ALL-SUITE RESORT

ÖTZTAL









A NEW CONCEPT

All-Suite Resort Ötztal represents a hassle-free investment that provides an attractive annual return. You buy an award-winning apartment with 1, 2, 3 or 4 bedrooms and shared facilities which comprise a spacious 500m² spa centre, indoor and outdoor pools (and a natural bathing pond), cosmetics and massage studios, relaxation areas, a restaurant, shop and bistro – plus everything you'd expect from a luxury boutique hotel. Everything is ready for you when you arrive. During the time you are away, your apartment is rented out, generating a healthy income.

All-Suite Resorts Österreich GmbH, is an associate company of the Kristall Group and assumes the management and international rental of your apartment, ensuring a stress-free ownership experience for you. It also attends to daily hotel operations and the upkeep of the property. By agreeing to rent out the apartment and support the local, growing tourism industry, you are able to acquire the property without incurring 20% tax. Moreover, you are assured of capital growth in the region of over 4% per annum. Our multilingual professional advisors look forward to hand-holding EU and non-EU buyers through the research, buying and ownership phases, so please contact us today.



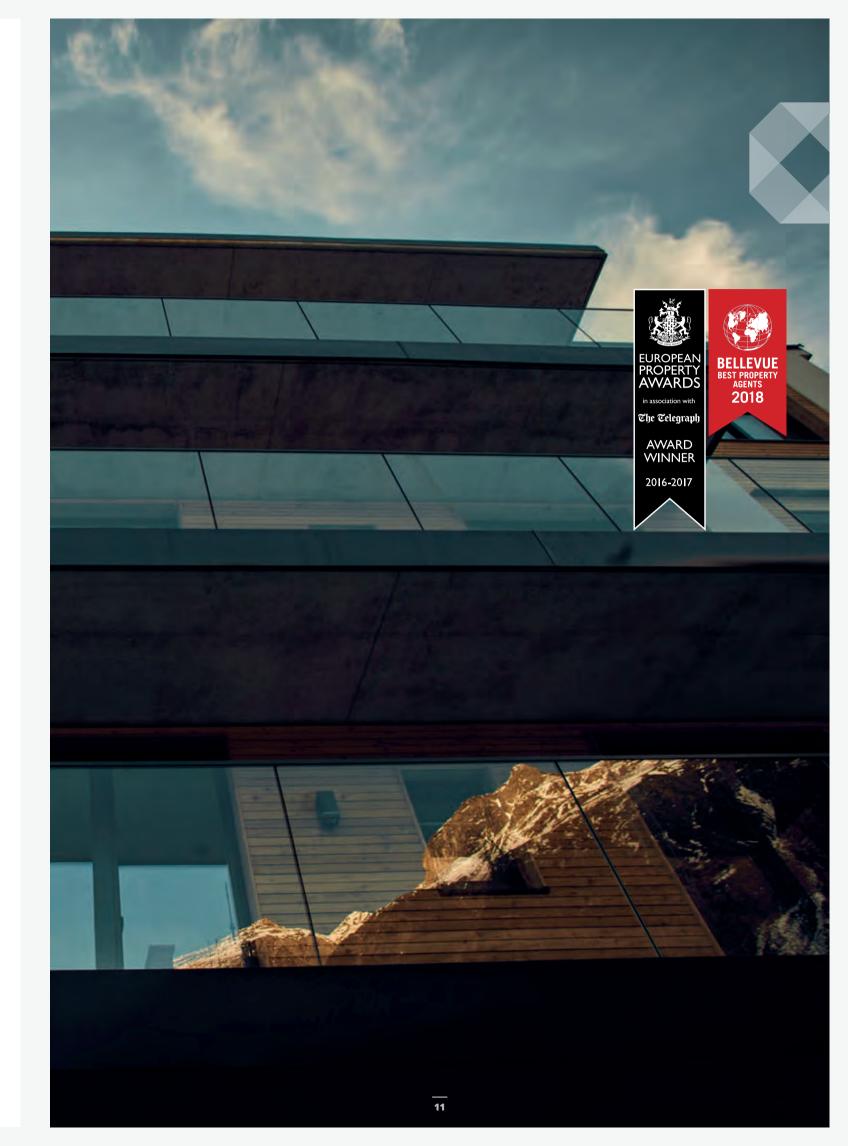
Apartments with a private feel



Furnishing standard is tastefully elegant



ALL·SUITE Resorts Österreich GmbH
is a company in the Kristall Group and provides
on demand hotel services
ensuring your utmost freedom and convenience.



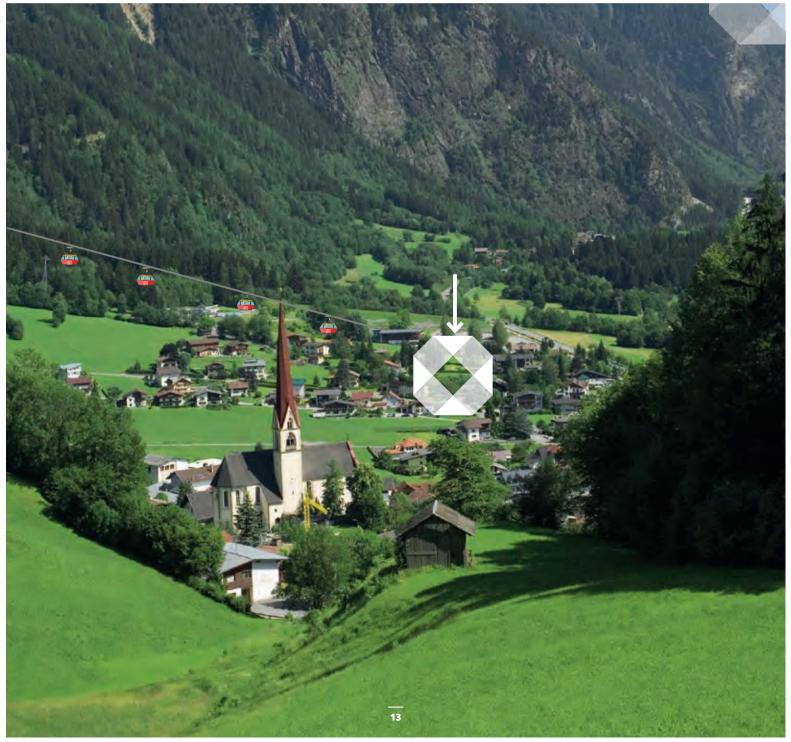
THE SETTING

Oetz is located in the Ötztal Valley only 25 minutes from Sölden (and its two glaciers) and just 40 minutes from Obergurgl. Oetz is readily accessible by road and rail (Ötztal Bahnhof / train station) as well as by air (25-minute drive to Innsbruck airport). All-Suite Resort Ötztal is just 100m away from the new Acherkogelbahn (8-man gondola) providing access to over 80 kilometres of pistes.

There's a supermarket in the immediate vicinity of the apartments. Restaurants, bars and shops are just a short walk away. A playground, open-air swimming pool and three tennis courts are also only a few minutes away.







WORLD-CLASS FACILITIES

ALL·**SUITE** Resort Ötztal comprises 55 apartments of contemporary design in six buildings, which are being developed in the grounds of an old country house built by a Hungarian Countess in this location because it had the best views in the valley (especially, to the North West down the valley).

The five apartment houses are configured to make the most of the 360-degree views and have two or three floors with a top floor penthouse. The sixth building comprises the spacious spa. Framed by these buildings, the generously proportioned natural swimming pond forms the centrepiece of the resort.

The architect's brief stressed the importance of using natural and recyclable materials and ensuring that the new buildings would fit harmoniously into the surrounding landscape and neighbouring structures.

The project is oriented towards the future of Alpine residential construction. Our vision is to build the most superior, contemporary apartments in the valley. The architectural style was chosen to consider the fact that summers in Oetz can be quite hot, so the interior spaces need to remain cool. The group of buildings will create an elegant ensemble in a communal garden sown with wild flowers. Overall, the project creates a superb setting against the backdrop of the awe-inspiring mountain peaks and breath-taking panoramic views.

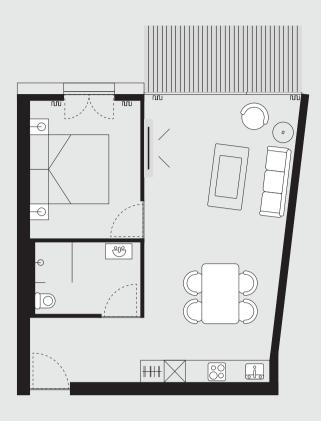
Centrally located, the common areas of the resort such as the lobby, reception desk, shop bistro, conference room, kitchen, etc. are on the ground floor. The restaurant, which seats up to 120, is directly connected to the lobby. A garden landscape is being developed right above the parking deck with access points designed for the individual houses.

All 55 apartments are accessible via central stairwells with one lift system each. All units are equipped with a fully-equipped Miele kitchen and have a balcony or a terrace with a garden area. The spa house looks over the bathing pond and backs onto the road. A lounge, massage area and a relaxation room are being created on the ground floor.

The spa will be connected to the central houses via the basement which also contains designated storage areas for each apartment.





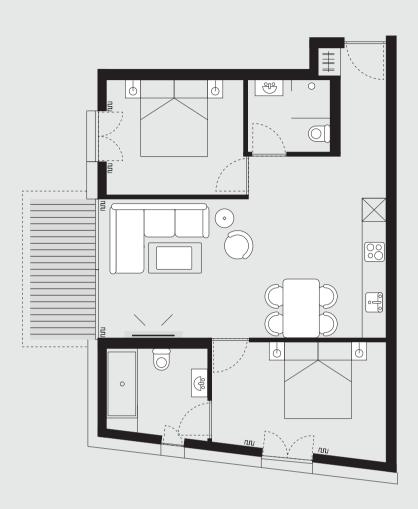


1 DOUBLE BEDROOM SUITE

Apartment with approx. net area of 50 m² – ideal for 2 people. Has a balcony and, in most cases, a direct view of the mountains.

1 double bedroom, finished in elegant wood, 1 bathroom with hair dryer, bright living area with a large a double fold-down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.

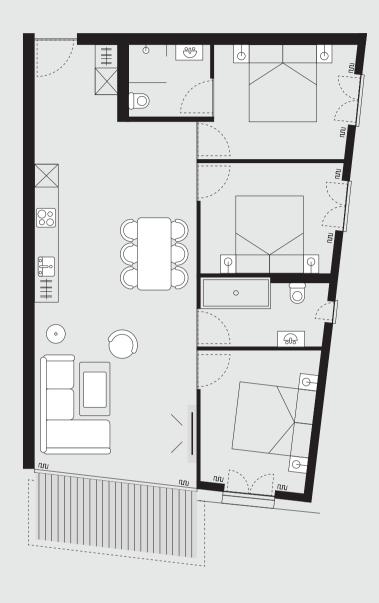
16



2 DOUBLE BEDROOM SUITE

Apartment with approx. net area of 70 m² – ideal for 4 people. Has a balcony and in most cases, a direct view of the mountains.

2 double bedrooms in stylish natural wood, 2 baths with hair dryer, bright living area with large dining table and a double fold-down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.

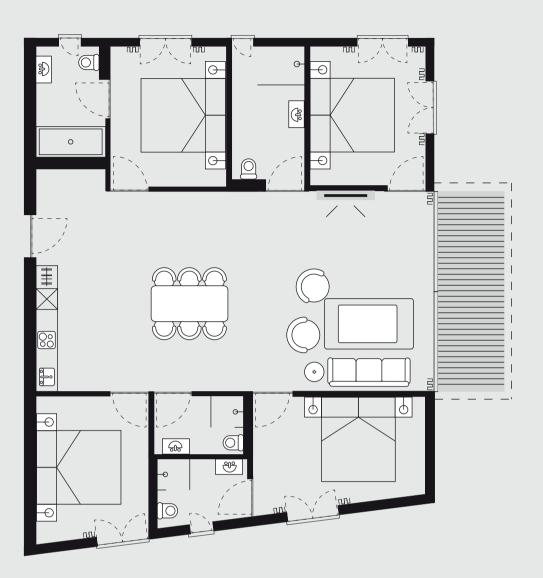


3 DOUBLE BEDROOM SUITE

Apartment with approx. net area of 120 m² – ideal for 6 people, has a Balcony mostly with direct view of the mountains.

3 double bedrooms in stylish wood, 2 baths with hair dryer, bright living area with large dining table and a double fold-down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.

18

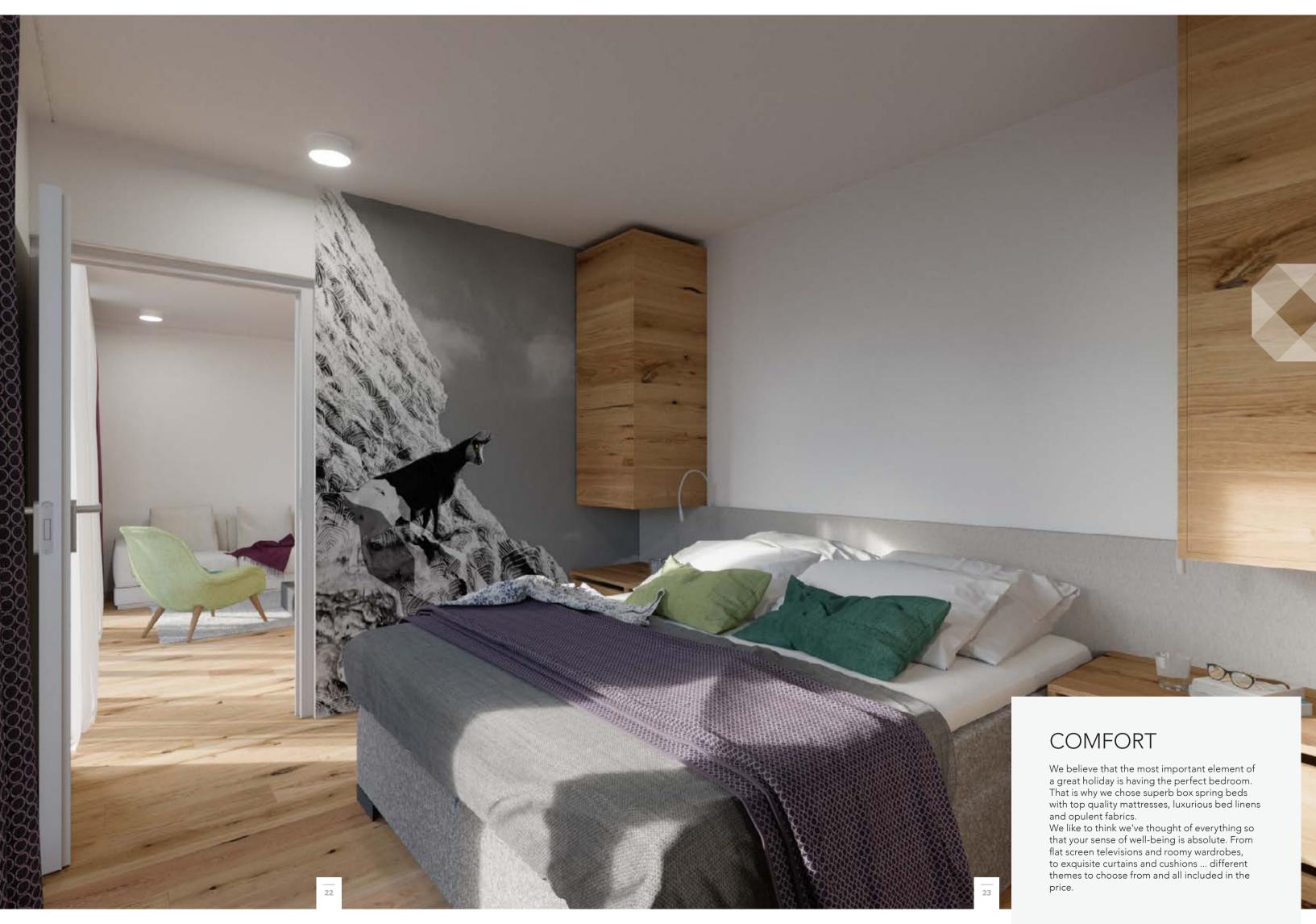


4 DOUBLE BEDROOM SUITE

Apartment with approx. net area of 160 m² – ideal for 8 people, has a balcony and, in most instances, a direct view of the mountains.

4 double bedrooms in elegant wood, 4 baths with hair dryer, bright living area with large dining table and a double fold-down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.









ALL-SUITE SHOP BISTRO BREAKFAST, BRUNCH LUNCH SNACK SHOPGIFTS

DELIVERY SERVICE
SKI RENTAL
MOUNTAIN BIKE RENTAL
LOCKABLE CELLAR FOR
SPORTS EQUIPMENT



BREAKFAST CLEANING SERVICE BABYSITTERS

LAUNDRY SERVICE CLEANING



ALL SUITE

Our motto is Feel free.

Managed apartments with a personal feel: **ALL·SUITE** Resorts Österreich GmbH is an associate company of the Kristall Group and handles the management and rental of your apartment. A professional team of staff members with decades-long experience in the international hotel business and sales and marketing ensures a smooth rental business. A well-trained team of employees will be on site to ensure that you have everything you need or want in terms of comfort, convenience and quality. With this real estate concept, you're investing in more than just a high-quality property. You're investing in a special type of holiday experience that enables you to enjoy your life to the full. From luxurious apartments in leading destinations and superb locations, as the owner of this property, you benefit from world-class infrastructure coupled with the comfort, flexibility and convenience of a luxury hotel.

Everything you want is prepared just for you.

You can book our welcome package even before you're on your way. It includes a number of essentials, allowing you to prepare breakfast or supper on arrival. You can, of course, order more specific items if you prefer.

Wellness and relaxation in winter or summer

Indulge in massages and beauty treatments, sauna and steam bath in the private spa centre.

Everything is possible. All you have to do is let us know what you would like.

Our staff are available to fulfill your needs – fresh linen, towels, ski rental, cleaning service, room service, laundry and babysitting ... and much more.







ALL·SUITE SHOP BISTRO

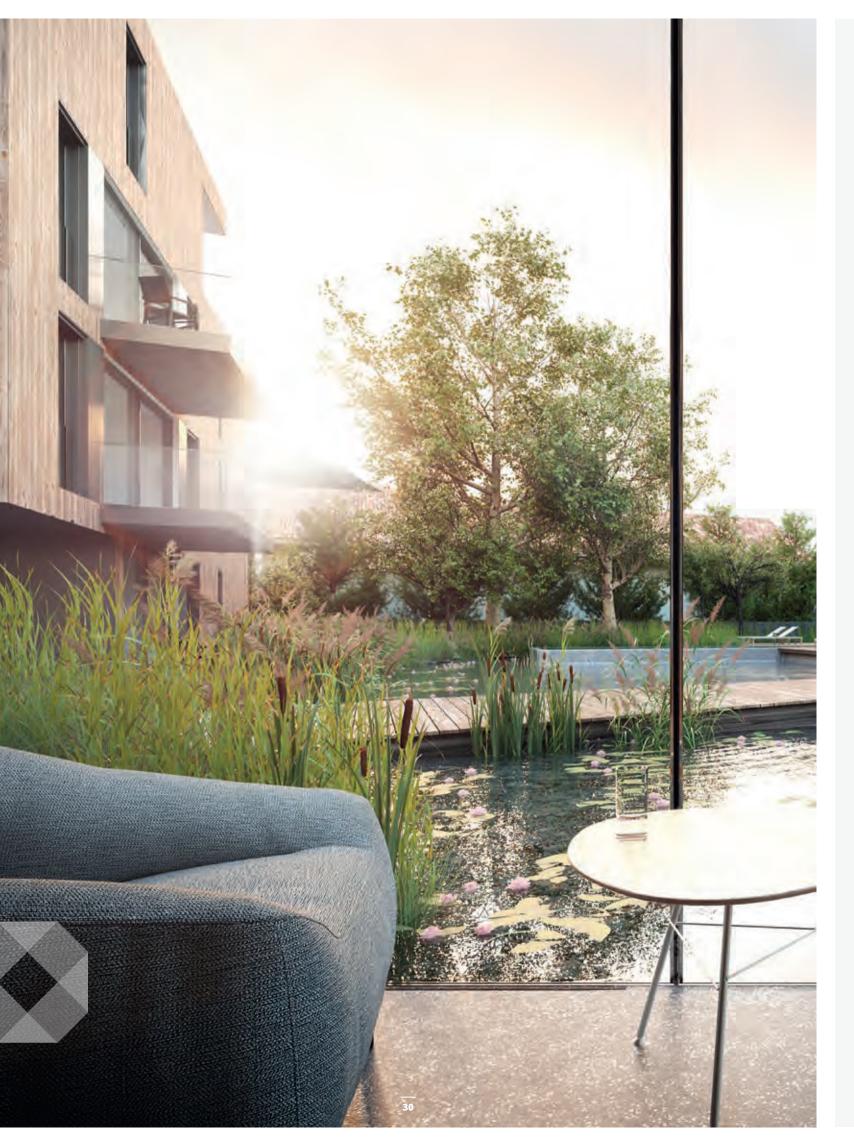
Spontaneous and casual

Our stylish, relaxed bistro blends freshly cooked dishes with a spontaneous lifestyle in a friendly living room atmosphere. Our shop has everything you will need to buy for your stay.

Don't feel like cooking? Not a problem. You can have your breakfast here if you like, delicious dishes for lunch, and snacks or homemade cakes in the afternoon. And in our shop you will find exclusive regional products for your own personal enjoyment or to take home with you as souvenirs.

The adjoining sun terrace is the ideal place to enjoy a peaceful evening after an active day outdoors, before unwinding in the welcoming comfort of the sauna.







WELLNESS, YOGA & SPORT

Time to calm down and reinvigorate.

During the main seasons, we offer several exercise programmes and yoga for your well-being.

You will find that the premises of our spa house offer you ideal conditions and sufficient space to practice in groups, by yourself or under the watchful guidance of your instructor. You have as much freedom or self-discipline as you want.

Relaxation your way.

Book your massage and beauty treatments, or enjoy the sauna and steam rooms with family or friends. In winter, you swim in a spectacular snow-covered landscape, and in the summer you get to enjoy nature unlimited, lying on a delightful sunbathing lawn by the natural bathing pond with glorious views of the mountains.

A beauty salon, cosy massage rooms, relaxation rooms, an exercise and gymnastics room and a variety of adjacent rooms are located on the same floor of the spa house.

а



CLASSIC SAUNA
THEMED SAUNA
STEAMBATH
WHIRLPOOL





FITNESS AREA WITH
STATE-OF-THE-ART EQUIPMENT

YOGA AND
MORNING GYMNASTICS



REST AND RECOVER WHETHER IT'S WINTER OR SUMMER





SUNBATHING LAWN, SUN TERRACE
RESTAURANT WITH A VIEW
CHOICE OF SWIMMING POOLS
NATURAL BATHING POND
WITHOUT CHLORINE



BEAUTY TREATMENTS
RELAXING MASSAGES
ANTI-AGING TREATMENTS

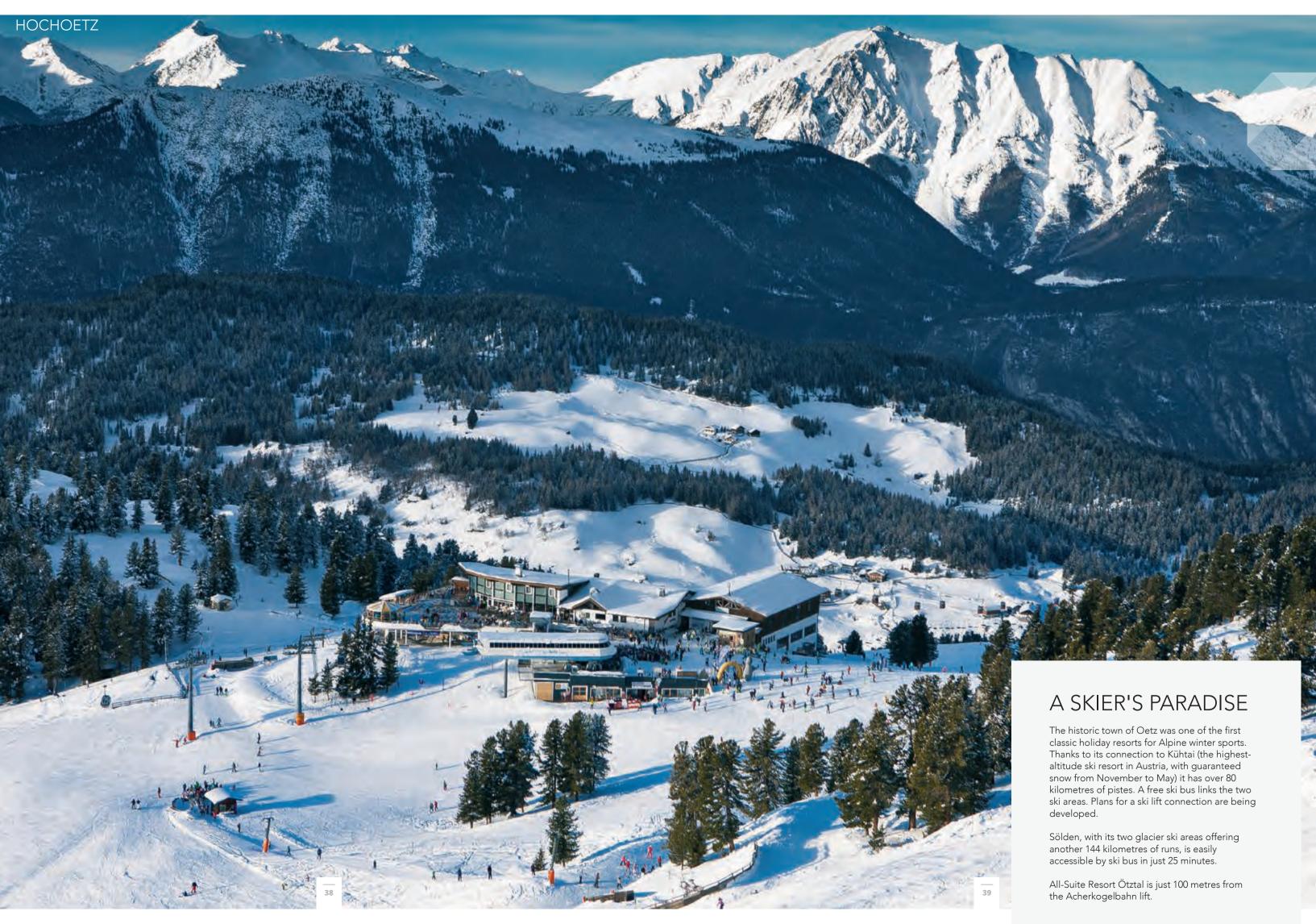


RELAXING REFUELING WITH ENERGY



















AQUA DOME LÄNGENFELD HEALING WATER FROM DEEP UNDERGROUND





PEACE OF MIND FOR ALL THE FAMILY



MOONLIGHT BATHING
BEAUTY AND MASSAGES
SAUNA WORLDS
ICE CAVES
KIDDIES AREAS



TAKE A DEEP BREATH
THERE'S NO AIR LIKE IT



ICE SKATING ON THE PIBURGERSEE







THE ÖTZTAL VALLEY
OPEN AIR AND
A ZEST FOR LIFE



MAJESTIC EXPERIENCES
THAT TAKE YOU
TO THE LIMITS



A HOLIDAY FOR ALL THE FAMILY – FROM RELAXED AND SPORTY TO ULTRA CHALLENGING





AREA 47
ADVENTURE PARK
CANOEING
RAFTING
WAKEBOARDING



BREAK YOUR
OWN BOUNDARIES
AT AREA 47
HIGH POINT OF
THE 47TH PARALLEL

BIRDS OF PREY
HIGH ROPE COURSE
ÖTZIDORF
HORSEBACK RIDING
JOY FOR CHILDREN





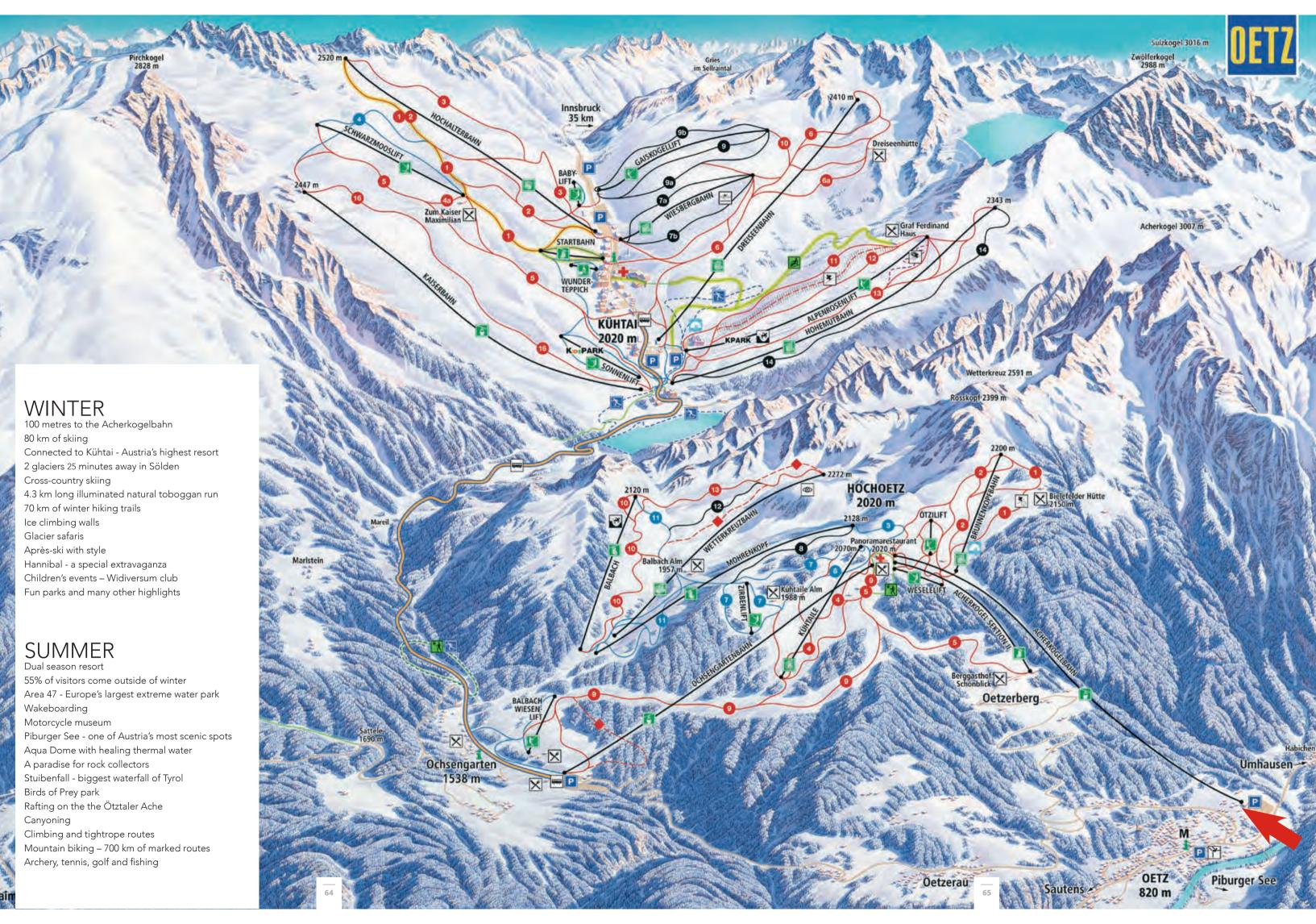












THE FACTS

PROJECT FACTS

- Completion Summer 2019
 Dual season resort with strong summer tourist business (45% of visitors come outside winter)
- Apartments just 100metres from the Acherkogelbahn 8-man gondola lift
- Comprises 55 apartments in five apartment buildings
- 500 m2 spa facility with indoor-outdoor pool and natural bathing pond in communal gardens
- Shop / bistro with seating capacity for up to 120 & multi-functional space with seating capacity for up to 24
- Fully furnished 1, 2, 3, or 4-bedroom suites with large balconies, living room, multiple bathrooms and fully equipped Miele kitchens
- Hotel style rental and management operation by associate company **ALL**: **SUITE** Resorts Österreich GmbH
- 8% return on capital invested when taking out a 55% mortgage or a guaranteed 4% return on net purchase price for first 5 years

Prices from € 215.000

INVESTMENT FACTS

- Bi-lingual mortgage service: typically 2.5% fixed for 10 years
- Savills: average of 8% growth for Austrian properties
- 9.4% annual increase in commercially rented apartments in Austria
- 51% of visitors to Austria now visit in the summer (source: Tourism-review.com)
- Earn 1% VAT for every year of ownership on the future resale price of your apartment

ACQUIRING YOUR DREAM INVESTMENT

Please contact us today for any questions you might have or to receive a copy of our FAQ which covers in detail the following areas. Purchase costs for buying a property in Austria: these are 7.6% of the gross purchase price. Austrian banks will fund up to 55% of the purchase price with a loan period between 15 and 25 years. 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.



COMPANY PROFILE

Kristall Spaces AG is the award-winning marketing and property advisory arm of VenturePlus AG, a leading British-managed property developer with a 20-year track record in Austria. We develop and sell more ski apartments in Tirol than any other company and help owners acquire their dream lifestyle investment. We are currently developing property for sale in snow-sure Kühtai, St. Anton, the Ötztal, Ischgl, Karwendel, Fieberbrunn and Berwang. Kristall Spaces AG is based in Switzerland and has representative offices in London's Notting Hill.



Branson Atterbury Property consultant, Director of Marketing English, French, German



Coline Atterbury Property consultant English, German



Liz Cass Property consultant English



Mountain Spa Residences St. Anton



Silva Peak Residences, Ischgl



All-Suite Residence Kühtai



Mountain Lake Resort Zell am See



All-Suite Resort Karwendel



Residenz Zwieselstein



All-Suite Resort Ötztal





All-Suite Resort Paznaun



Residences Gasthof Zwieselstein



All-Suite Resort Fieberbrunn



KRISTALL SPACES AG Bachstelzenweg 2, CH-9410 Heiden, Switzerland T +44 20 3735 8790 | M+41 78 683 07 77 info@kristall-spaces.com | propertysaleaustria.co.uk



KRISTALL SPACES AG Bachstelzenweg 2, CH-9410 Heiden, Switzerland T +44 20 3735 8790 | M+41 78 683 07 77 info@kristall-spaces.com | immobilienintirol.de

Subject to amendment, and no liability for typesetting and printing errors is assumed Legal notice Concept and graphic design: www.vorzimmer.at | responsible for content: kristall-spaces.com Images: Tourism Association Oetz | bernd ritschel, rudi wyhlidal, christoph schöch, daniel zangerl, anton brey, elias holzknecht, jens klatt, armin kuprian, hanspeter leiter, phahorak philipp, günter standl, nicolaus faistauer, lev dolgachov Architectural renderings: rococoon.com Visualisation