



KELCHSAU
A P A R T

KITZBÜHEL ALPS





KELCHSAU

A P A R T



Kelchsau - Kurzer Grund



It's the reason we do what we do... *...it's unique!*

Sometimes certain things in life just find each other. It's as if they had always been waiting for the right moment. As if they had always belonged together... It's these special occasions, these empathetic moments that only certain people can perceive.

AN IDYLLIC



Appealing ...
the *idyllic scene*;
country & people;
valley & *nature*.
*A recreational
paradise* in the
heart of the
holiday region.



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WELCOME

Understanding *means to consciously perceive*

people with exceptionally fine, sensitive talents. Those with internalized values that could still be described as unimposing, quiet, secluded, ... even romantic.

People who can still breathe the nature around them and hear fauna & flora - those who can listen. People who non-verbally understand this forgotten land and the people rooted there.





Am Kurzen Grund: Upper Wildalmasse, 2,333 m. In the background: Hohe Tauern and Großvenediger 3,657 m



View from Tristkopf to the Zillertal Alps. Wildkarspitze, 3076 m, Gable 3,263 m, and Reichenspitze, 3303 m



Kitzbühel Alps



Kelchau: the entrance to the cross-country ski trail (left); Kreuzjoch 2096 m (background), Hofstatt lift (right)



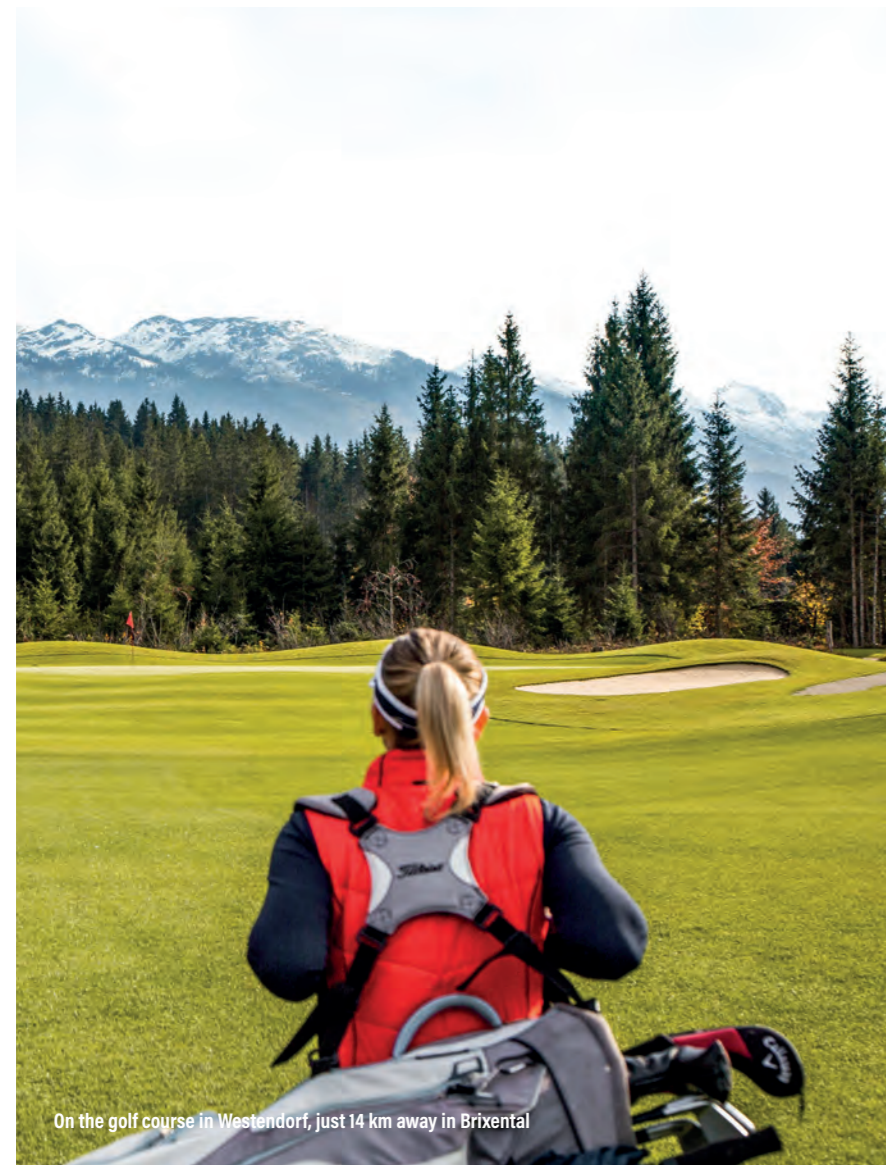
KELCHSAU
A P A R T

SURROUNDINGS

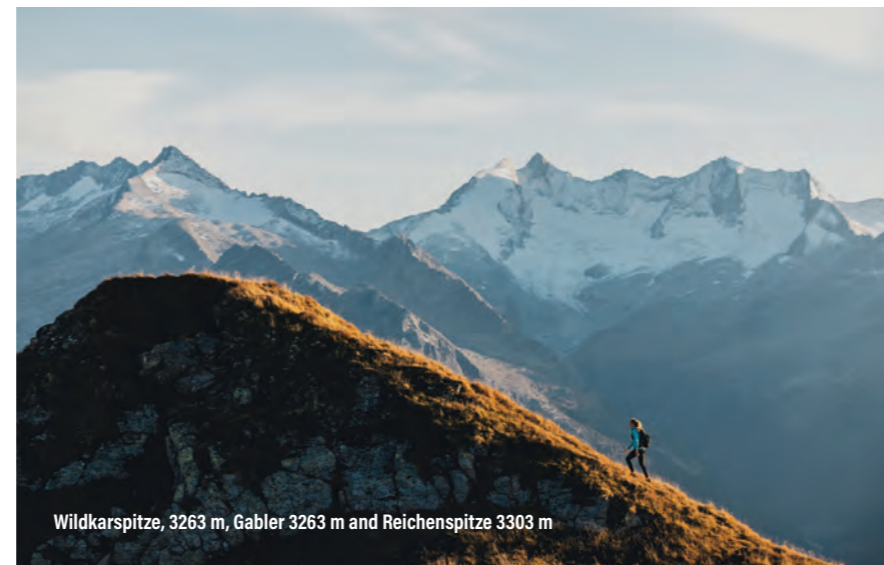
Exhale

*so that you
may inhale the power.*

This unspoken agreement; this pleasant feeling; this is my home; this is my place of strength; we are doing well here... these are the things you should feel here. A distinctive tranquillity. That is when we will find ourselves. That is when we will find each other. In Kelchsau.



On the golf course in Westendorf, just 14 km away in Brixental



Wildkarspitze, 3263 m, Gabler 3263 m and Reichenspitze 3303 m



Blühende Alpenblumen in den Kitzbüheler Alpen



Fleckalm Trail in Kirchberg at sunset on Gaisberg 1170 m



SURROUNDINGS

Kelchsau

*Untouched nature
that moves both heart
and soul*

As if it was predetermined, this village and natural jewel was voted the most beautiful place in Tyrol (ORF 9 Places, 9 Treasures).

Kelchsau is a hiking and recreational paradise in the heart of the Hohe Salve holiday region and represents pure nature for its residents and holidaymakers.



RIGHT SNOWSHOE HIKE TO THE BRIKENBACH ALM



NATURE

View

Local colour, rustic farms, lovingly tended pastures, meadows and forests, lonely mountain peaks and a real Tyrolean mentality all await you!

QUIET

Tranquillity

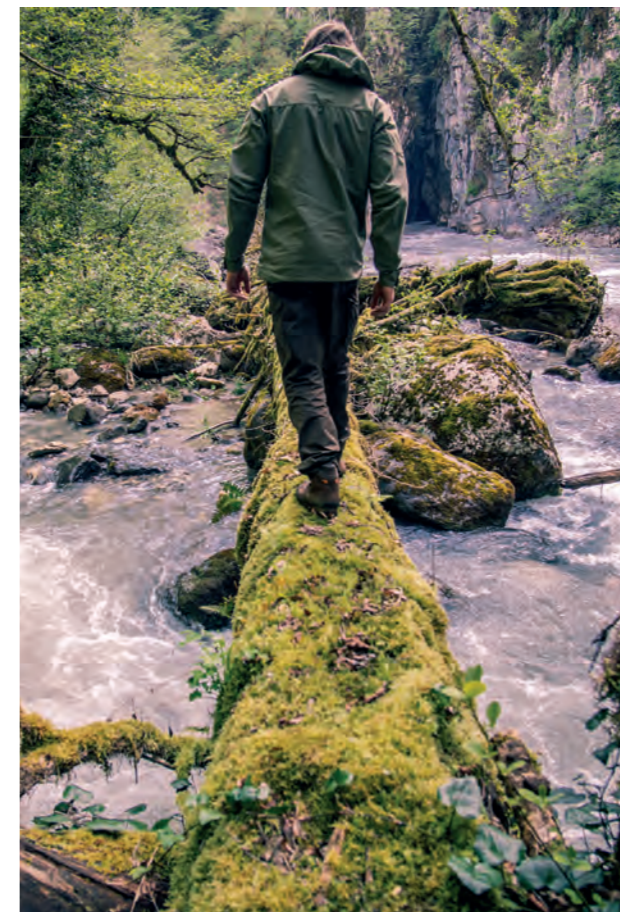
Those who are looking for a break from the stress of everyday life will find peace and remoteness in the mountains of Kelchsau.



TRADITION



WILDNIS



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Home

Anyone who understands this *idyll* also understands the inhabitants of this quiet, picturesque valley... and hence makes *friends*.



View of the Kelschau village church



Cross-country skiing in Kurzer Grund



House 12 + 11 + 10

Symbolic image - subject to change

THE PROJECT

Your guest residence is waiting for you

From ca. 49 m² to 191 m²



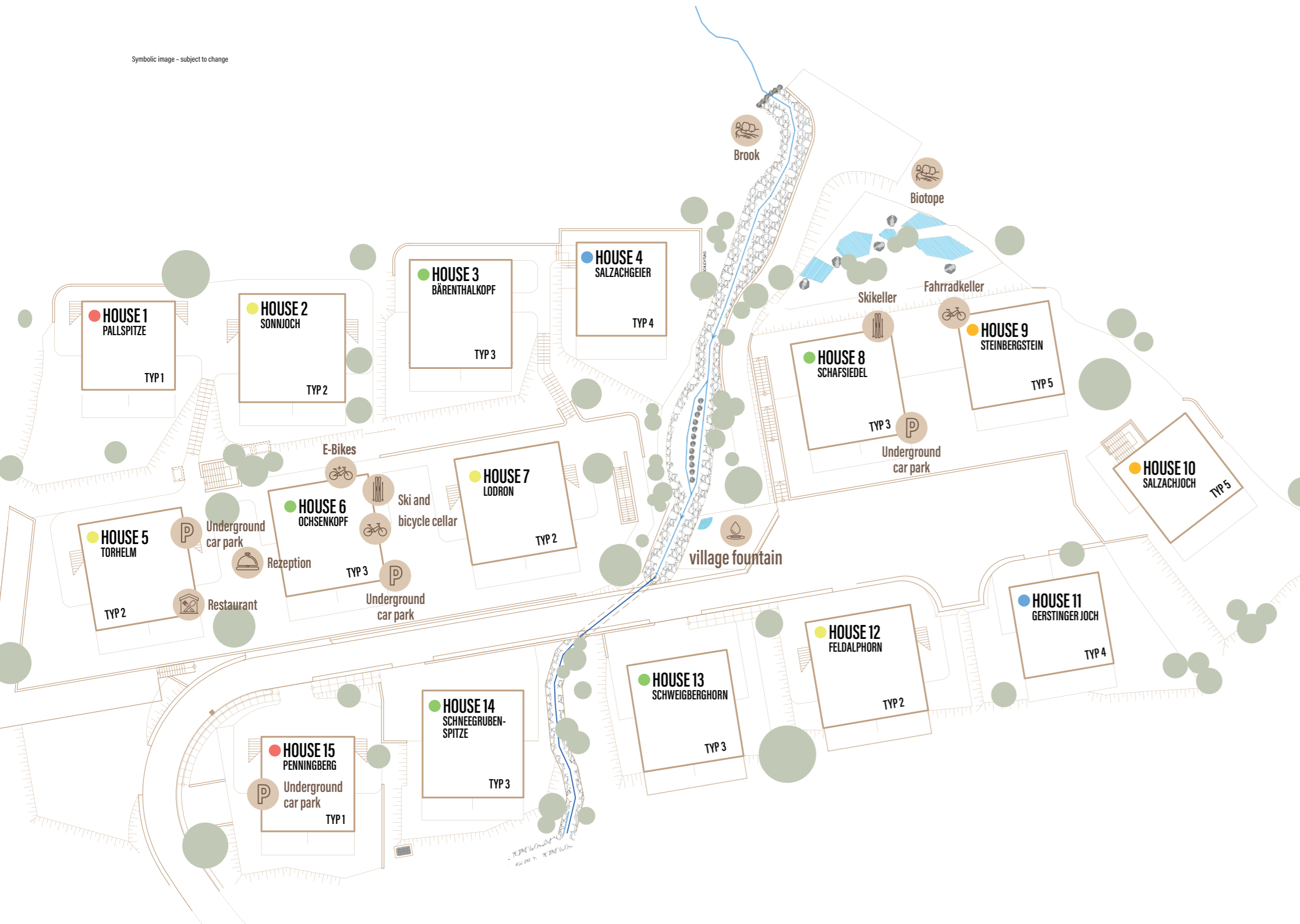
Apart Type 4

Symbolic image - subject to change



House 9 + 10

Symbolic image - subject to change



FACTS

General

A question of style

The houses have a traditional but upscale Alpine style. This authentic cosiness also runs through every apartment. Wood in dialogue with stone, selected oak parquet floors, warm tones, the finest fabrics with a very pleasant feel. Tyrolean cosiness in a regional country house style; comfort and snugness in a high-quality design.

CENTER

Situated around a beautiful, small "village square" with a fountain, herb garden and wetland as a natural relaxation area, sovereignly located above the valley with a view of Kelchsau and the surrounding mountains, that is where you will find your investment in the Kitzbühel Alps!

HOLIDAY PROPERTY IN THE BUY-TO-LET MODEL

The hotel village is dedicated to tourist rentals. An operator runs the hotel village and rents the apartments to guests. You can also book apartments yourself as a guest through the operator.

GASTRONOMY

The central area is the reception and a small village shop with traditional goods and regional products, as well as the restaurant with kitchen and buffet area, bar and terrace, run by the operator. The guest area can also be separated into different rooms for closed events and celebrations.

PARKING/APARTMENT

The private access road (no through traffic) leads you directly to the arrival parking spaces in the underground car park, near the reception, as well as to the parking spaces in the garages and the covered outdoor parking spaces. There are e-charging stations (for night

charging) in all garages; while garages 1 and 2 also have bicycle and ski storage rooms with electric shoe dryers.

INTERIOR

Your guest apartment is fully equipped, furnished to a high standard and can be rented out from day one! The entire ambience is lovingly designed in an alpine style with warm materials: oak parquet floors with underfloor heating in the living room and bedroom; wonderful effect fire behind glass (electrically controlled) in the living area; Smart TV in the living room and bedroom; and your very own infrared cabin, accessible from the bedroom. You will find loungers, a parasol, a table and chairs or benches on the terrace, and of course a table and chairs on the balconies.

Fine contemporary stoneware decorates the showers and bathrooms, which are equipped with electric towel heaters and glass splash guards (each room has its own wet room with shower and washbasin).

START AND FINISH

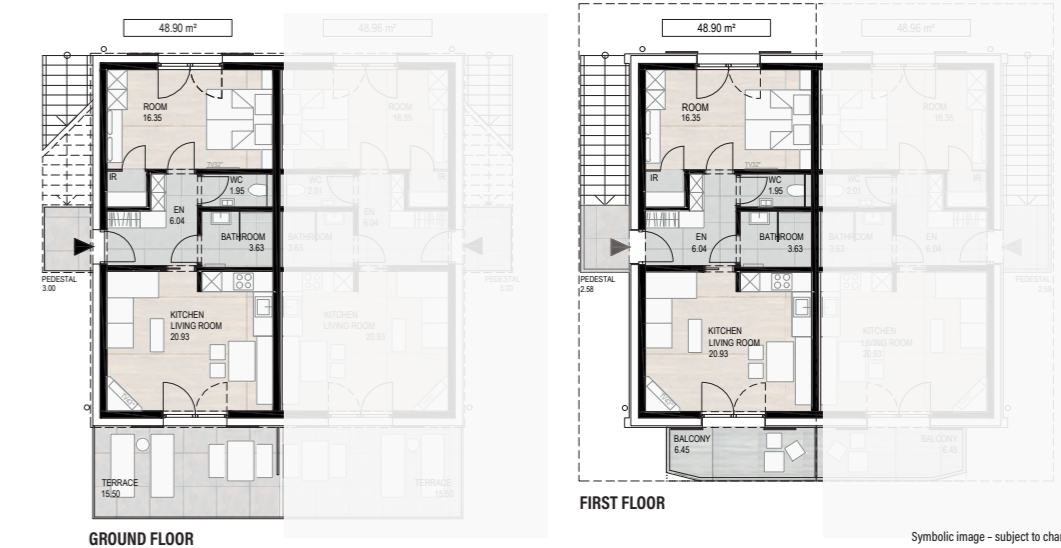
Go directly from your apartment into nature on foot, by bike or bus - in summer and in winter! For example, via Kälberalm to Glanterer Kogel (1,473m), or via Vordere Ölbankalm to Hartkaserjoch (1,639m) or even further, from there via Lodronalm to Steinberg (1,887m).

In winter, the ski bus (bus stop opposite "Waldschenke" is just a 5-minute walk) connects you to SkiWelt Hopfgarten-Kelchsau and enables access to SkiWelt Wilder Kaiser Brixental and the Kitzbühel Alps via Hohe Salve. In the other direction, the bus will take you to the entrance of the "Langer Grund" and "Kurzer Grund" valley walls. That's where the amazement begins...

APART TYPE 1

PALLSPITZE, PENNINGBERG

approx. 49 m²

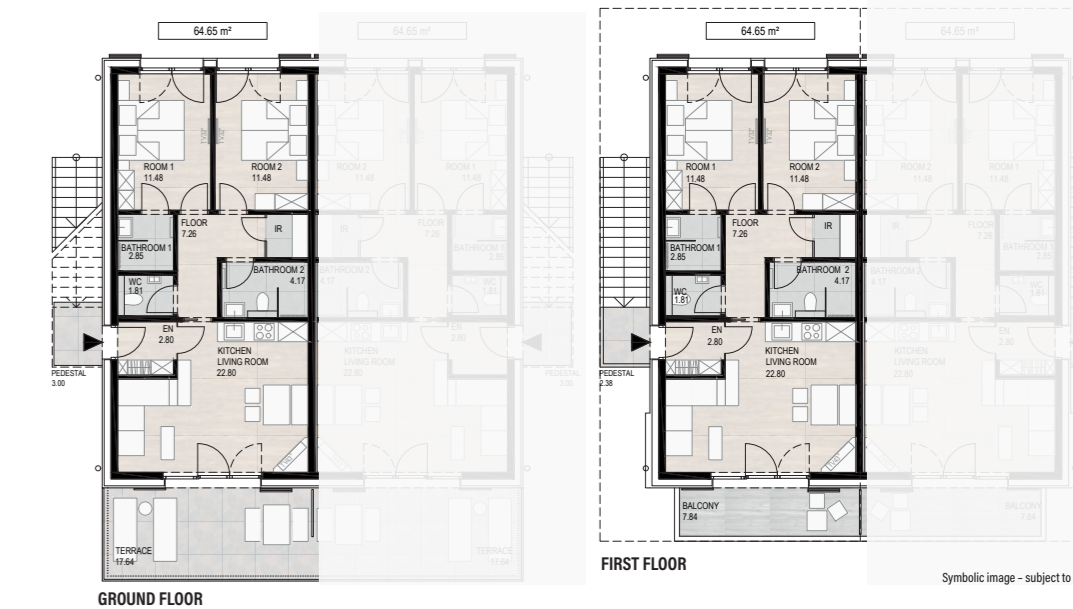


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APART TYPE 2

SONNJOCH, TORHELM, LODRON, FELDAPHORN

approx. 65 m²



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Apartment types

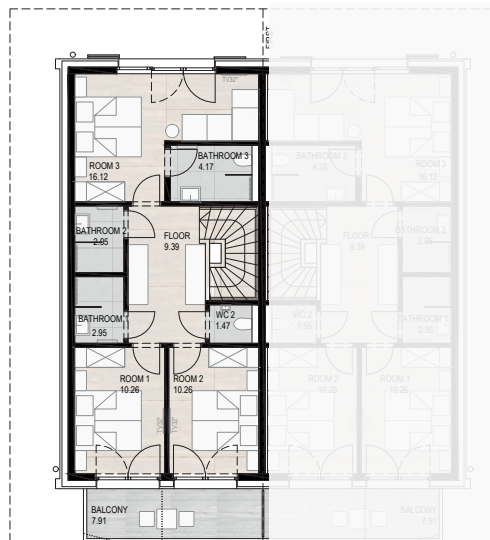
APART TYPE 3

approx. 118 m²

BÄRENTHALKOPF, OCHSENKOPF,
SCHNEEGRUBENSPIITZE, SCHAFFSIEDEL,
SCHWAIGBERGHORN



GROUND FLOOR



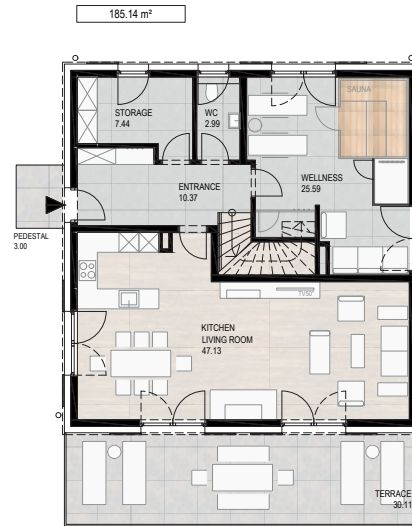
FIRST FLOOR

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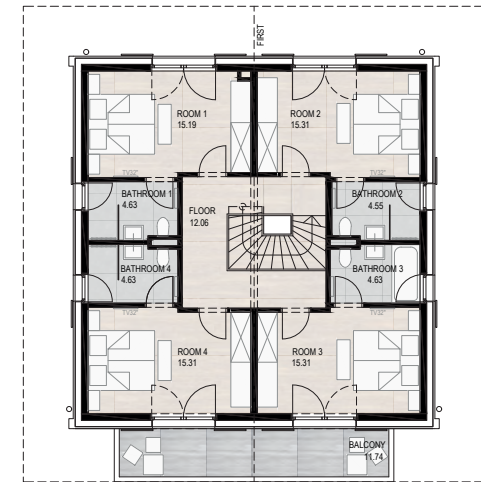
APART TYPE 4

SALZACHGEIER, GERSTINGER JOCH

approx. 185 m²



GROUND FLOOR



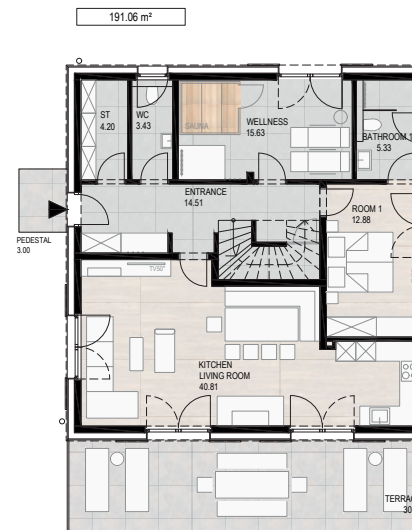
FIRST FLOOR

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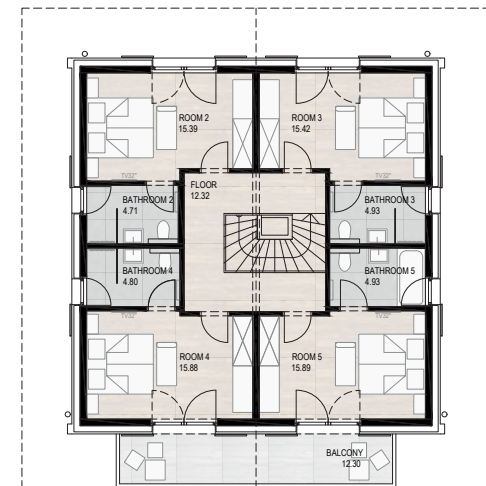
APART TYPE 5

STEINBERGSTEIN, SALZACHJOCH

approx. 191 m²



GROUND FLOOR



FIRST FLOOR

Symbolic image - subject to change

AT HOME

Darling, *I'm home*



Home at last
... right in the heart of the Alps



Symbolic image - subject to change



Symbolic image - subject to change



House 13 Apart Type 3

Symbolic image - subject to change



Symbolic image - subject to change

A question of style

The finest wood in expressive dialogue with stone and warm fabrics, selected oak parquet floors and emphatic fabrics all inspire well-being.



Symbolic image - subject to change

INTERIOR

Symbolic image - subject to change



Symbolic image - subject to change



Culinary

Cheers, and enjoy the meal



Any immediate hunger or thirst can be satisfied by our small, fine restaurant in the middle of our Kelchsau project. Additionally, you will find an array of rustic huts, traditional inns and great restaurants in the village, in the valley and in the wider area that are all ready to welcome you. For epicurean enjoyment at home, all Apart residences have a well-stocked and fully equipped, ready-to-use kitchen.

Enjoy your meal ... Bon Appetit!



Bedroom Typ 4 - 5

Symbolic image - subject to change



Symbolic image - subject to change

Your house, your apartment,
is fully equipped, furnished to a high standard and can be rented from day one!



Symbolic image - subject to change



Symbolic image - subject to change

Kelchsau-Apart-Village | House 4



Symbolic image - subject to change



Symbolic image - subject to change

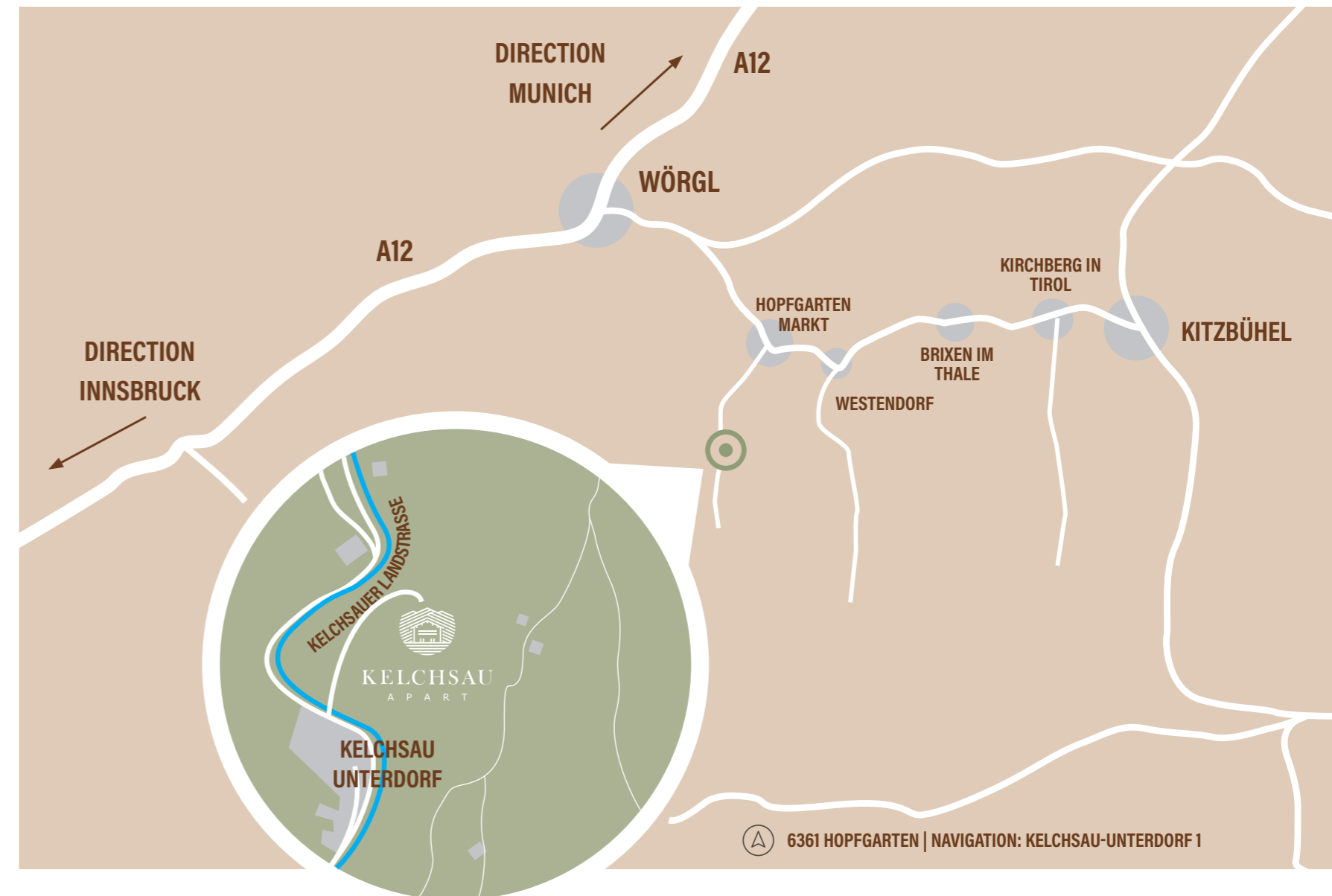
Apart

In the Kitzbühel Alps!



Arrive and relax!

In Kelchsau. Winner of the ORF-TV voting 9 places, 9 treasures! Summer and winter, between rural idyll and natural impressions. Discover the true meaning of tranquillity...





KELCHSAU

Kitzbüheler Alps

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Mit dem Auto

To Salzburg
approx. 1:40 hours

To Munich
approx. 1:30 hours

To Innsbruck
approx. 1:00 hours

To Vienna
approx. 4:30 hours



Plane

Salzburg Airport
approx. 1:30 hours (136 km)

Munich Airport
approx. 1 hour 50 minutes (155 km)

Innsbruck Airport
approx. 1 hour 10 minutes (85 km)



Train

HBF Salzburg
approx. 1:40 hours

HBF Munich
approx. 1:30 hours

HBF Innsbruck
approx. 1:00 hours

Hopfgarten station
approx. 0:06 min.

Kitzbühel train station
approx. 0:30 min

PROJECT DEVELOPER



RAIFFEISEN APART GMBH

Südtirolerplatz 8 | 6020 Innsbruck

www.kelchsau-apart.at

CONTRACT CREATION AND TRUSTEESHIP



DR. HARALD VILL - MAG. ASTRID PURNER

Schmerlingstraße 6 | 6020 Innsbruck

www.villpartner.com

TAX CONSULTING



TU PIRCHER & PARTNER STEUERBERATUNGS GMBH

Anton-Melzer-Straße 7/1 | 6020 Innsbruck

www.treuhand-union.com

OPERATING COMPANY



ALPS RESORTS

Bahnhofstraße 53 | 6300 Wörgl

alps-resorts.com

HWB: 42 - 52 kWh/m²a **FGEE: 0,57 - 0,68**

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