

GASTHOF
ZWIESELSTEIN
RESIDENZEN
SÖLDEN

KRISTALL **SPACES**







GASTHOF ZWIESELSTEIN RESIDENZEN SÖLDEN

An exclusive development of 8 luxury apartments by award-winning developer, Kristall Group.

These brand-new apartments will be built in the charming village of Zwieselstein situated between Sölden and family-friendly Obergurgl.

- Interiors by Köck & Bachler
- 150m from ski bus stop
- 5 minutes from Sölden (146km skiing) with its 2 glaciers
- 10 minutes to Obergurgl (110km skiing)
- NEW: Sölden and Obergurgl-Hochgurgl joint lift ticket for 3+ days
- Onsite spa, bar and à la carte restaurant
- Fully managed rental programme
- Prices from 377.465,00€ for a fully furnished 2 double bedroom apartment with 2 bathrooms and a large balcony
- Construction 2018
- Guaranteed 4% return for first 5 years

LOCATION

Zwieselstein (1,470m) is a picturesque hamlet based at the foot of the Gurgl and Vent valleys and beneath the breath-taking 3,163m Nederkogl.

Here you still find old wooden houses deeply rooted in the valley's history and a chapel with its precious altar of the Virgin Mary originating from 1747. It is ideal for more discerning skiers who prefer to escape the hustle and bustle of Sölden (5 minutes) after a day's skiing or evening's après to awake in more peaceful surroundings and stunning views. It is also a short (10 minutes) drive to Obergurgl – a soothing respite from the faster paced Sölden.

Owners and the rental guests of the new apartments will have full use of the adjoining Gasthof Zwieselstein's onsite spa facilities as well as the excellent à la carte restaurant and charming bar with its typical Tyrolean atmosphere. Within walking distance is the Neue Post, perfect for a drink or dinner and the Brückenwirt with its wood fired pizza oven. The US Ski Team has its European HQ in Zwieselstein for the simple reason its snow record is unsurpassed and they can find relaxation in the excellent freeskiing the valley offers.









HIGH ALTITUDE LUXURY

There are 8 South-facing elegant apartments all with private balconies and views of the magnificent 3,163m Niedereckl (if you gaze at it long enough, you will want to climb it in the summertime).

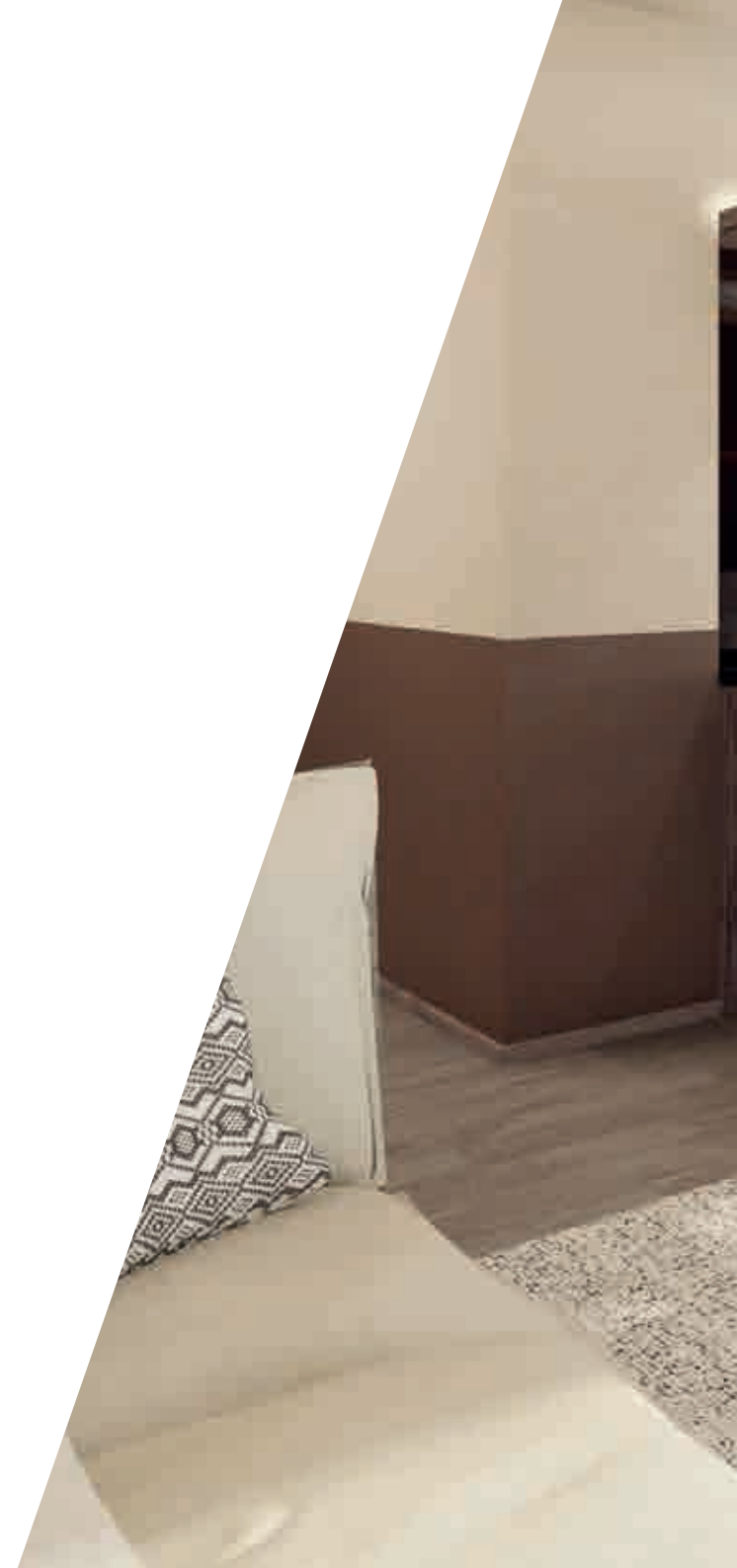
Five 2-bedroom and three 3-bedroom apartments will be arranged over four floors in a brand-new building adjoining the cheerful Gasthof Zwieselstein. Apartment owners will access the hotel facilities of the Gasthof Zwieselstein via an internal corridor to make use of the wellness, bar and à la carte restaurant. As with all Kristall Group developments, the apartments come fully equipped with furnishings and fittings sourced locally and parquet floors with underfloor heating.

We have thought of everything you could possibly need to make moving in to your apartment as smooth as possible including wardrobes, bed linen, curtains, cutlery and crockery. All included in the price.

KÖCK & BACHLER INTERIORS

The Residenzen Gasthof Zwieselstein will boast Köck & Bachler interiors – one of Austria's leading interior designers.

The interior themes have an alpine feel with a choice of a modern or alpine finish, combining warm, natural materials with minimalist designs. Standard features include wireless LAN, intercom access, triple-glazed floor to ceiling windows, Italian ceramics and Hans Grohe bathroom fittings. Miele kitchens with integrated appliances, cutlery and crockery as well as flat screen Smart TVs are all included.









RESERVING YOUR APARTMENT

To allow a prospective buyer time to go through all the important questions that come up, we can reserve a unit for a period of one week with no obligation.

The next stage is to sign a Purchase Offer (Kaufanbot) which is sent to you by email for signature. A 1% deposit of the net purchase price is due upon signing as an 'Earnest Money Payment'.

PRICES & AVAILABILITY 2017

Floor	Top	Net Sales Price inc Parking	Bedrooms	Approx Size /m ²	Elevation	Net Sales Price Apt	Parking	Net Sales Price Parking	Availability
Ground	1	€ 416,650.00	2	74.30	S	€ 408,650.00	1	€ 8,000.00	
Ground	2	€ 385,465.00	2	68.63	S	€ 377,465.00	1	€ 8,000.00	
1	3	€ 526,578.00	3	89.41	S	€ 518,578.00	1	€ 8,000.00	
	4	€ 450,714.00	2	76.33	S	€ 442,714.00	1	€ 8,000.00	SOLD
2	5	€ 571,283.00	3	89.41	S	€ 563,283.00	1	€ 8,000.00	
	6	€ 488,879.00	2	76.33	S	€ 480,879.00	1	€ 8,000.00	
3	7	€ 615,988.00	3	89.41	S	€ 607,988.00	1	€ 8,000.00	
	8	€ 527,044.00	2	76.33	S	€ 519,044.00	1	€ 8,000.00	

TOP 01

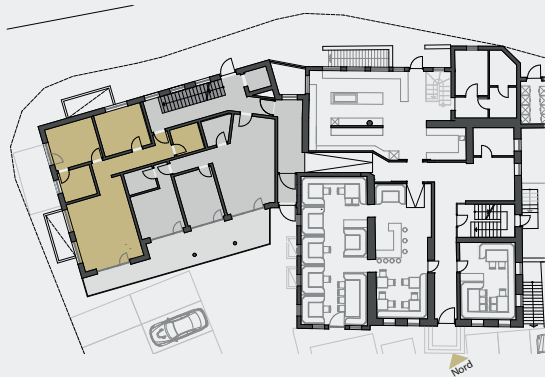
€ 416,650.00

Net Sales Price Apartment only

74,30m²

Erdgeschoss

Wohn- Essküche	28,05m ²
Bad 1 mit Dusche	4,96m ²
Bad 2 mit Badewanne	6,16m ²
Doppelzimmer 1	12,78m ²
Doppelzimmer 2	12,78m ²
Gang	9,57m ²
Terrasse	7,85m ²



TOP 02

€ 385,465.00

Net Sales Price Apartment only

68,63m²

Erdgeschoss

Wohn- Essküche	30,05m ²
Bad 1 mit Dusche	4,08m ²
Bad 2 mit Dusche	4,46m ²
Doppelzimmer 1	14,34m ²
Doppelzimmer 2	12,18m ²
Gang	3,52m ²
Terrasse	25,72m ²



TOP 03

€ 526,578.00

Net Sales Price Apartment only

89,41m²

Obergeschoss 1

Wohn- Essküche	29,69m ²
Bad 1 mit Dusche	4,08m ²
Bad 2 mit Badewanne	6,16m ²
Doppelzimmer 1	12,78m ²
Doppelzimmer 2	12,78m ²
Doppelzimmer 3	14,34m ²
Gang	9,58m ²
Balkon	12,75m ²



TOP 04

€ 450,714.00

Net Sales Price Apartment only

76,33m²

Obergeschoss 1

Wohn- Essküche	35,17m ²
Bad 1 mit Dusche	5,61m ²
Bad 2 mit Badewanne	5,90m ²
Doppelzimmer 1	15,24m ²
Doppelzimmer 2	14,41m ²
Balkon	27,54m ²

SOLD



TOP 05

€ 571,283.00

Net Sales Price Apartment only

89,41m²

Obergeschoss 2

Wohn- Essküche	29,69m ²
Bad 1 mit Dusche	4,08m ²
Bad 2 mit Badewanne	6,16m ²
Doppelzimmer 1	12,78m ²
Doppelzimmer 2	12,78m ²
Doppelzimmer 3	14,34m ²
Gang	9,58m ²
Balkon	9,05m ²



TOP 06

€ 488,879.00

Net Sales Price Apartment only

76,33m²

Obergeschoss 2

Wohn- Essküche	35,17m ²
Bad 1 mit Dusche	5,61m ²
Bad 2 mit Badewanne	5,90m ²
Doppelzimmer 1	15,24m ²
Doppelzimmer 2	14,41m ²
Balkon	10,41m ²



TOP 07

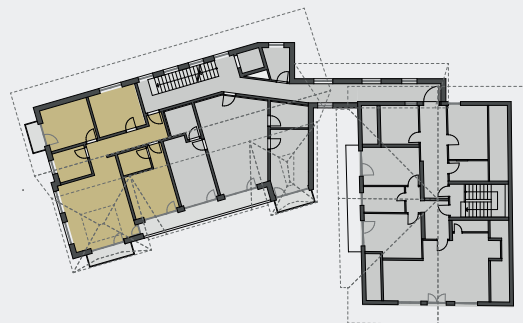
€ 615,988.00

Net Sales Price Apartment only

89,41m²

Obergeschoss 3

Wohn- Essküche	29,69m ²
Bad 1 mit Dusche	4,08m ²
Bad 2 mit Badewanne	6,16m ²
Doppelzimmer 1	12,78m ²
Doppelzimmer 2	12,78m ²
Doppelzimmer 3	14,34m ²
Gang	9,58m ²
Balkon	9,05m ²



TOP 08

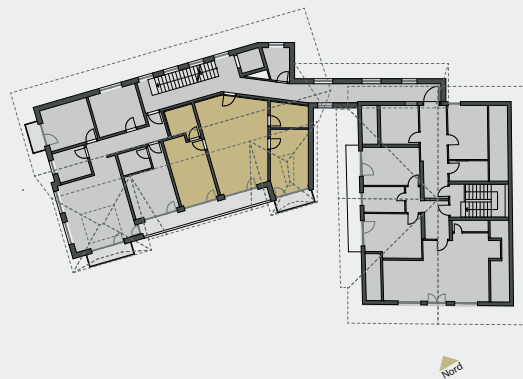
€ 527,044.00

Net Sales Price Apartment only

76,33m²

Obergeschoss 3

Wohn- Essküche	35,17m ²
Bad 1 mit Dusche	5,61m ²
Bad 2 mit Badewanne	5,90m ²
Doppelzimmer 1	15,24m ²
Doppelzimmer 2	14,41m ²
Balkon	10,50m ²







ACQUIRING YOUR DREAM INVESTMENT

Please contact us today for any questions you might have or to receive a copy of our FAQ (also on our website) which covers the following:

Purchase costs for buying a property in Austria: these are 7.6% of the gross purchase price.

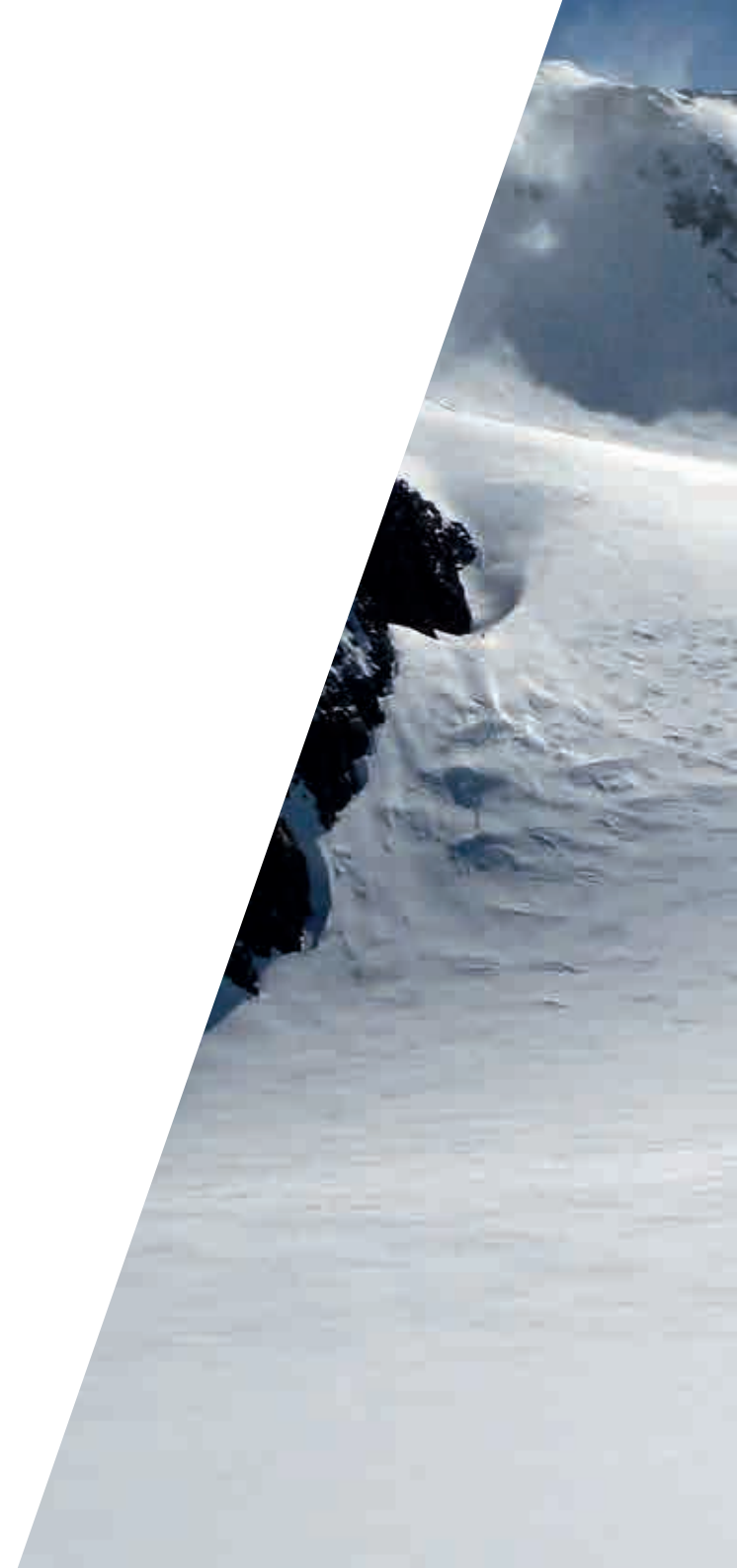
Mortgages: our bi-lingual advisors can help you obtain a mortgage. Austrian banks will fund up to 55% of the purchase price with a loan period between 15 and 25 years. Variable interest rates are currently 2.5%.

Buying off plan: a safe and low risk process during which you pay for your apartment in stages. The trustee lawyer will notify you in good time when each stage payment is due so you have time to prepare the transfer of funds – no need to transfer all at once.

MANAGED RENTAL SERVICE

These apartments are sold with a rental obligation: when owners are not using the apartments they are offered to rental customers. In return for agreeing to rent your apartment, the local authorities will waive the sales tax on the apartment enabling you to buy it at a net price.

The apartments will be managed and operated for the rental market by the Gstrein family who have run the Gasthof Zwieselstein for generations.







ABOUT

Kristall Spaces AG is the award-winning sales and marketing arm of VenturePlus AG, a leading British-managed property developer with a 20-year track record in Austria.

Kristall Spaces AG is based in Switzerland and has representative offices in London's Notting Hill. For more information, please contact us on:

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