



THIS EXCLUSIVE PROPERTY OCCUPIES A SLIGHTLY ELEVATED LOCATION IN ONE OF KITZBÜHEL'S SUNNIEST SPOTS.

CHALET
KITZBUHEL

Guide Price €11,700,000

savills

KITZBUHEL, TIROL, AUSTRIA

Luxurious and spacious country house with secondary residence status • Wellness area with indoor pool and sauna • Home theatre • Close proximity to the centre of Kitzbuhel • Wine cellar • Guest apartment • 5 Bedrooms • 4 Bathrooms • 6394 sq ft (594 m²)

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

Approved as secondary residence, this luxurious and spacious country house sits on 2048m² of private land and overlooks Kitzbühel's mountains and the golf course. The house is being completely renovated and modernized.

Highlights of this property include a large living/dining area with fireplace, a high-end kitchen, a wellness area with indoor pool and sauna, a home theatre, large terraces and balconies, and a private garden. The house is being renovated to the highest standard in terms of quality and luxury.

The villa is located in close proximity to beautiful hiking and biking trails, the golf course, pristine lake Schwarzsee, and groomed Nordic ski trails. The centre of town is only a short drive away and so is Fleckalmbahn, your access point to Kitzbühel's ski area.

Munich, Salzburg and Innsbruck with their international airports are all within a 1.5 hours drive from Kitzbühel.





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