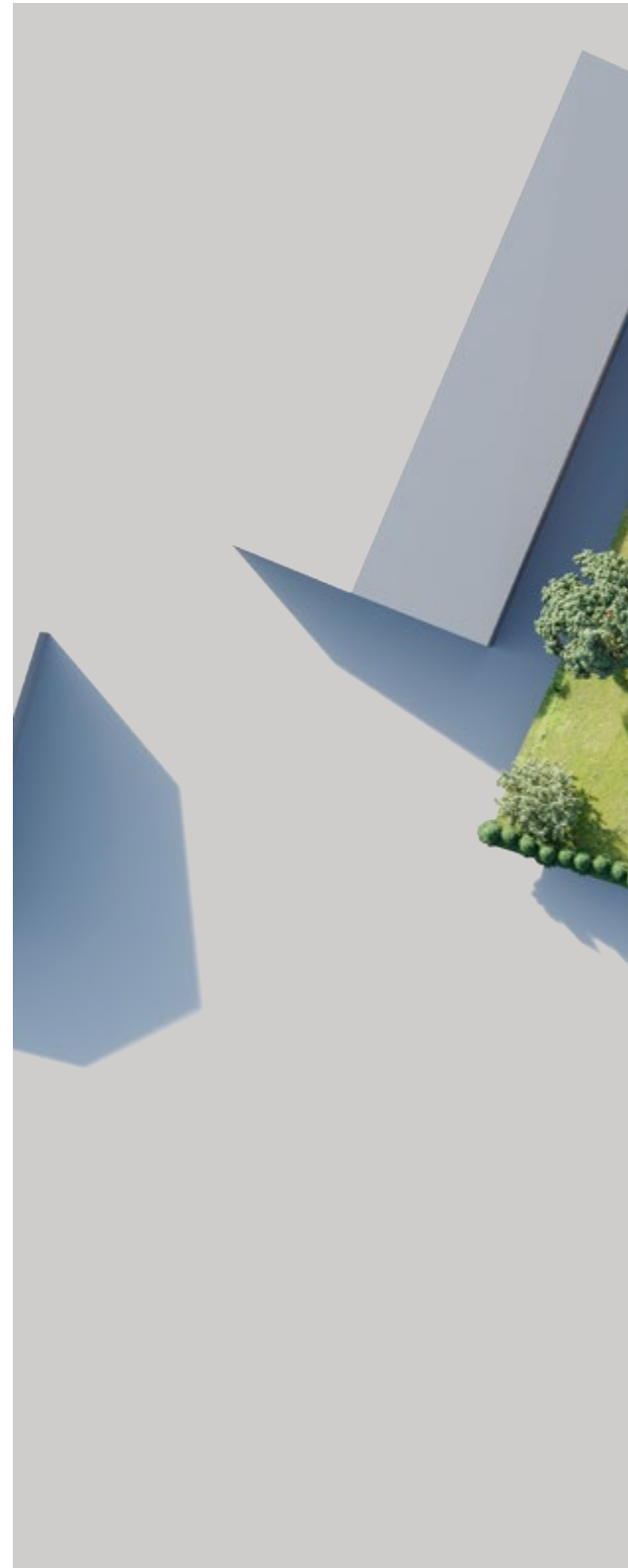


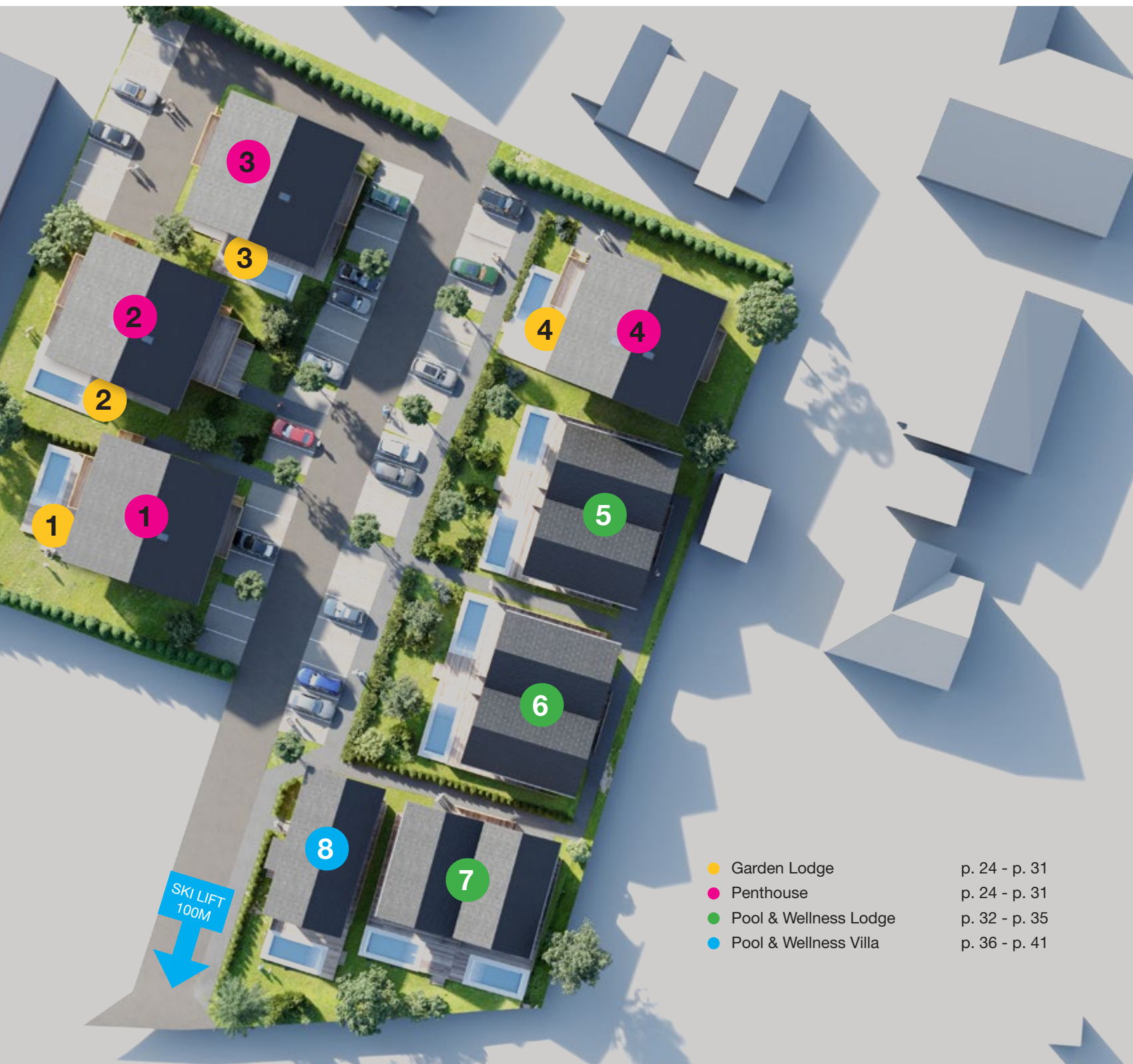
KREISCHBERG LODGES

Naturally, Kreischberg Lodges are built entirely according to Austrian tradition with high-quality materials in a modern Alpine style. By using a lot of glass and wood, the chalets have a prestigious appearance.

Perfect luxury is combined with cosiness and maximum living comfort. Located in a prime location directly on the ski slope and with a magnificent panoramic view of the surrounding mountains of Styria.

Central facilities include a reception area. Each house has two private parking spaces. The chalets and apartments amply meet the needs of today's holidaymakers and appeal to a large target group thanks to the luxurious furnishings and excellent location.





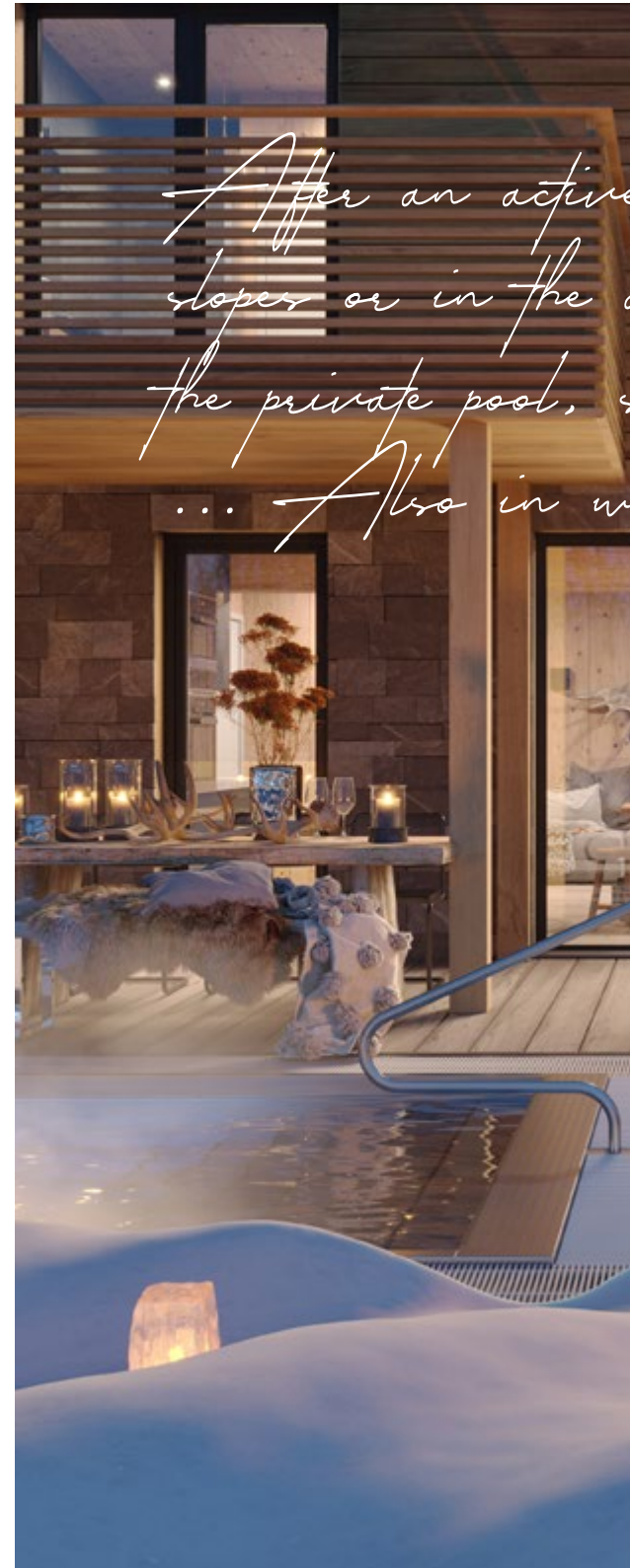


IN HOUSE WELLNESS

Everyday life is always under pressure. There is often no time to truly relax. A stay in the Bergen is a perfect location for that.

The healthy mountain air has a purifying effect on your body and mind. You can recharge your battery and after a mountain holiday, you are ready to take on the world again. It is wonderful to relax in your own wellness environment, especially after an active day.

Wash off all your stress, enjoy the warmth in the Finnish sauna and get rid of all your daily worries. And all this with a view of a wonderfully breath-taking mountain panorama. Maximum relaxation is guaranteed.



*e day on the
area, relax in
sauna or jacuzzi
inter.*

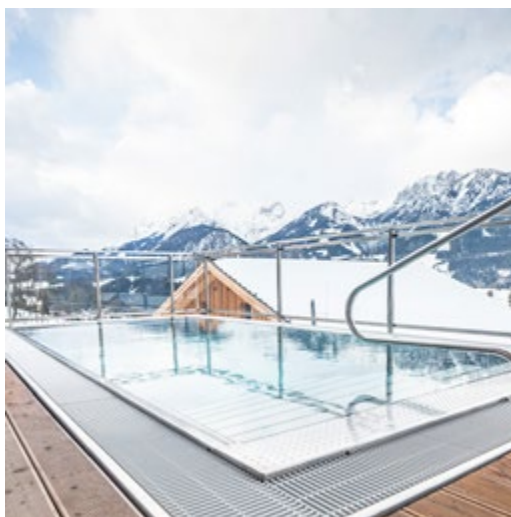


SUBMERGED... LOOK IN DE WINTER

Wash off all your worries and stress with a dip in your own swimming pool. The warm water does you good and your muscles relax immediately after an active day on the mountain.

And whether you have skied, taken a walk or a bike ride, the water and the healthy mountain air ensure you are quickly recovered. Float on your back, relaxed, and let the day pass by. Don't think about tomorrow but enjoy the mountains around you.

The steam rises from the pool and mixes with the freezing cold. The snow on the mountains, the clear blue sky. How beautiful and relaxing can a mountain holiday be!



GARDEN LODGE

1 + 2 + 3 + 4

- Equipped with a spacious sun terrace with a heated pool of 22 m² for swimming in summer and winter.
- 4 spacious bedrooms (with en-suite bathrooms at extra cost).
- Standard 2 bathrooms, including a wellness bathroom with Finnish sauna.

The luxurious apartment on the ground floor is fully equipped. The entrance offers direct access to the luxurious wellness bathroom equipped with a rain shower and Finnish Premium Sauna from the Jacuzzi® brand. This luxurious wellness bathroom lies directly adjacent to the sunny terrace. The stainless steel pool of no less than 22 m² is recessed into the terrace, offering truly breath-taking panoramic views of the Kreischberg.

The terrace is ideally oriented on the sun and the large plot complements this with a spacious garden. Adjacent to the terrace, you will find the pleasant and spacious living room with a large kitchen which is equipped with everything you need. The four spacious bedrooms leave nothing to be desired. Between the two rear bedrooms, you find a luxurious bathroom with toilet and rain shower.





GARDEN LODGE & PENTHOUSE | VIEWS



SCAN DE QR
DOWNLOAD
THE DRAWINGS
WITH DIMENSIONS

LAYOUT | GARDEN LODGE



The construction drawings with exact dimensions are available on request, please contact us.

* Various additional work options have been included in the floor plans shown, which can be included in the construction at extra cost.

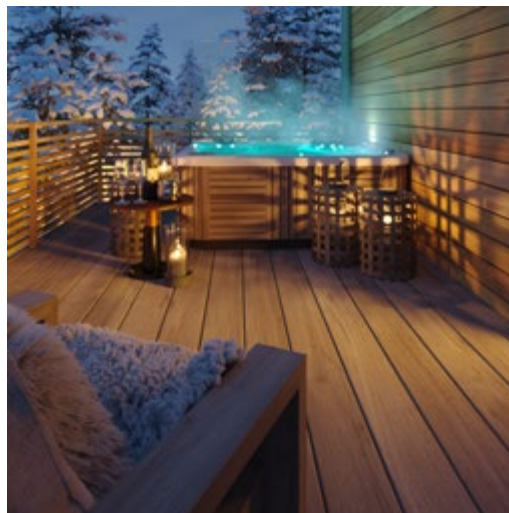
PENTHOUSE 1 + 2 + 3 + 4

- 10 to 12-person penthouse with panoramic view
- 4 spacious bedrooms (with en-suite bathrooms at extra cost)
- Standard 2 bathrooms, including a wellness bathroom with Finnish sauna and a Sky-lounge spa.

The beautifully decorated penthouse is spread over two floors. On the first floor is the entrance, three spacious bedrooms and the luxurious wellness bathroom equipped with a rain shower and Finnish Premium Sauna from the Jacuzzi® brand. This luxurious wellness bathroom lies directly adjacent to the sunny terrace. The Sky-lounge spa is recessed into the terrace, offering truly breath-taking panoramic views of the Kreischberg.

On the second floor lies the fourth bedroom, which comes with a luxurious en-suite bathroom. Here you will find the pleasant and spacious living room with a large kitchen which is equipped with everything you need. Life under the sloping roof in combination with the large glass façade, gives a very spatial effect and proves you are in the middle of the mountains.

There is also an option to add an atrium under the sloping roof. It is possible to create a sitting area, play corner for the children or a cocktail bar.





PENTHOUSE | LAYOUT



658 cm

1,021 cm

↑ 1ST FLOOR



SCAN DE QR
DOWNLOAD
THE DRAWINGS
WITH DIMENSIONS



↑ 2ND FLOOR



↑ ATRIUM (OPTIONAL)

The construction drawings with exact dimensions are available on request, please contact us.

* Various additional work options have been included in the floor plans shown, which can be included in the construction at extra cost.

POOL & WELLNESS LODGE 5 +

6 + 7

- 10-person chalet with panoramic view
- Equipped with a spacious sun terrace with a heated pool of 22 m² for swimming in summer and winter
- 4 spacious bedrooms (with en-suite bathrooms at extra cost)
- Standard 2 bathrooms, one of which is a wellness bathroom with Finnish sauna

The spacious semi-detached chalet can accommodate ten people and is spread over two floors. The entrance offers direct access to the luxurious bathroom with in-house wellness bathroom equipped with a rain shower and Finnish Premium Sauna from the Jacuzzi® brand. This luxurious wellness bathroom lies directly adjacent to the sunny terrace. The stainless steel pool of no less than 22 m² is recessed into the terrace, offering truly breath-taking panoramic views of the Kreischberg.

Adjacent to the terrace, you will find the pleasant and spacious living room with a large kitchen which is equipped with everything you need. The large glass façades give a very luxurious and spatial effect. The four spacious bedrooms on the first floor leave nothing to be desired. There is also a luxurious bathroom with toilet and rain shower on the first floor.





POOL & WELLNESS LODGE | VIEWS



SCAN DE QR
DOWNLOAD
THE DRAWINGS
WITH DIMENSIONS

LAYOUT | POOL & WELLNESS LODGE



↑ GROUND FLOOR



↑ 1ST FLOOR

The construction drawings with exact dimensions are available on request, please contact us.
c* Various additional work options have been included in the floor plans shown, which can be included in the construction at extra cost.

POOL & WELLNESS VILLA 8

- 10-person wellness villa with panoramic view
- Equipped with a spacious sun terrace with a heated pool of 22 m²
- 5 spacious bedrooms (with en-suite bathrooms at extra cost)
- Standard 2 bathrooms, one of which is a wellness bathroom with Finnish sauna

The spacious detached villa can accommodate ten people and is spread over two floors. The entrance gives direct access to the pleasant and spacious living room with a large kitchen which is equipped with everything you need. The large glass façades give a very luxurious and spatial effect.

The spacious living room is directly adjacent to the large and sunny surrounding terrace. The stainless steel pool of no less than 22 m² is recessed into the terrace, offering truly breath-taking panoramic views of the Kreischberg.







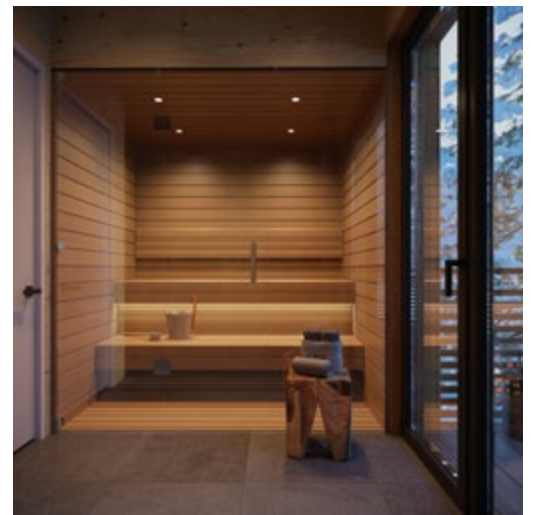
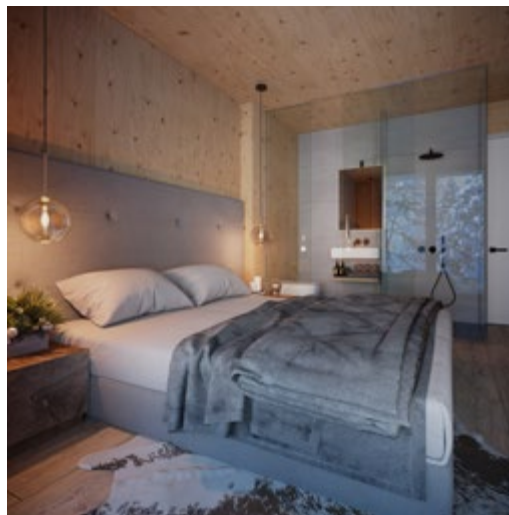


POOL & WELLNESS VILLA 8

On the ground floor, there are two spacious bedrooms and a luxurious bathroom with toilet and rain shower.

On the first floor, there are 3 more spacious bedrooms and the luxurious bathroom with in-house wellness equipped with a rain shower and Finnish Premium Sauna from the Jacuzzi® brand.

Under the sloping roof, you will find a spacious seating area where you can relax after an active day and enjoy a panoramic view of the Kreischberg. An additional en-suite bathroom is available at extra cost.



POOL & WELLNESS VILLA | VIEWS



SCAN DE QR
DOWNLOAD
THE DRAWINGS
WITH DIMENSIONS

LAYOUT | POOL & WELLNESS VILLA



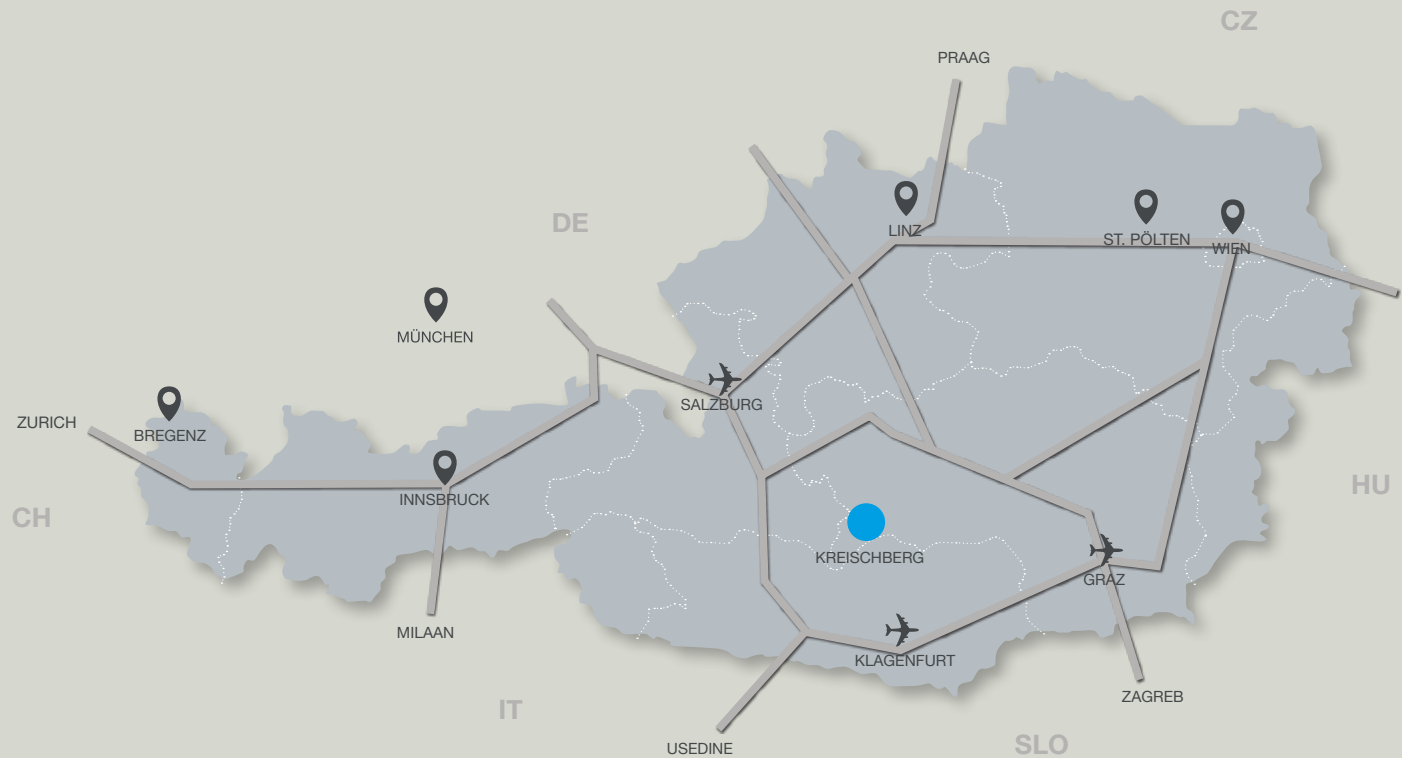
↑ GROUND FLOOR



↑ 1ST FLOOR

*The combination of a modern built and
luxurious chalet in a prime location and
excellent returns makes the investment very
interesting for private investors*





ACCESSIBILITY

St. Lorenzen ob Murau is located about 1,070 km from Utrecht and is almost completely accessible by the motorway. Via the A3 Frankfurt - Nürnberg to Munich and the A10 in Austria via the Tauerntunnel to the St. Michael exit. From here, you drive in the direction of Murau. Approximately 5 kilometres before Murau, you arrive in St. Lorenzen ob Murau.

Several airlines fly to Salzburg, Graz and Klagenfurt, all within 1 - 1.5 hours drive.

PRICES

- Prijsrange: € 547.000 - € 1.129.500
- Prices vary, depending on the chalet type and location.

ADDITIONAL COSTS

- The prices of the various accommodation types include the plot.
- Prices do not include furnishings, VAT and purchasing costs payable by the purchaser.
- The costs of the civil-law notary and transfer tax are payable by the buyer and are calculated on the sales value (including turnover tax).
- The transfer tax is 3.5%, the costs for registration in the Grundbuch (land registry) 1.1% and the costs for the civil-law notary are 1.5%.
- The sanitary facilities are included in the purchase price. The guide price for complete furnishing of kitchen (including appliances), living room, bedrooms is approx. € 49,000 excluding VAT (depending on the accommodation type).

TURNOVER TAX

- Because the house will be rented out professionally, you have the option to settle the VAT on the purchase price.
- A VAT reverse charge arrangement has been agreed with the tax authorities; so most of the turnover tax on the purchase of the chalet does not need to be pre-financed.

FINANCING

- You can choose to finance part of the house. Even if you have sufficient resources to purchase without financing, a mortgage in Austria can be interesting.
- If the return on the investment is higher than the mortgage interest to be paid, the return on your contribution can be increased through the financing.
- Raiffeisenbank offers very good mortgages. Current, interest rates vary
- from 1.75 to 2.25% and depend on your personal financial situation and the mortgage / personal assets ratio.
- The Austrian bank finances 60 - 70% of the purchase price.
- The term is usually 20 years (maximum age 75) and is based on annuities.

LETTING AND MANAGEMENT

For letting and management, each buyer concludes an individual agreement with the Alps Residence management organisation of the chalet park. Alps Residence has a lot of experience in managing Austrian chalet parks and ensures the chalets are let and the park, reception and general facilities are managed.

Kreischberg Lodges has a recreational destination with letting obligation. A recreational destination means that the zoning plan prescribes tourist use (short stays) by varying holidaymakers. Naturally, the chalets can also be used for your own holiday.

You are also allowed to mediate in the letting of your chalet through the management organisation itself. The rent settlement is always per chalet and does not take place via a pool. With this management, you are therefore assured of excellent care and maintenance of your property, combined with an excellent rental income. You can read more information in the explanation of letting, management and return.



VIEWS

- We have various projects in Austria in various stages of realisation.
- Viewings take place by personal appointment.
- To get a good impression of our chalets, you can rent a chalet for a few days at a special rate or stay in a hotel in the area.
- On site, we personally provide all information about the construction, the possible additional work, the available plots, the surrounding area and the other characteristics of our projects. After the visit, you will have an excellent impression of the possibilities.

For a viewing, please contact:

Mandy Knijn | Tel: +31 (0)6 - 11 457 747 | mandy@mynexthome.nl

Ernst Greweldinger | Tel: +31 (0)6 - 25 045 633 | ernst@mynexthome.nl





INFORMATION

The entire process, from orientation to completion of the house is supervised by us. We are happy to provide extensive information about the civil-law notary, the buying process, the mortgage, letting options and the Austrian laws and regulations regarding construction and taxation.

During the purchase process, we provide clear drawings and quotations, an overview of all costs associated with the purchase, mortgage calculations, etc. Naturally, we take care of the mortgage application, ensure that the civil-law notary receives the necessary documents and we register the letting with the Austrian tax authorities.

Detailed sales information can be requested from:

Mandy Knijn | Tel: +31 (0)6 - 11 457 747 | mandy@mynexthome.nl

Sophie van der Werff | Tel: +31 (0)6- 31 926 339 | sophie@mynexthome.nl

A video of the project can be viewed at: kreischberglodges.com

DISCLAIMER

All floor plans, artist impressions and images in this brochure provide an impression and atmosphere and serve as illustration only. Despite all the care we have taken, no rights can be derived from these drawings and images. The floor plans in this brochure may contain options that are not standard equipment. This is, therefore, not subject to any obligation to deliver. This brochure does not form part of the contract documents. No rights or claims can therefore be derived from this brochure. Subject to manifest errors and/or mistakes or price changes. Binding conditions will be arranged in the purchase contracts.

Beeldmateriaal: ©Region Murau

