

ALL-SUITE  
RESORT

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ÖTZTAL





ALL-SUITE RESORT  
ÖTZTAL

INVEST AT  
THE HIGHEST LEVEL

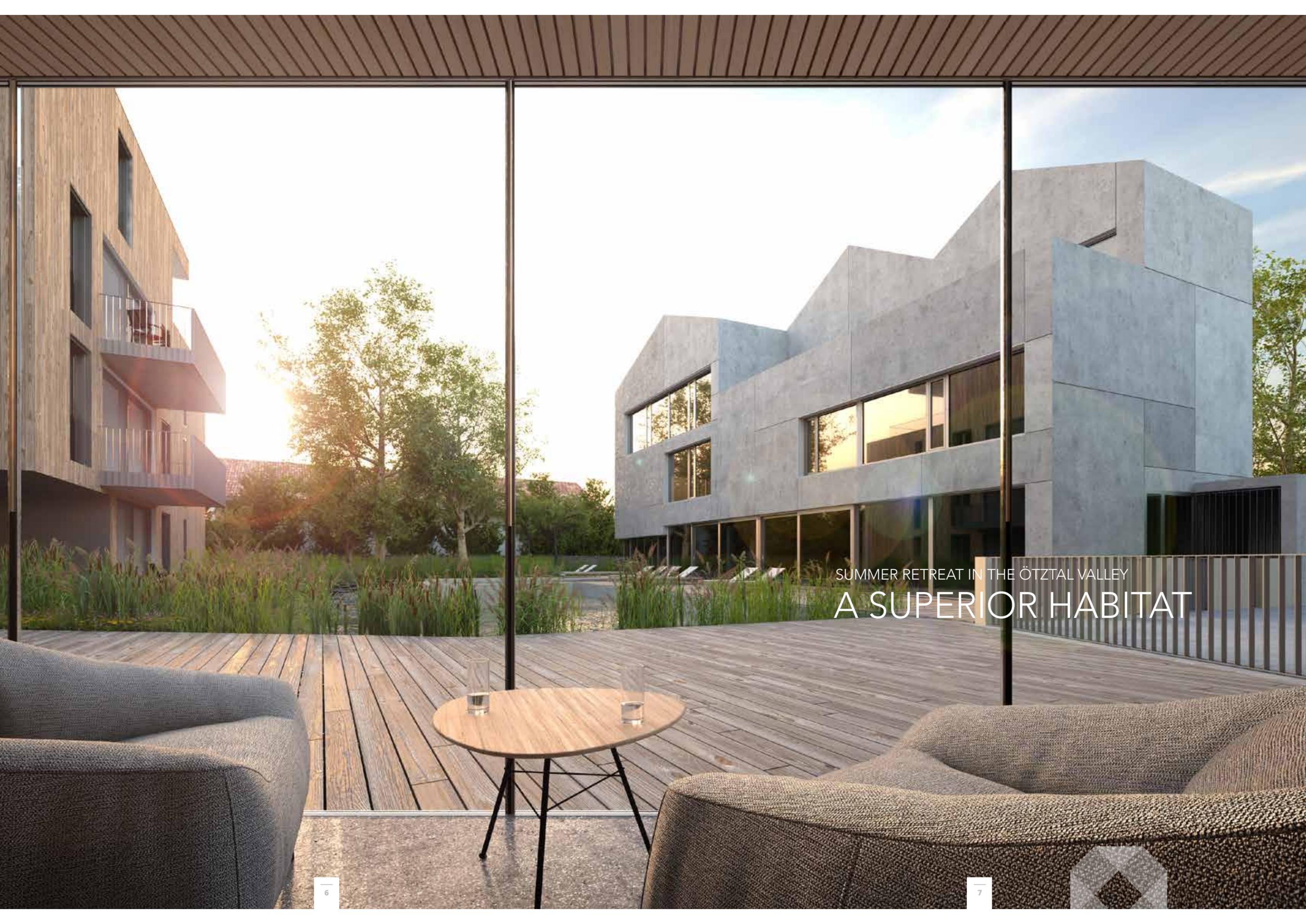
AN IDYLIC RETREAT

# SUMMER AND WINTER



## 500m<sup>2</sup> SPA FACILITY

Panoramic saunas, steam bath, fitness area, massage and relaxation rooms – our luxurious spa makes All-Suite Resort Ötztal a paradise of well-being in both summer and winter. After an active day in the mountains, an oasis of calm awaits you by the heated indoor and outdoor pools and natural bathing pond.



SUMMER RETREAT IN THE ÖTZTAL VALLEY  
A SUPERIOR HABITAT





E

B

A

D

C

SPA WELLNESS HOUSE

## MODERN-DAY LUXURY

IN HISTORIC OETZ

- 56 luxury freehold apartments with 1, 2, 3 or 4 bedrooms
- 500 m2 wellness / spa facility
- Indoor/outdoor pool & natural bathing pond
- Bistro, bar and shop
- Comprehensive management & rental services

Prices from EUR 215,000.

## 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 500m<sup>2</sup> spa centre, indoor and outdoor pools (and a natural bathing pond), cosmetics and massage studios, relaxation areas, 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 handholding you through the research, buying and ownership phases, so please contact us today.



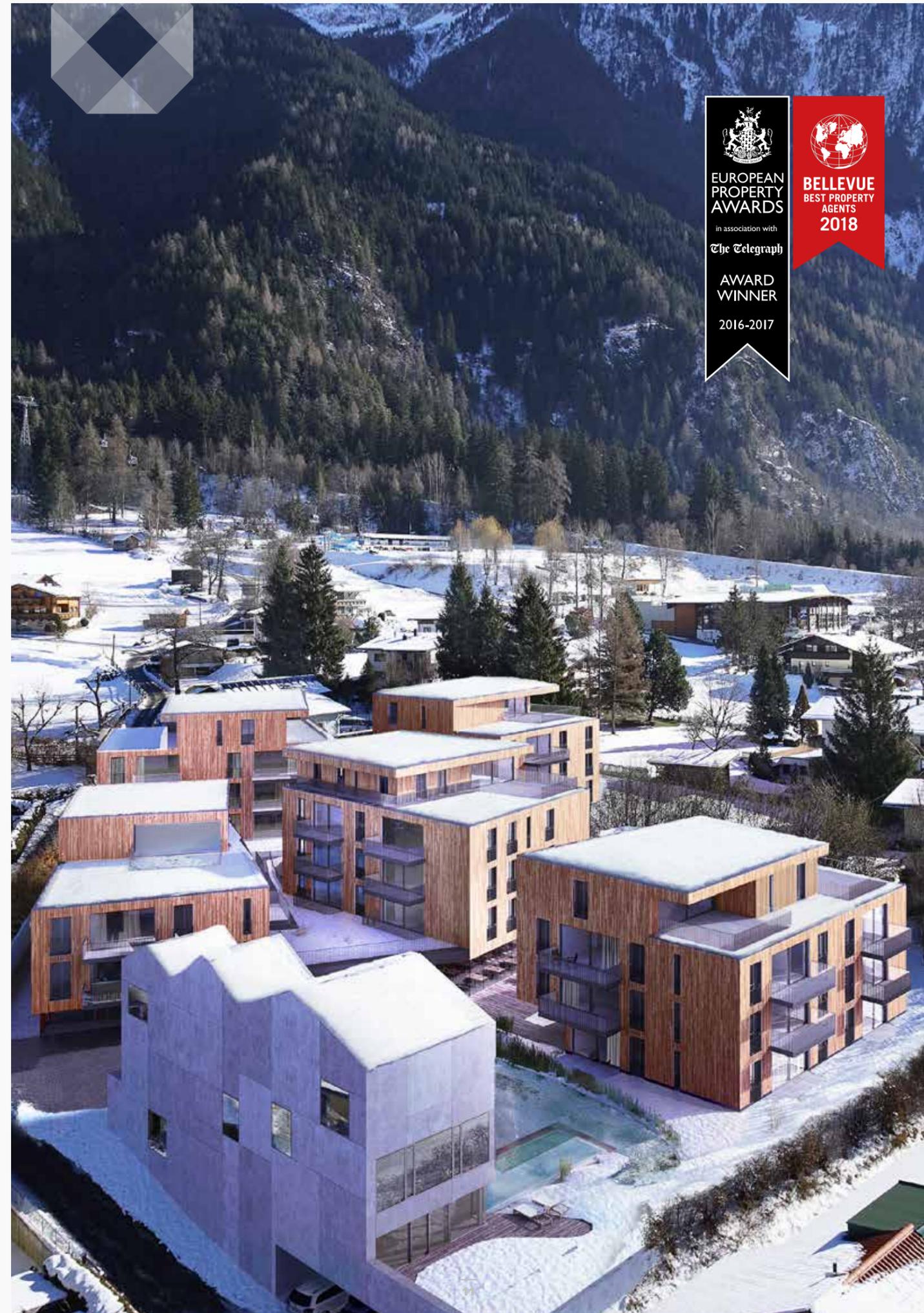
Apartments with a private feeling, symbiosis of nature and design



Furnishing standard is tastefully elegant

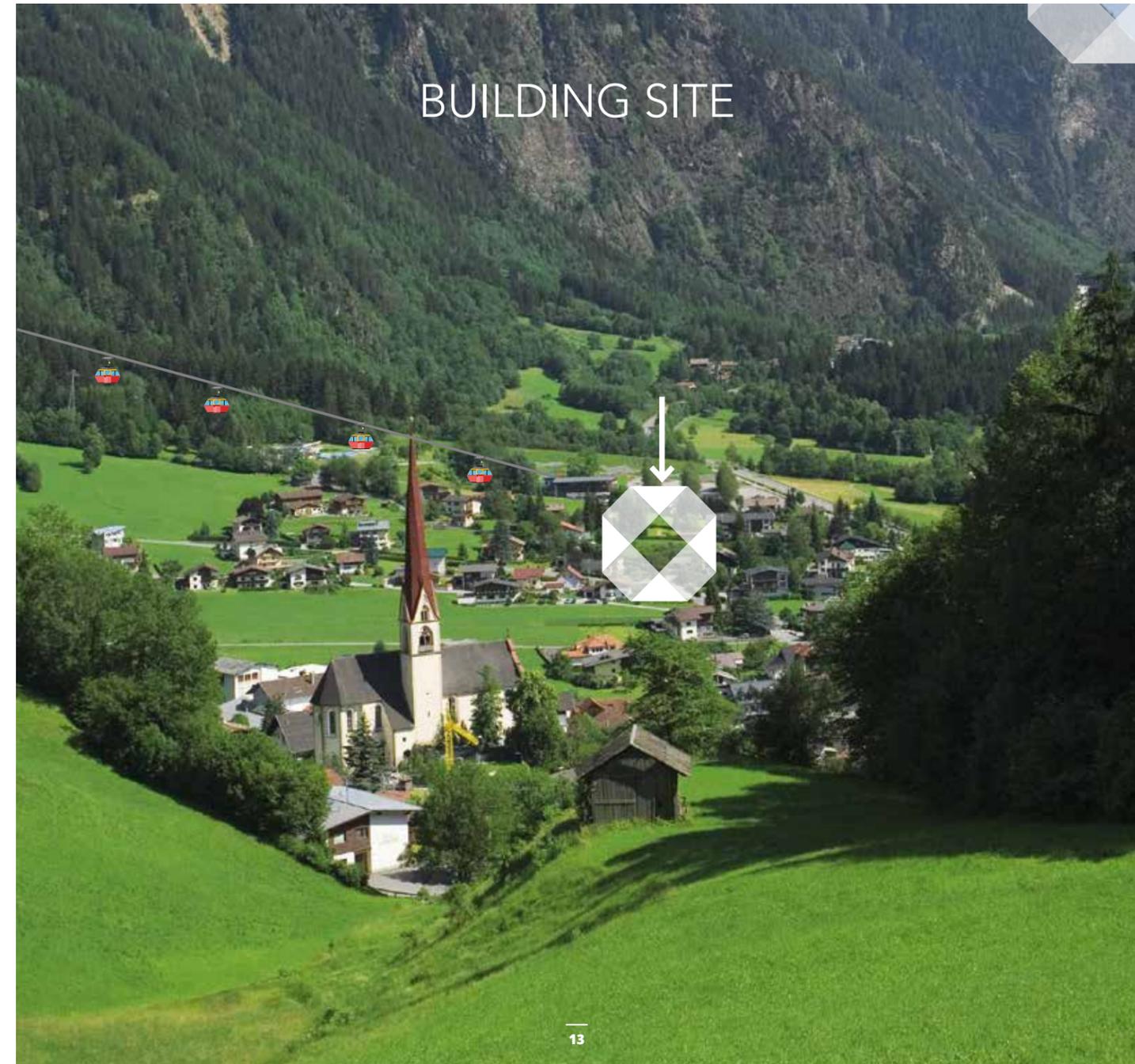


**ALL SUITE** Resorts Österreich GmbH is a company in the Kristall Group and provides on demand hotel services ensuring your utmost freedom and convenience.



## 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). The All-Suite Resort Ötztal is only 100m away from the new Acherkogelbahn (8-man gondola) providing access to 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 56 apartments of contemporary design in a total of 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.

The five apartment houses are configured to make the most of the 360-degree views and have three floors with a top floor penthouse.

The sixth building comprises the spacious spa centre.

Framed by these buildings, the generously proportioned natural swimming pond forms the centre 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 very sunny, so the interior spaces remain cool even on hot days.

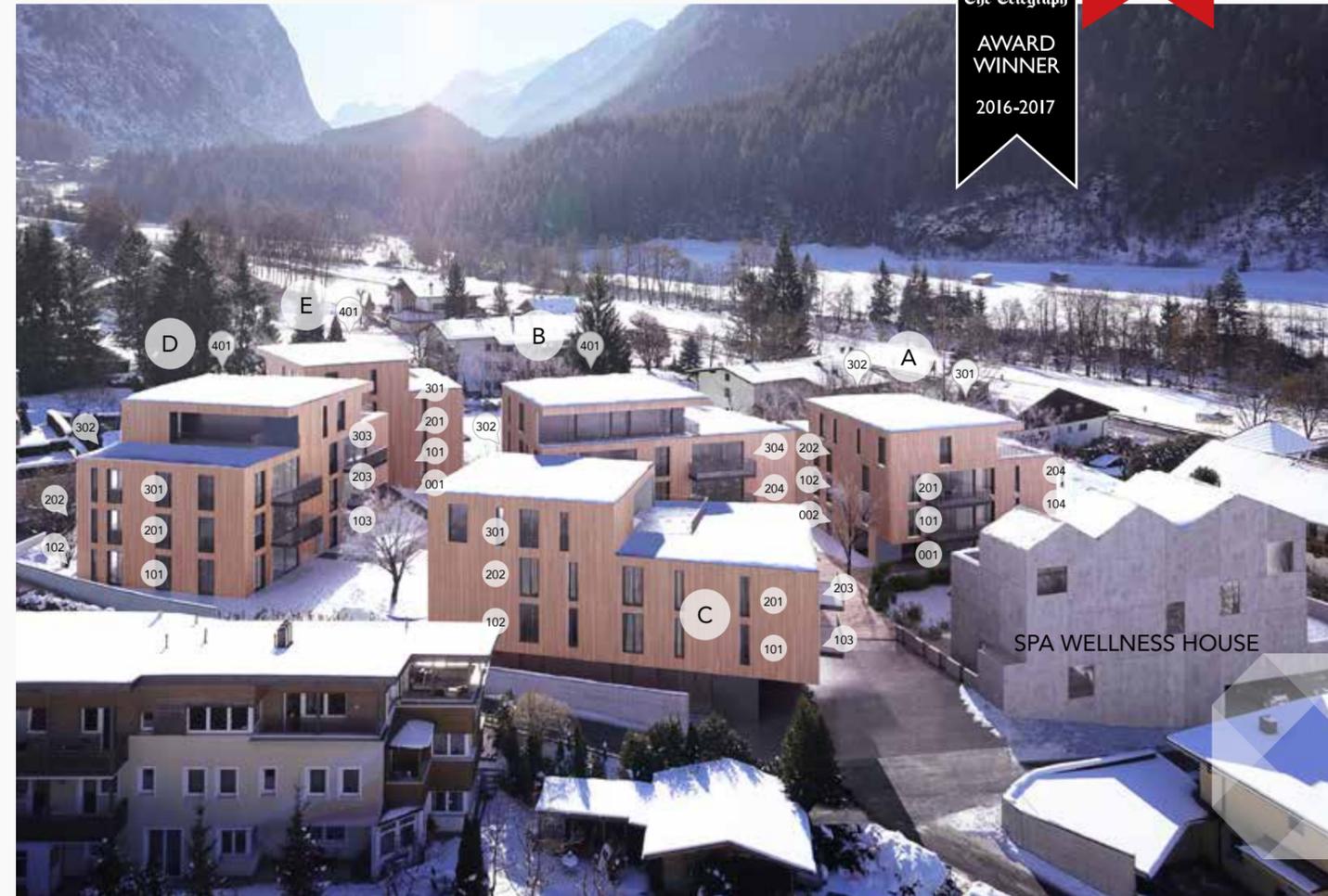
The group of buildings will create an elegant ensemble in a communal garden with natural pond sown with wild flowers. Overall, the project creates a superb setting against the backdrop of the awe-inspiring mountain peaks and breath-taking panoramic views.

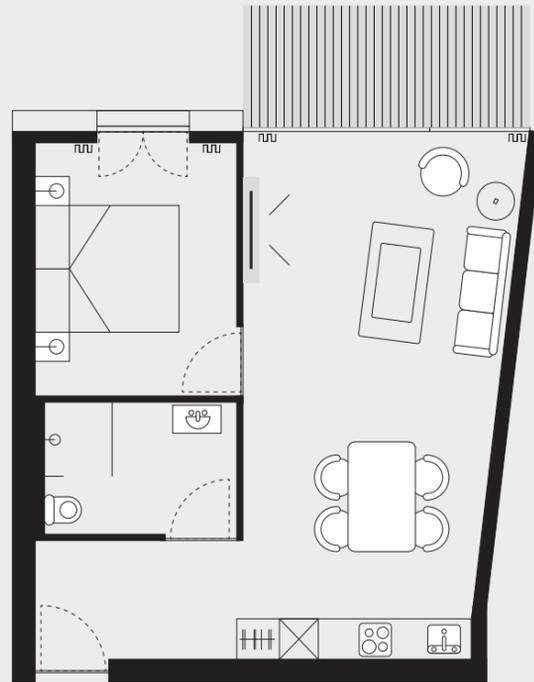
Centrally located, the common areas of the resort such as the lobby, reception desk, shop Bistro, kitchen, etc. are on the ground floor. The bistro, which seats up to 120, is directly connected to the lobby. A garden landscape is being developed right above the parking deck with access points designed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

All 56 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 upper floors consist of panoramic saunas with relaxation areas, terraces and showers.

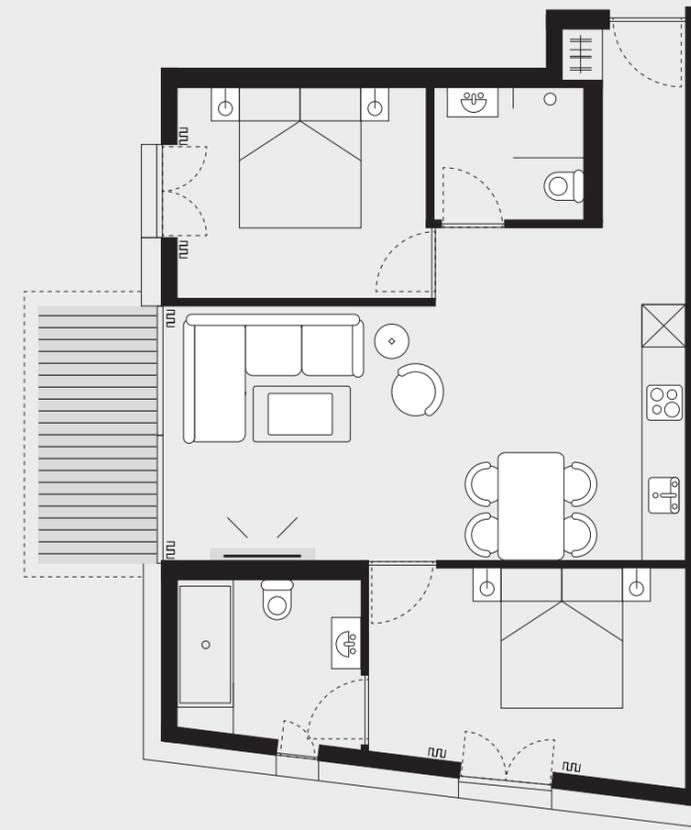
The spa will be connected to the central houses via the basement which also contains designated utility rooms and storage areas for each apartment.





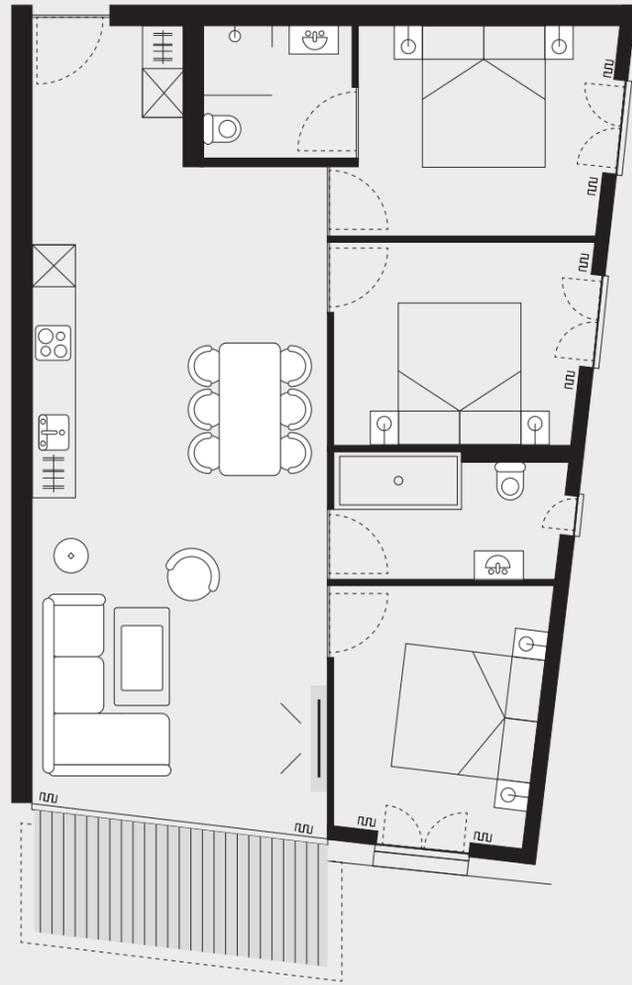
## 1 ROOM SUITE

Apartment with approx. net area of 50 m<sup>2</sup> – 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 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.



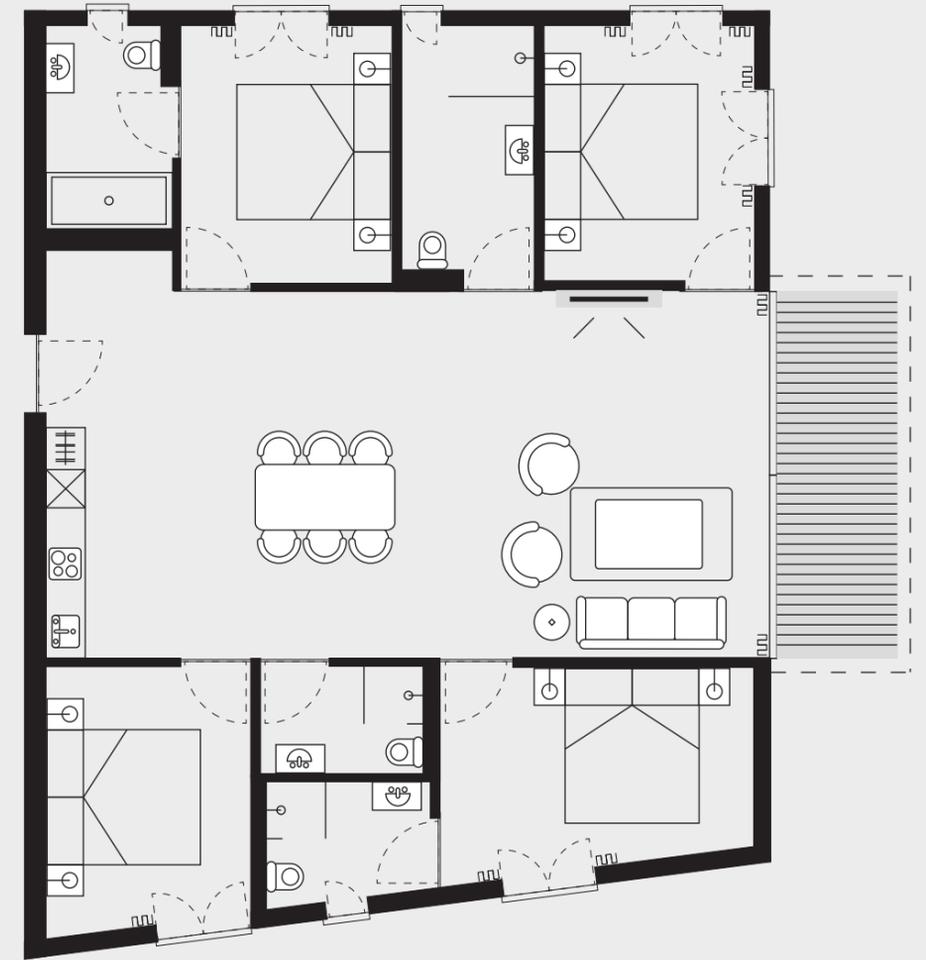
## 2-ROOM SUITES

Apartment with approx. net area of 70 m<sup>2</sup> – 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 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 ROOM SUITE

Apartment with approx. net area of 120 m<sup>2</sup> – 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 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.



### 4-ROOM SUITES

Apartment with approx. net area of 160 m<sup>2</sup> – 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 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.



## YOUR CHOICE

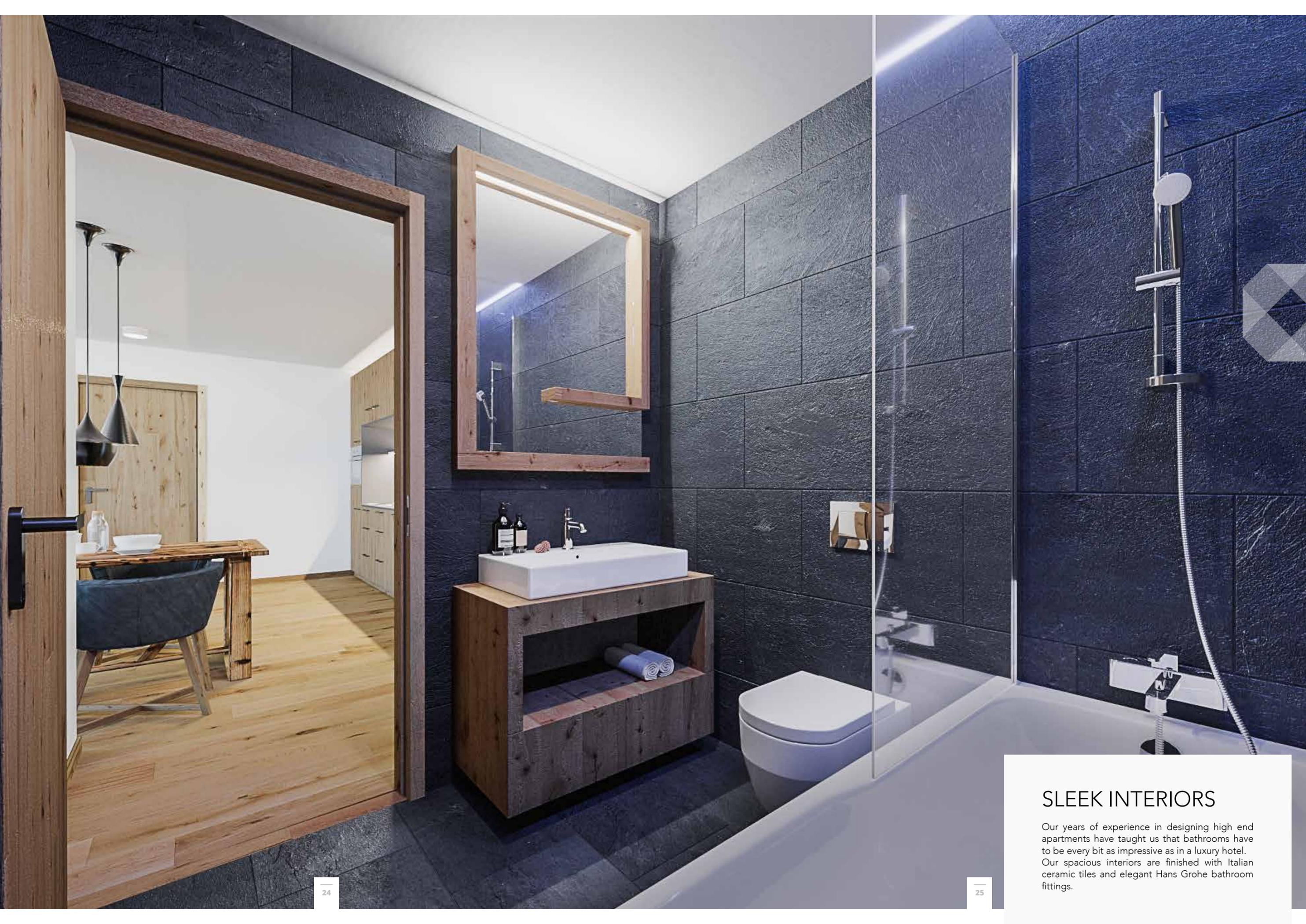
Why not cook at home?  
Our high-quality Miele kitchens are equipped with every possible convenience: coffee maker, cutlery, crockery, glasses, comfortable chairs ... what the Austrians call Gemütlichkeit.



## COMFORT

We believe that the most important element of a great holiday is having the perfect bedroom. That is why we chose superb box spring beds with top quality mattresses, luxurious bed linens and opulent fabrics.

We like to think we've thought of everything so that your sense of well-being is absolute. From flat screen televisions and roomy wardrobes, to exquisite curtains and cushions ... different themes to choose from and all included in the price.



## SLEEK INTERIORS

Our years of experience in designing high end apartments have taught us that bathrooms have to be every bit as impressive as in a luxury hotel. Our spacious interiors are finished with Italian ceramic tiles and elegant Hans Grohe bathroom fittings.



ALL-SUITE SHOP BISTRO  
 BREAKFAST, BRUNCH  
 LUNCH SNACK  
 SHOP  
 GIFTS

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



BREAKFAST SERVICE  
 CLEANING SERVICE  
 BABYSITTERS



LAUNDRY SERVICE  
 CLEANING



# ALL · SUITE RESORTS

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





## ALL SUITE SHOP BISTRO

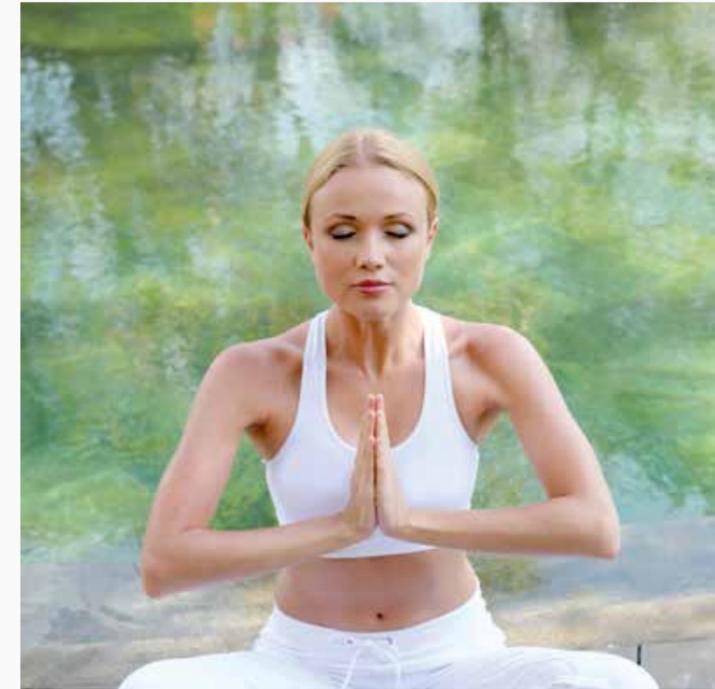
### Spontaneous and casual

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

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### **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 bath 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 wellness house.



CLASSIC SAUNA  
THEMED SAUNA  
STEAM BATH  
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  
BISTRO-SHOP WITH A VIEW  
CHOICE OF SWIMMING POOLS  
BATHING POND WITHOUT  
CHLORINE



BEAUTY TREATMENTS  
RELAXING MESSAGES  
ANTI-AGING TREATMENTS



RELAXING  
REFUELING WITH ENERGY



# MOUNTAIN LAKE

MIRROR OF THE MOUNTAINS





# SKI TOURS & SHIMMERING PEAKS

WINTER AT ITS MOST PERFECT





## A SKIERS' PARADISE

The historic town of Oetz was one of the first classic holiday resorts for Alpine winter sports in Tyrol. Thanks to its connection to Kühtai (the highest-altitude ski resort in Austria, with guaranteed snow from November to May) it has over 80 kilometres of pistes. A free ski bus links the two ski areas. Plans for a ski lift connection are being developed.

Sölden, with its two glacier ski areas offering another 144 kilometres of trails, is easily accessible by ski bus in just 25 minutes. The **All-Suite Resort Ötztal** is just 100 metres from the Acherkogelbahn lift.

# 80KM OF PISTES

ABOVE AND AMONGST THE TREES



## HIGHLY RATED

Perfect for families with a supervised nursery for toddlers and a special children's theatre. There are 4 ski schools operating in three children's areas with WIDI the resort mascot on-hand to keep your children entertained and allow you to go off and in the knowledge they are being well looked after by highly professional and bi-lingual staff. The resort regularly features in international customer surveys for overall satisfaction and value for money and rate of repeat visits is high.

APRÈS SKI  
ÖTZTAL STYLE



## AUSTRIAN CHARM

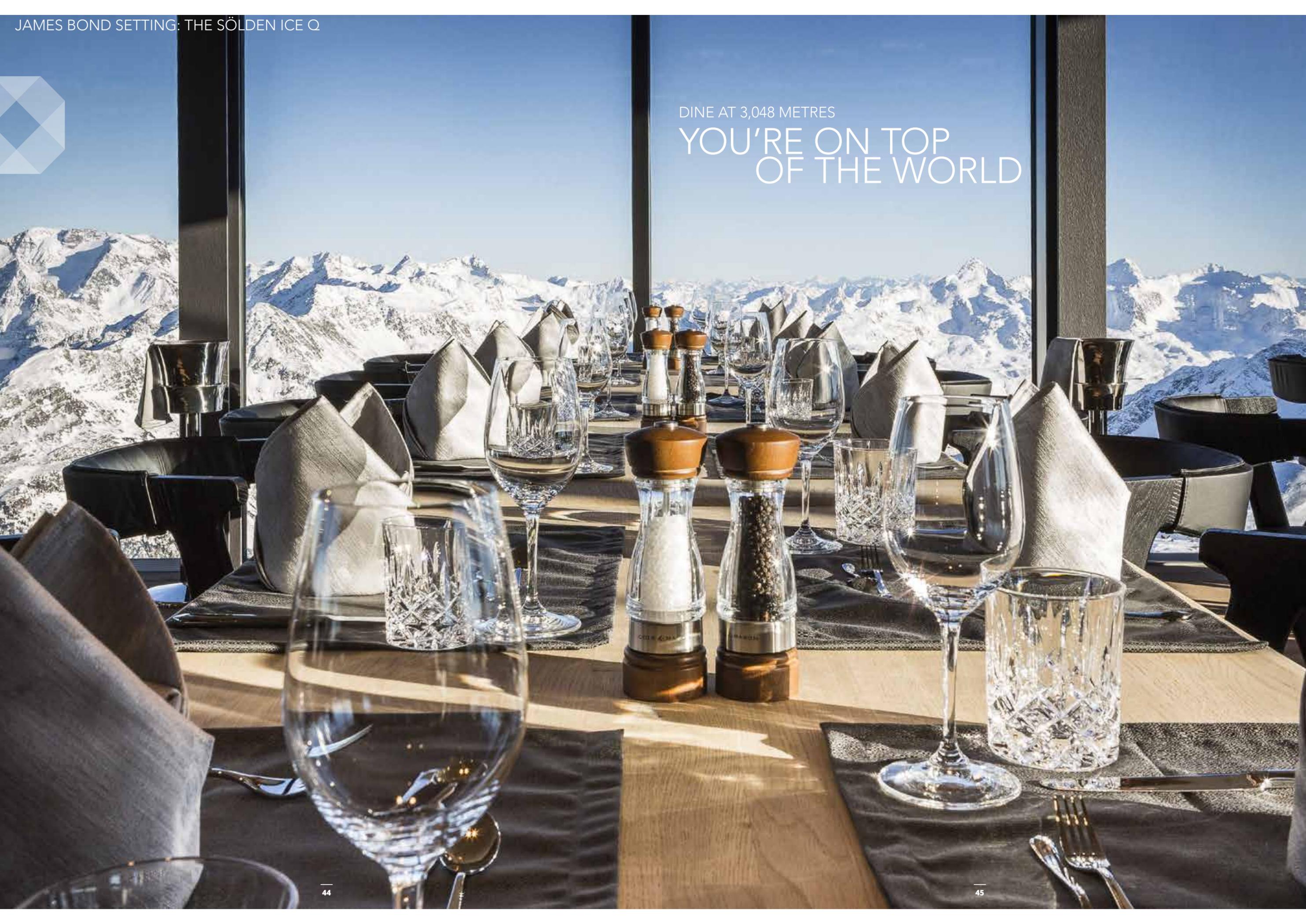
Cosiness, fun and good cheer in every Alm.

A choice of traditional and elegant huts welcome you all-year round.



DINE AT 3,048 METRES

YOU'RE ON TOP  
OF THE WORLD



FRESH AIR. HEALING WATERS.

# BATHE YOUR CARES AWAY





AQUA DOME LÄNGENFELD  
HEALING WATER FROM  
DEEP UNDERGROUND



ALPINE WORLDS

SKIING  
SLEDDING  
SNOWSHOEING



PEACE OF MIND  
FOR ALL THE FAMILY



MOONLIGHT BATHING  
BEAUTY AND MASSAGES  
SAUNA WORLDS  
ICE CAVES  
KIDS AREA



ICE SKATING ON  
THE PIBURGERSEE

CROSS-COUNTRY SKIING  
OVER PRISTINE FIELDS

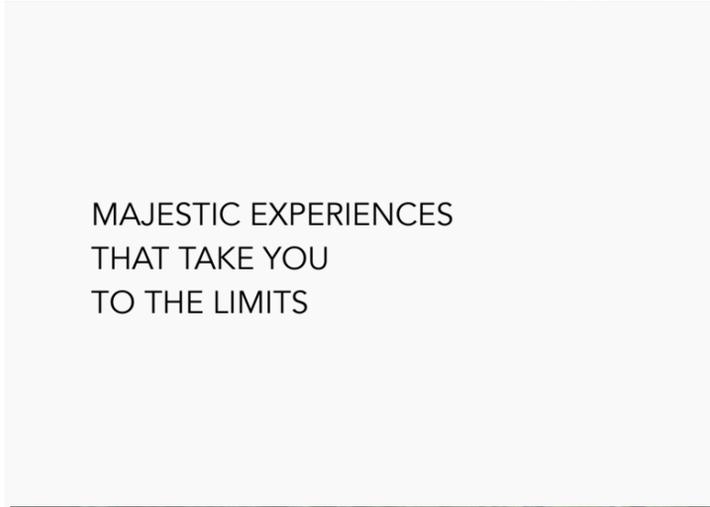


TAKE A DEEP BREATH  
THERE'S NO AIR LIKE IT





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



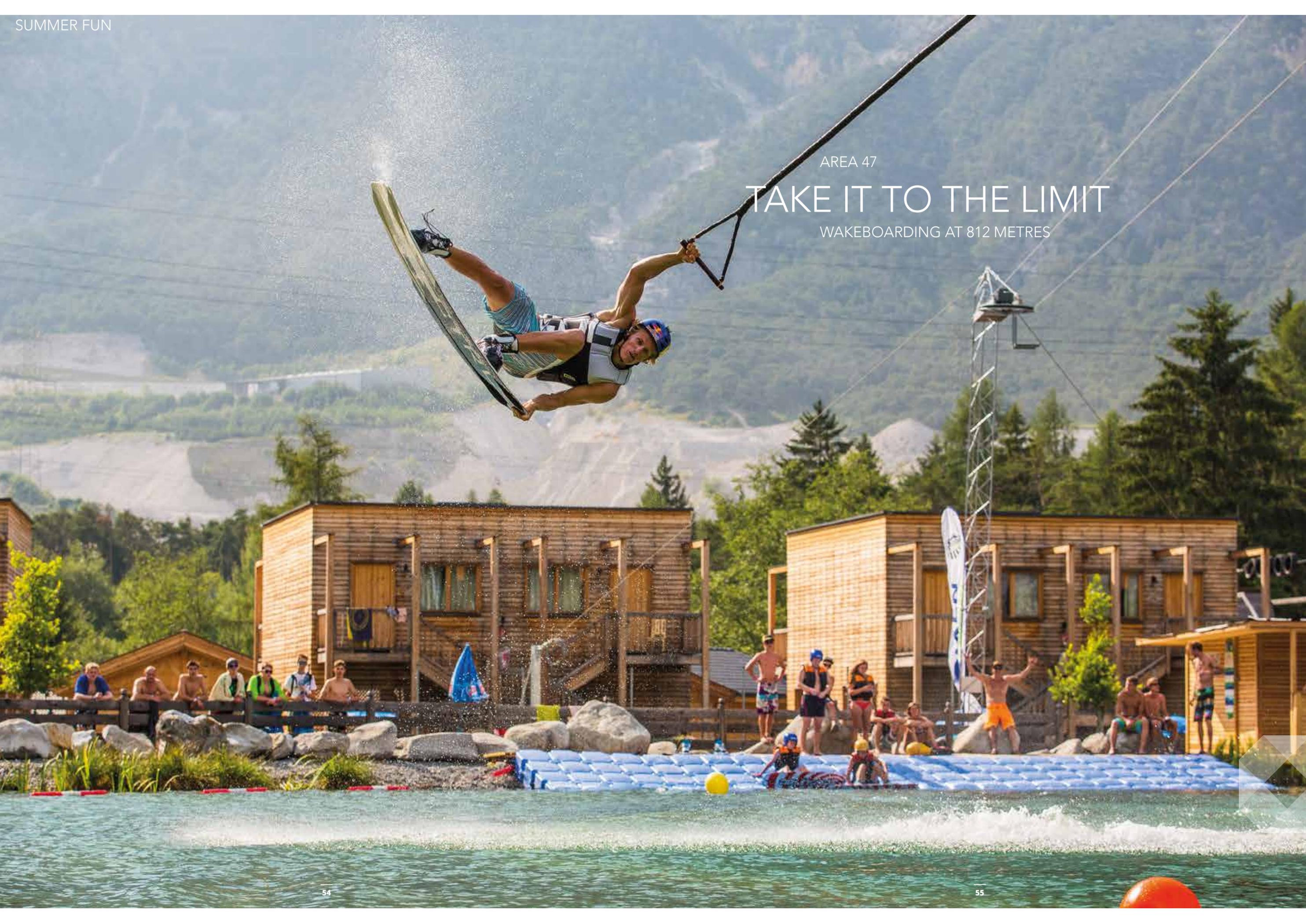


FAMILY MEMORIES  
BECAUSE TIME GOES BY  
SO QUICKLY

AREA 47

# TAKE IT TO THE LIMIT

WAKEBOARDING AT 812 METRES



SUMMER RETREAT IN THE ÖTZTAL

# MORE ADVENTURE MORE RECREATION MORE HOLIDAY

250 THREE THOUSAND METRE PEAKS - THE HIGHEST MOUNTAINS IN AUSTRIA ARE RIGHT HERE IN THE 67 KILOMETRE LONG ÖTZTAL VALLEY

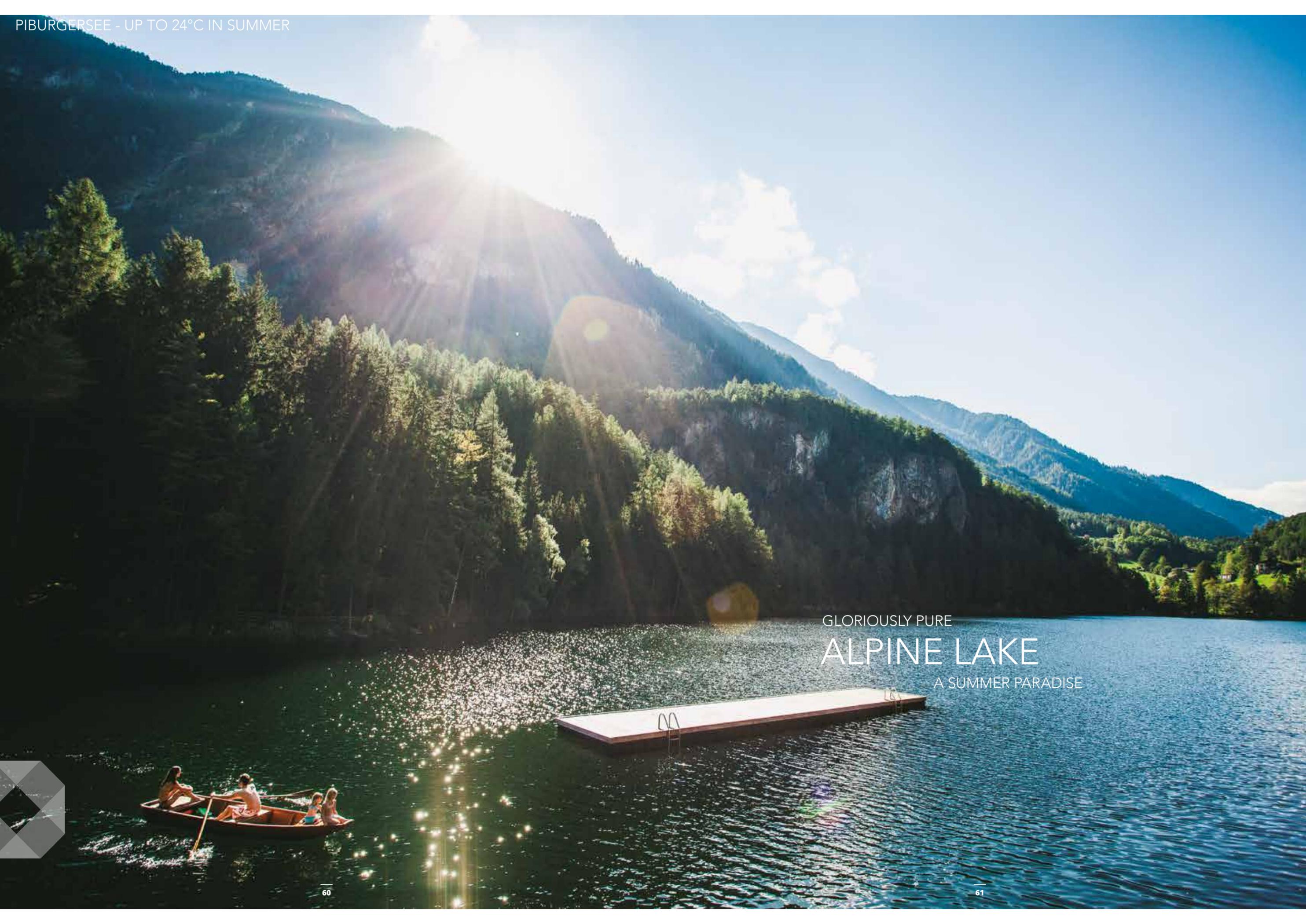
## HIKING & BIKING

In the Ötztal Valley, mountain lovers will find a myriad of experiences in every season. From hiking or biking through magnificent panoramas to some of the best winter sports opportunities in the world.

Customise your holiday to suit your tastes – from dreamily peaceful mountain villages sprinkled among the towering peaks to the sporty après-ski chic of our famous towns. There are thermal bath paradises, clear sparkling lakes and exhilarating bike trails. All heightened by the incomparably pure mountain air.



FREE AS A BIRD  
PURE ADRENALINE



GLORIOUSLY PURE  
**ALPINE LAKE**  
A SUMMER PARADISE





## BEING UP THERE

Clear mountain air and pure lake water have a way of clearing and expanding the mind.

Waking in the Ötztal valley creates a zest for life and a feeling of freedom. Nothing but positive vibes in such an awe-inspiring place.



### WINTER

- 100 metres to the Acherkogelbahn
- 80 km of skiing
- Connected to Kühtai - Austria's highest resort
- 2 glaciers 15 minutes away in Sölden
- Cross-country skiing
- 4.3 km long illuminated natural toboggan run
- 70 km of winter hiking trails
- Ice climbing walls
- Glacier safaris
- Après-ski with style
- Hannibal - a special extravaganza
- Children's events – Widdersum club
- Fun parks and many other highlights

### SUMMER

- Dual season resort
- 55% of visitors come outside of winter
- Area 47 - Europe's largest extreme water park
- Wakeboarding
- Motorcycle museum
- Piburger See - one of Austria's most scenic spots
- Aqua Dome with healing thermal water
- A paradise for rock collectors
- Stuibenfall - biggest waterfall of Tyrol
- Birds of Prey park
- Rafting on the the Ötztaler Ache
- Canyoning
- Climbing and tightrope routes
- Mountain biking – 700 km of marked routes
- Archery, tennis, golf and fishing



# THE FACTS

## PROJECT FACTS

Construction 2018/19, opening 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 56 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 80
- 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



**KRISTALLSPACES**

KRISTALL SPACES AG

Bachstelzenweg 2, CH-9410 Heiden, Switzerland

T +44 20 3735 8790 | M+41 78 683 07 77

info@kristall-spaces.com | immobilienintirold.de

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