



Lodge 2.3

Clubhotel Hinterthal - Austria

14/05/2009



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INTERNATIONAL LIVING®

OUR WORLD IS YOUR HOME

## Location



## Introduction

### SALZBURGERLAND, AUSTRIA

*That sky, those peaks, these slopes in the middle of the Alps, you feel like you're on top of the world.*

Located in the Salzburgerland, located in the majestic Alps, Salzburgerland is at in the heart of one of Austria's largest and highest ski networks. It is one of the few places in the world where it is possible to ski all year round. With its scenic hiking paths, tumbling rivers and eleven beautiful lakes, the area is also Austria's most popular warm-weather resort, offering golfing, sailing, fishing and more.

Salzburgerland is a famed wellness destination as well, thanks to its high altitude, pure air and warm thermal springs. The region boasts countless health and beauty spas. And its charming villages and exquisite cities, such as Kitzbühel and Salzburg, offer pleasures both simple and sophisticated, from traditional seasonal festivals to world-class arts and culture.



Clubhotel Hinterthal – Austria -

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## Introduction



### **Clubhotel Hinterthal Austria**

Hinterthal is a small village; at 1050 m above sea level, at the end of the valley linking Saalfelden to Bisschofshofen.

Our Clubhotel Hinterthal is a twofold project and encompasses the restoration of the historic Clubhotel Hinterthal, and the construction of a new building and a number of exclusive lodges around the small on-site lake.

The lodge 2.3 for sale is located at the heart of the village next to the La Perla Clubhotel, at walking distance to the chairlift (ski in-ski out) which connects to the Hochkoenig region.

The Hochkoenig region is well known as a “Schneeloch” and offers skiing to Maria Alm, Dienten, Muehlbach and Bisschofshofen.

Saalfelden is 12 minutes away, Zell am See and Kaprun are a 20 minute drive. Leogang is a mere 15 minute drive and connects to Saalbach/Hinterglemm. In summer there are 3 golf courses within 20 minutes drive.

The restored hotel and the new Amelia’s Corner contain just 13 two- to three-bedroom apartments, ranging in size from 80m<sup>2</sup> up to 300m<sup>2</sup>. Also featured are a restaurant and an inviting bar with an impressive wine cellar.

# Masterplan



## LEGEND

- A Main entry
- B Entrance to private parking lots
- C Amelia's center
  - Club La Perla Living Reception desk & La Perla Café
  - 2 apartments
- D Clubhotel Hinterthal - 12 apartments
- E Plots for residential lodges 1 to 10
- F Grey line main road to plots 12 - 16
- G Amelia
- H Direct access to ski lifts

Clubhotel Hinterthal – Austria -



Lodge 2..3

### Lodge 2 .3

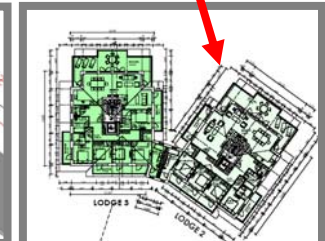
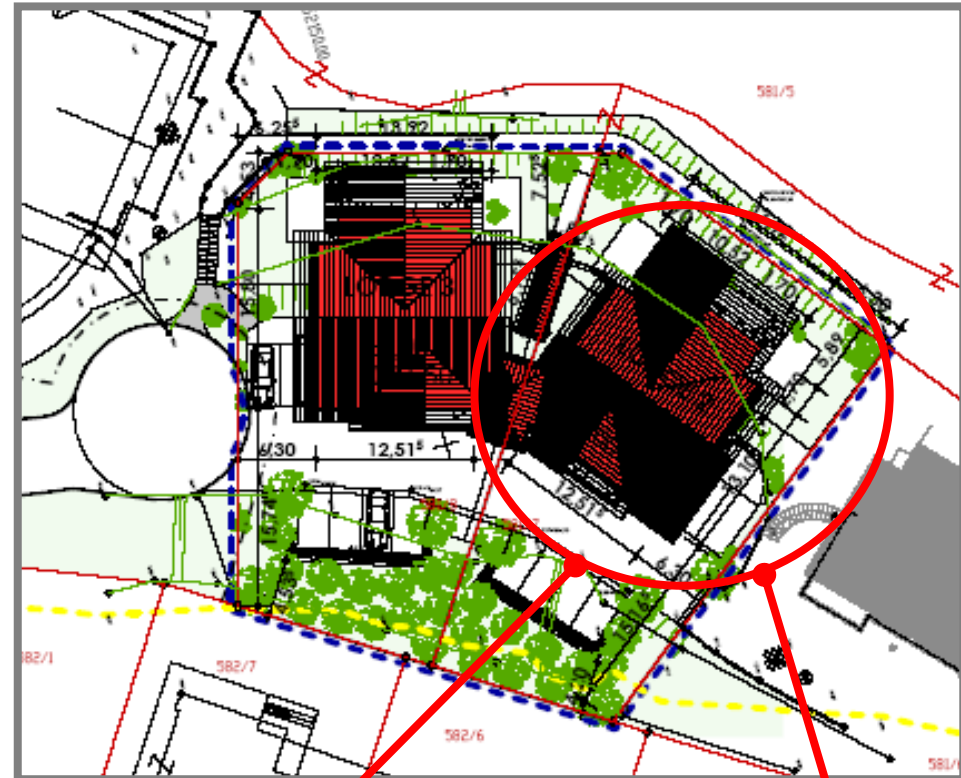
Built 2007  
Level 1 + 3

Gross area 380 m<sup>2</sup>  
Living area 280 m<sup>2</sup>

Sales price € 1.495.000  
Incl. furniture € 1.595.000

*Note:*

*The lodge consists of 2 floors connected by an internal lift which is shared with 2 other apartments on the 2.floor.  
The lodge can host up to 10 guests.*



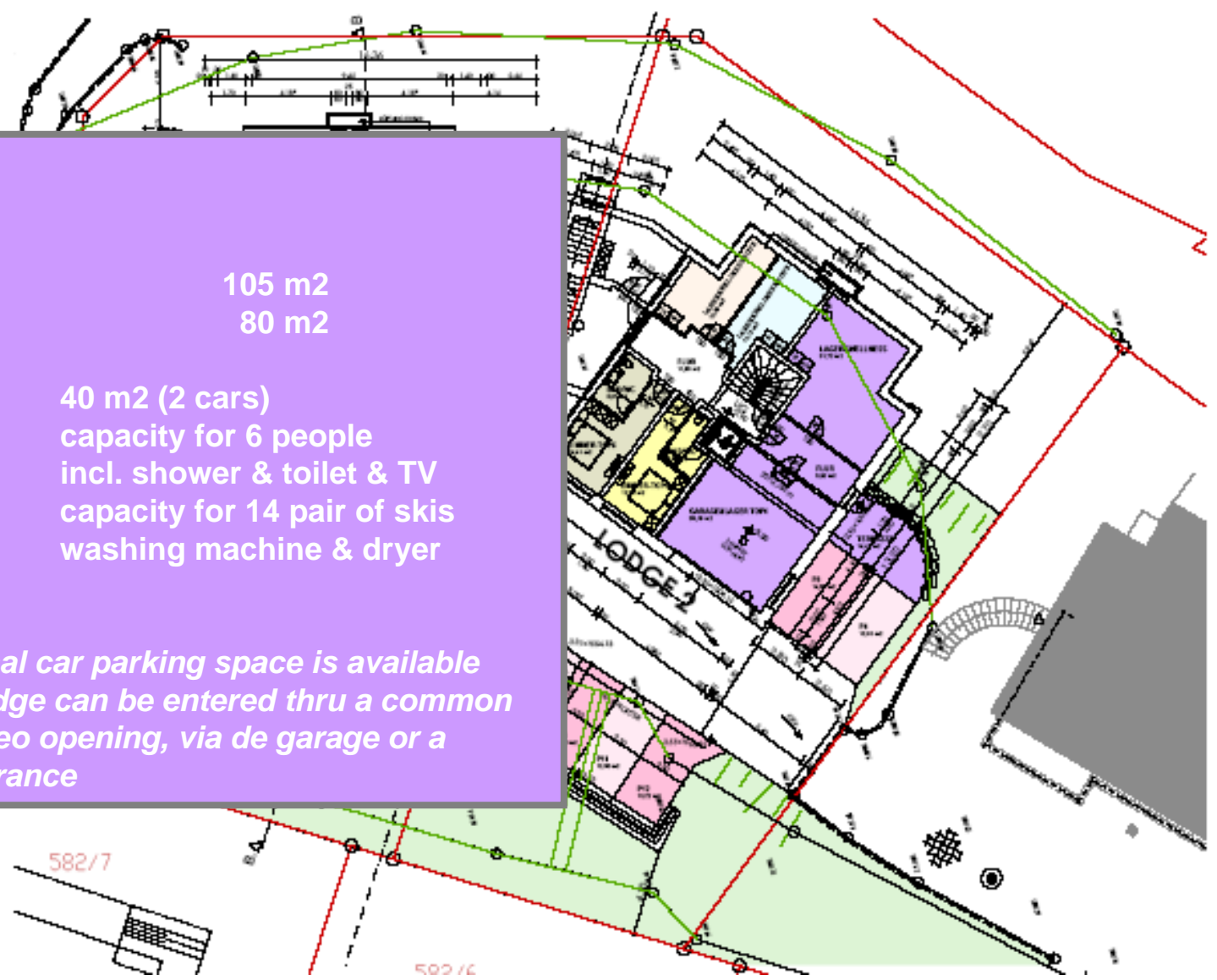
**Lodge 2 .3**  
Ground floor

Gross area 105 m2  
Living area 80 m2

Garage 40 m2 (2 cars)  
Sauna capacity for 6 people  
incl. shower & toilet & TV  
Fitness area  
Storage room capacity for 14 pair of skis  
Laundry room washing machine & dryer

**Note**

*A separate external car parking space is available next door. The lodge can be entered thru a common entrance with video opening, via de garage or a separate side entrance*



582/7

500/6

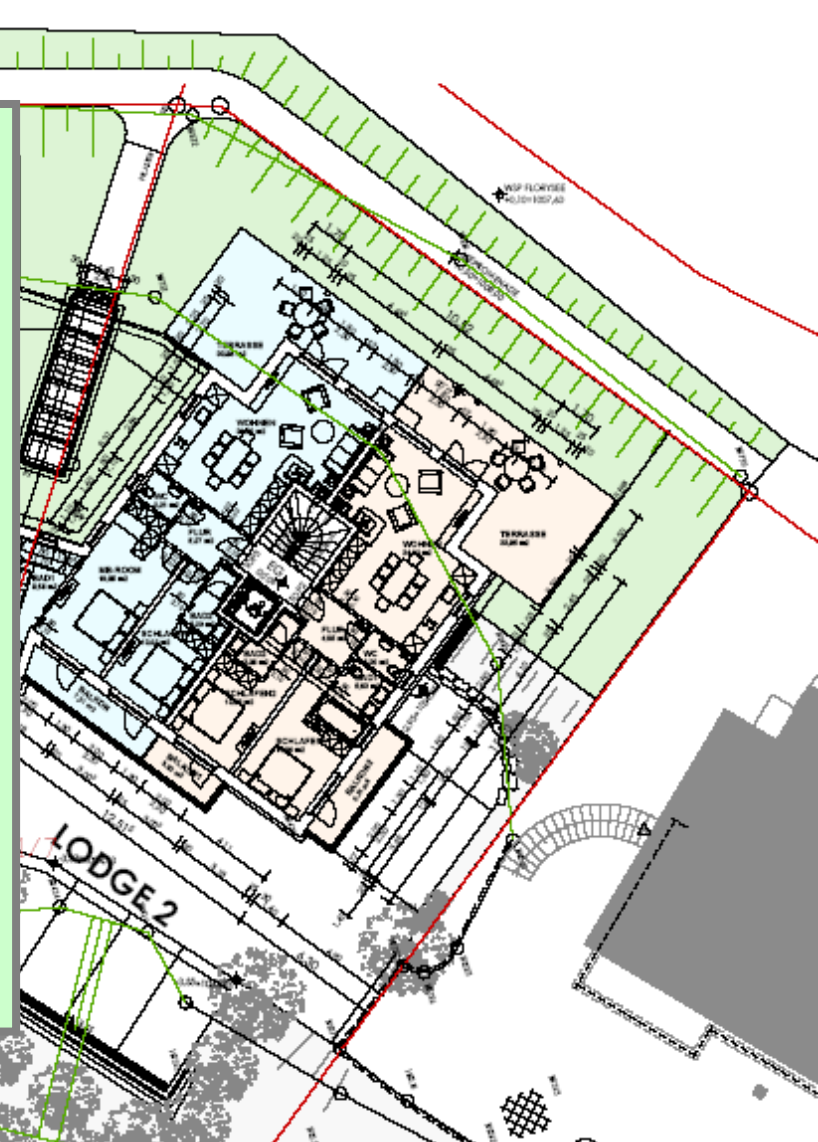
**Lodge 2 .3**  
**Top floor**

**Gross area** 220 m<sup>2</sup>  
**Living area** 166 m<sup>2</sup>

<b>Terrace</b>	<b>4</b>	<b>Bed</b>	<b>4</b>
<b>Bath</b>	<b>3</b>	<b>Guest toilet</b>	<b>1</b>

**Note**

*Total of the 4 terraces is 67 m<sup>2</sup>. High ceilings up to 4.5 m), living area with a 4.5 meter high chimney, dining area and open kitchen with a bar (ca 70 m<sup>2</sup>). All bedrooms are between 12-16 m<sup>2</sup>. The master bedroom has a walk in dressing room and an en-suite bathroom with shower and bath. The large guestroom has an en-suite bathroom, whereas the 2 other bedrooms share a large bathroom. All bathrooms have towel heaters. One bedroom has 2 bunk-beds. The hallway has a separate toilet*





## Lodge 2

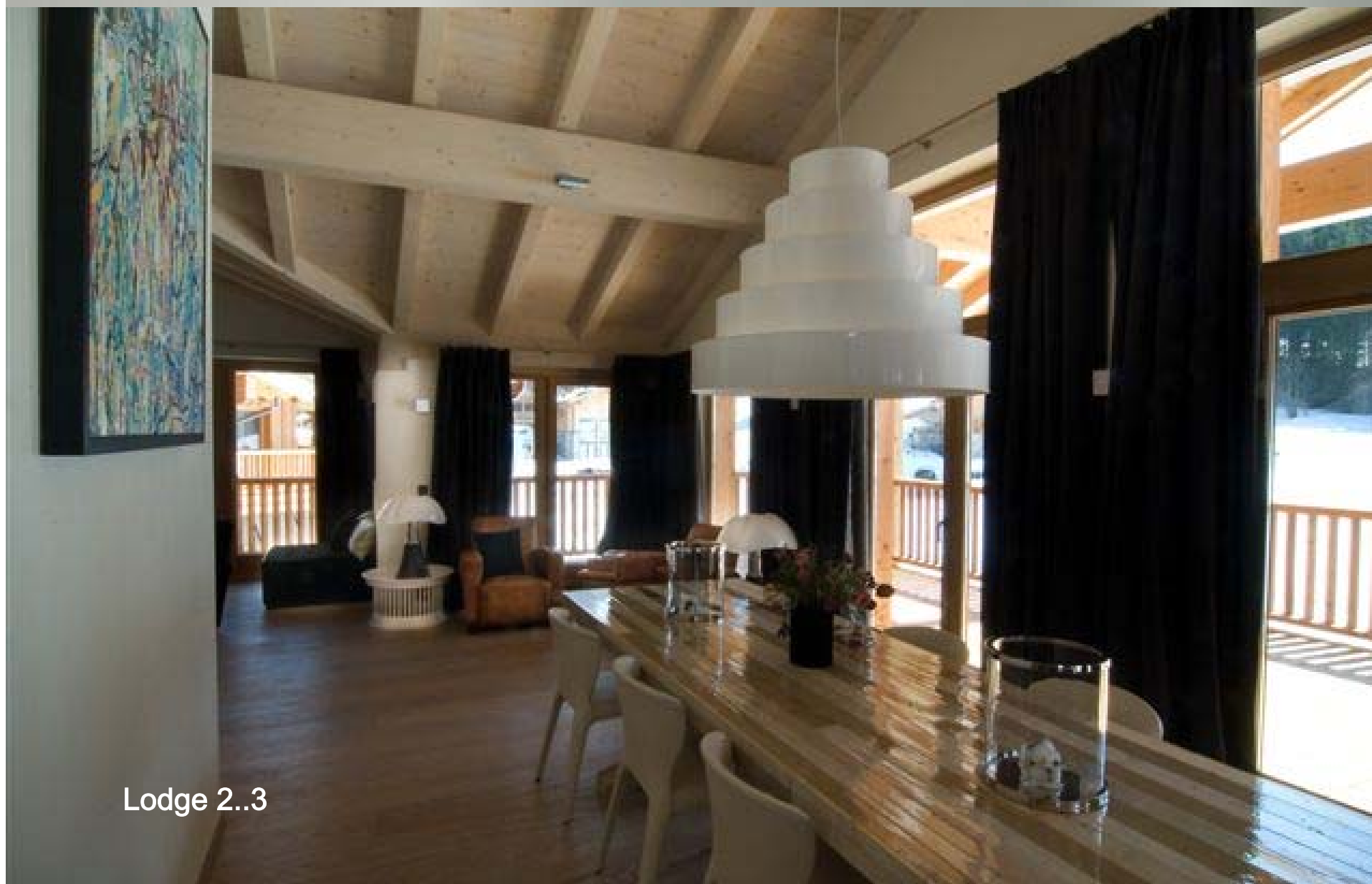
### Interior

The lodge has floor heating, double glazing and a wi-fi system. The kitchen is fully equipped to the highest standards. All flooring is oak or natural stone. Every element of the lodge was carefully designed with for example bathroom accessories alike Philip Stark toilets and Axor taps. The living area has 2 separate Bose surround systems.

The lodge comes, if so desired fully furnished, including living area seating, curtains, beds, ample storage space, a design dining table for 10 people, bar stools, 3 flat screen TV's and Bose music system, and fitness equipment. The lodge has a separate satellite disk for Sky TV. All TV's have individual Canal digital decoders.



Lodge 2..3



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Lodge 2..3





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La Perla International Living is the first brand in residential real estate. Our unique locations, exceptional homes and outstanding services create an international living experience that opens doors to new cultures and enriches your life by giving you more freedom, comfort and peace of mind.