

KRISTALL **SPACES**

2020 Residences - Kühtai, Innsbruck



2020 Residences.

A brand new development of 16 luxury 1, 2 and 3-bedroom apartments situated in the centre of Austria's highest ski resort (2020 m), with all amenities within walking distance.

- *Ski in, ski out location*
- *16 brand new apartments with stunning views*
- *Guaranteed 4% net return for first 3 years*
- *Ready to occupy*
- *Flexible usage and rental options*
- *35mins from Innsbruck airport*
- *Excellent snow from early December until Spring*
- *Highest rental customer reviews in Kühtai on Booking.com - 9.6 Exceptional*









2020 Residences

Austria's highest ski resort village.

Location.

Kühtai is just 35 minutes from Innsbruck and its airport which has a good service of flights from major European cities in the UK, Germany, the Netherlands and Russia.

Alternatively you can fly to Salzburg, Friedrichshafen or Munich airports which are 2 hours by car or train from Innsbruck.



Entertainment.

For a small ski resort, Kühtai has a lively nightlife. The 2020 Residences are located right next door to the Dorfstadl which is excellent by any standards. Other great bars to sample and all within a short walk are Siglu, Eisbar, Alte Stube, Yellow Umbrella, Yeti Bar and Zapferl. If you are eating out, Pizzeria Rustica, Casa Nuova, the Kühtai Alm and Zum Kaiser are recommended and if you are looking for somewhere special then the Jagdschloss always impresses.

For a change of scenery, then romantic Innsbruck is an easy option at just 35 minutes away or the historic town of Oetz is even closer by.







Doorstep skiing.

With its sun-drenched, wide open slopes, Kühtai offers over 44km of skiing and is perfect for families and intermediates, although there are a few more challenging runs and some great ski touring to be found.

Kühtai is the highest ski village in Austria and the 2020 Kühtai Residences boast real doorstep skiing, a snow-sure record and breathtaking scenery and lifts which are virtually queue-free. With the addition of the Hochötz ski area a further 41km of pistes and 11 lifts are available to Kühtai lift pass holders (a free 15 minute ski bus ride connects the two resorts).

For boarders and trick skiers, you will definitely want to try out the 400m K-Park which has something for everyone ranging from small boxes and kickers up to the more advanced rails (such as L-rail), larger kickers and Austria's biggest superpipe. The K-Park is serviced by a T-bar so there's no need to ski 1/2 a mountain if you're just looking to ride the park.



Interior design.

Leading Austrian designers have been commissioned to create the internal spaces blending class-leading modern design with regional alpine tradition.

With a track record of working for the most exclusive hotels in Austria, their brief is to deliver a cosmopolitan, globally oriented style with fixtures and fittings you would see in the best Austrian hotels.

Floor to ceiling triple-glazed windows and doors flood the interiors with natural light and there is flexible living accommodation to maximise space - with sofa beds in the living rooms and two bathrooms to ensure maximum privacy.

The apartments are fully furnished with a choice of chic alpine design schemes. Each interior style will stay true to alpine chalet chic, whilst incorporating either modern or traditional accents to suit individual taste. These themes are characterised by rustic wood, high pile rugs and sumptuous fabrics reminiscent of an Aspen ski lodge. Sleek Hans Grohe bathrooms will be fitted with a choice of Italian tiles, while Miele kitchens will be standard throughout.

We have thought of everything you could possibly need to make moving in as smooth as possible including flat screen TV, wardrobes, bed linen, curtains, cutlery and crockery. All fittings and furnishings are included in the purchase price.



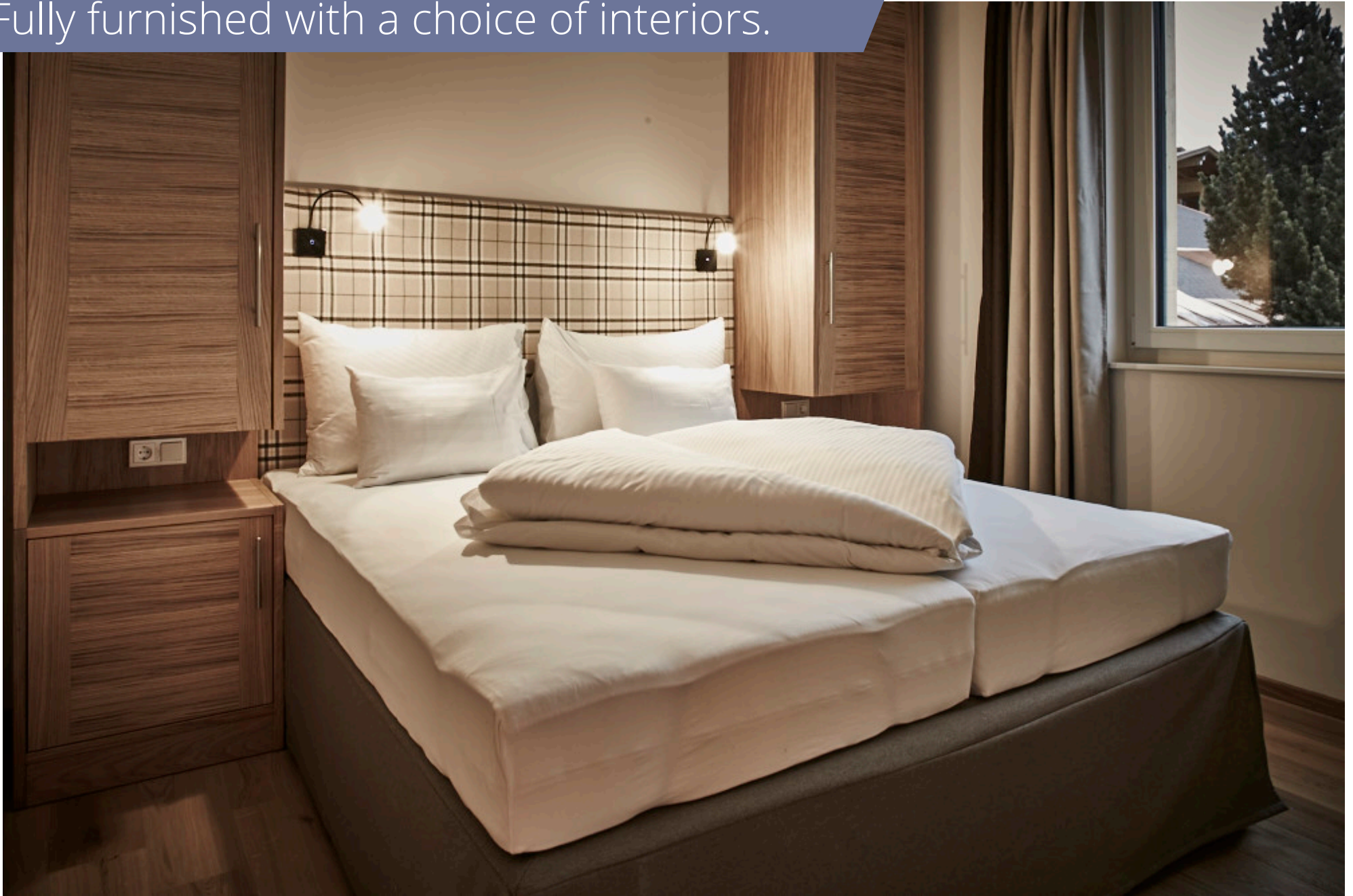
Ideal location with stunning views.



Unwind in open plan living spaces.



Fully furnished with a choice of interiors.



Fully furnished with a choice of interiors.



Fully furnished with a choice of interiors.



Fully furnished with a choice of interiors.



On-site sauna & steam room



On-site sauna & steam room



Prices & Availability / 2017

Floor	Apartment / Top	Net Sales Price inc. Parking	Bedrooms	Floor space exc. balconies	Aspect	Net Sales Apartment only	Parking spaces	Net Sales Price - Parking	Gross Sales Price inc. Parking	Availability
1	101	€ 414,000.00	3	75.65	W	€ 398,000.00	2	€ 16,000.00	€ 496,800.00	Sold
	102	€ 485,800.00	2	87.00	WSW	€ 469,800.00	2	€ 16,000.00	€ 582,960.00	
	103	€ 221,570.00	1	39.55	S	€ 213,570.00	1	€ 8,000.00	€ 265,884.00	Sold
	104	€ 387,890.00	2	70.35	S	€ 379,890.00	1	€ 8,000.00	€ 465,468.00	Sold
	105	€ 423,880.00	3	79.20	E	€ 407,880.00	2	€ 16,000.00	€ 508,656.00	Sold
2	201	€ 453,500.00	3	75.65	W	€ 437,500.00	2	€ 16,000.00	€ 544,200.00	Sold
	202	€ 520,600.00	2	87.00	WSW	€ 504,600.00	2	€ 16,000.00	€ 624,720.00	
	203	€ 237,390.00	1	39.55	S	€ 229,390.00	1	€ 8,000.00	€ 284,868.00	Sold
	204	€ 416,030.00	2	70.35	S	€ 408,030.00	1	€ 8,000.00	€ 499,236.00	Sold
	205	€ 464,668.00	3	79.20	E	€ 448,668.00	2	€ 16,000.00	€ 557,601.60	
3	301	€ 421,060.00	2	66.60	W	€ 413,060.00	1	€ 8,000.00	€ 505,272.00	
	302	€ 491,585.00	2	77.95	WSW	€ 483,585.00	1	€ 8,000.00	€ 589,902.00	Sold
	303	€ 401,756.00	2	64.60	S	€ 393,756.00	1	€ 8,000.00	€ 482,107.20	
	304	€ 368,669.00	2	58.45	E	€ 360,669.00	1	€ 8,000.00	€ 442,402.80	Sold
PH	PH1	€ 652,505.00	3	102.20	PH	€ 636,505.00	2	€ 16,000.00	€ 783,006.00	Sold



View South West at sunset.



View South West at sunset.



View from South West to apartments.



View from South West to apartments.

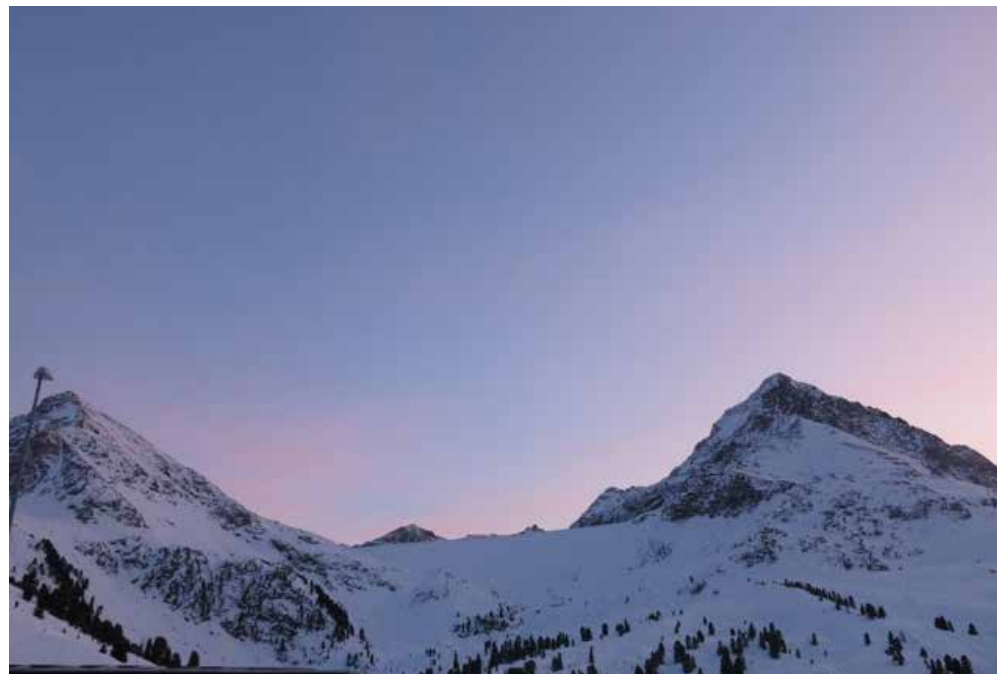
Ideal location with stunning views.



View South West at sunset.



View East from apartments



View South at sunset.

Suite 102.

€469,800

Net Sales Price Apartment only

87,00 m²

1.Obergeschoß



Wohn-Essküche

35,45 m²

Schlafzimmer 2

12,50 m²

Bad 1 (Badewanne)

5,35 m²

Balkon West

9,55 m²

Schlafzimmer 1

12,95 m²

Gang

14,95 m²

Bad 2 (Dusche)

5,80 m²

Balkon Süd

7,80 m²

Suite 202.

€504,600

Net Sales Price Apartment only

87,00 m²

2.Obergeschoß



Wohn-Essküche

35,45 m²

Schlafzimmer 2

12,50 m²

Bad 1 (Badewanne)

5,35 m²

Balkon West

9,55 m²

Schlafzimmer 1

12,95 m²

Gang

14,95 m²

Bad 2 (Dusche)

5,80 m²

Balkon Süd

7,80 m²

Suite 205.

€448,668

Net Sales Price Apartment only

79,20 m²

2.Obergeschoß



Wohn-Essküche

33,90 m²

Schlafzimmer 2

10,60 m²

Bad 1 (Badewanne)

6,55 m²

Balkon Ost

6,60 m²

Schlafzimmer 1

11,95 m²

Schlafzimmer 3

12,45 m²

Bad 2 (Dusche)

3,75 m²

Suite 301.

€413,060

Net Sales Price Apartment only

66,60 m²

3.Obergeschoß



Wohn-Essküche

32,80 m²

Schlafzimmer 2

10,75 m²

Bad 2 (Badewanne)

6,60 m²

Loggia West

6,20 m²

Schlafzimmer 1

10,95 m²

Bad 1 (Badewanne)

5,50 m²

Suite 303.

€393,756

Net Sales Price Apartment only

64,60 m²

3.Obergeschoß



Wohn-Essküche

33,20 m²

Schlafzimmer 2

11,35 m²

Bad 2 (Badewanne)

3,80 m²

Terrasse Ost

3,80 m²

Schlafzimmer 1

11,25 m²

Bad 1 (Badewanne)

5,00 m²

Loggia Süd

5,50 m²



Winter.

Kühtai is great for beginners with an excellent ski school boasting a maximum class size of 8. You can then progress onto the 4km of easy blue runs. The ski school meeting place is situated in the centre of Kühtai right next to the beginners lift and a 2-minute walk from the 2020 Residences. Kühtai is dominated mainly by red runs and being over 2000m means there are often excellent powder conditions at village level. There are 3 black runs and excellent off-piste and ski touring opportunities, which are bookable locally. Other activities include night skiing, tobogganing, curling, cross country skiing, winter walks and sleigh rides.

Summer.

Kühtai is an obvious summer destination for hikers who come to the Tirol in search of high alpine sports activities or simply to take in the air and soothe allergies or asthma. The resort is home to a high altitude training camp used by many professional and amateur athletes. The Drei-Seen-Bahn gondola takes walkers and mountain bike enthusiasts up into the high alpine pastures where they can follow paths of varying difficulty past lakes, cows with bells and high alpine rhododendrons in full bloom. Whilst the famous baroque chapel in the grounds of Count Stollberg's Jagdschloss makes a focal point for many walkers and a special site for a well earned rest. Nearby, Oetz offers the scenic Piburger See for simple relaxation and subathing or Area 47 for those in search more extreme adventure.



Lifestyle investment with a rental option.



Finance.

Kristall Spaces provides a professional, bi-lingual finance service for our customers. 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 1.2% mortgage registration fee.

Purchase Costs.

The purchase costs when buying a Kristall Spaces property are typically 7.6% of the gross purchase price. The buyer must pay 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 into Land Registry 1.1% of the gross price; Notary fees 3% of gross purchase price plus VAT; court costs and administration fees approx. 150 euros. Please note we don't charge agent's fees which can typically be 3% of gross purchase price plus VAT.

Lifestyle investment with a rental option.



Tax Advice.

There are different owner usage and rental options available on these apartments, so please contact us today to discuss your preferred model and for advice on the tax implications arising from the purchase of the property and subsequent tax on the net rental income. We operate in the jurisdiction on a daily basis and so we are best placed to advise you on how to manage your tax return submissions and any taxation issues should you want to sell the apartment in the future.

Contact us today!



Viewing.

Please contact us today to arrange a viewing of the location with the developer. Nobody knows Austria better than us and whether you are travelling alone or bringing the family we can suggest the perfect place to stay. We can recommend excellent local Gasthofs and even let you know if there are any 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 bilingual representatives from the developer to meet and discuss your requirements.

Contact.

Please contact us today to find out how you can buy exclusive apartments in Austrian ski resorts direct from the developer.

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Company Profile.

Kristall Spaces is the sales and marketing arm of international property developer VenturePlus AG, a leading ski chalet and real estate developer in Austria with over 20 years' experience.

We develop and sell more ski apartments and property for sale in Austria than any other company and help our owners achieve their dream lifestyle investment: low risk, capital growth and a proven flexible, rental model whereby Austrian banks are confident enough to provide mortgages.

We are currently offering Austrian real estate opportunities in Kühtai, Galtür and St Anton and will soon announce projects in Sölden, Kirchberg (Kitzbühel) and Oetz. Why are we different from other sales agents? Because we are owned by the developer and operate in the jurisdiction. So when you enquire with us, you're communicating directly with the developer.