



## A BEAUTIFUL PENTHOUSE CLOSE TO THE SKI SLOPES AND VIEWS OF THE KAISER MOUNTAINS.

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PENTHOUSE  
ELLMAU

**Guide Price €1,250,000**

savills



## ELLMAU, TIROL, AUSTRIA

A spacious penthouse apartment • Located close to the slopes • Balcony overlooking the Kaiser mountains • Exposed ceiling beams • Dual season resort • 2 Bedrooms • 2 Bathrooms • 1593 sq ft (148 m<sup>2</sup>)

### Situation

Located at the foot of the Wilder Kaiser, Kitzbühel it is famous for both its skiing and lifestyle and is just 75 km from Salzburg airport and 97 km from Innsbruck airport.

Kitzbühel has a status as a playground for the rich and famous because of the attractive, picture perfect town and the skiing surrounding the resort. The ski area is world renowned and hosts the annual World Cup alpine ski race, the Hahnenkamm. It is regarded as the most demanding race course on the World Cup circuit. The resort is also home to the famous Kitzbühel Horn Mountain. Recent lift improvements have made Kitzbühel a wonderful skiing experience. It truly is a resort which caters for all levels of skier.

Kitzbühel is also a delightful summer destination offering a wide range of outdoor activities such as water sports on the Schwarzsee Lake, a superb range of walks, mountain biking, horse riding, a magnificent 18-hole golf course, to name but a few.





## Description

This top-floor unit is located inside a very well-maintained apartment building in a quiet cul-de-sac, in close proximity to the ski slopes and with magnificent views of the Wilder Kaiser mountains.

This apartment boasts an open-plan living/dining area with exposed ceiling beams, fireplace, and access to a south-facing terrace that overlooks the ski slopes, two bedrooms with balconies overlooking the Kaiser mountains and two bathrooms, generous basement and attic storage, and a carport.







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