



🏠 312 m<sup>2</sup> 📄 St. Johann in Tirol, Rakousko 📞 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

Order number	<b>N7330</b>	Price	<b>on request</b>
Address	<b>St. Johann in Tirol, Rakousko</b>	Type	<b>Apartments</b>
Disposition	<b>5 + kitchenette</b>	Usable area	<b>312 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Garage	<b>Yes</b>	Balcony	<b>Yes</b>
Terrace	<b>Yes</b>	Year of construction	<b>2024</b>

## About real estate

We offer for sale an exclusive newly built chalet in one of the most picturesque areas of Tyrol, in the charming St. Johann, Austria. Construction was completed in December 2024. This unique chalet, with a living area of approximately 318 m<sup>2</sup> and a plot size of 380 m<sup>2</sup>, offers luxurious living in the heart of the Alpine landscape. It features a spacious terrace and balcony of 169 m<sup>2</sup> with breathtaking views of the Wilder Kaiser and Kitzbühler Horn mountains.

The interior of the chalet is equipped with high-quality materials, including natural stone, old wood, oak floorboards, and troweled surfaces. The furniture is custom-made by the renowned Austrian company Aufschnaiter. This modern yet traditional style is accentuated by an open fireplace, wooden rafters, and sophisticated details such as ambient lighting and an integrated sound system in each of the four bathrooms.

The upper floor offers a spacious living, dining, and kitchen area with high ceilings and large windows that provide stunning views of the surrounding mountains. The high-quality kitchen is equipped with Miele, Bora, and Qooker appliances, ensuring a top-tier cooking experience. The ground floor features a luxurious master bedroom with an en-suite bathroom and built-in wardrobes. Two additional bedrooms in the basement are furnished with exclusive furniture and have their own bathrooms.

The property also offers a special space for gentlemen – the "Gentleman's Room" with a wine cellar and cigar lounge, complemented by its own ventilation system. For relaxation, there is a wellness area with a sauna and home cinema, further enhancing the luxurious atmosphere of this space. In the adjacent atrium, you can unwind in the hot tub.

Additional practical spaces include a storage room, technical room, and a hobby room that can be used as a gym. There is also a garage with two parking spaces.

This chalet represents the perfect combination of Alpine taste and modern comfort, which you will appreciate in every detail. The offer also includes a selection of artworks, thoughtfully chosen by art historian Dr. Florentine Rosemeyer for each room. Should you be interested in the artworks, we will be happy to send you further information and a price list. Please note that the artworks are not included in the price.

Don't miss the opportunity to own this exclusive property, an ideal place for a luxurious Alpine lifestyle.