



**Sale of an exclusive chalet in Tyrolean style, 8+kt/B/GS, 635 sqm on a plot of 810 sqm, Kitzbühel - Austria**



635 m<sup>2</sup> Kitzbühel, Rakousko on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6874</b>	Price	<b>on request</b>
Address	<b>Kitzbühel, Rakousko</b>	Type	<b>Houses</b>
Category	<b>Cottage</b>	Usable area	<b>635 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>810 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Parking	<b>2</b>	Garage	<b>2</b>
Terrace	<b>Yes</b>	Cellar	<b>Yes</b>

## About real estate

We offer for sale an exclusive 8+kt alpine chalet in the heart of the popular Kitzbühel in Austria. The property has a living area of 635 sqm and a plot size of 810 sqm and is located in the heart of Kitzbühel, making it a true rarity on the market.

On entering the house you are greeted by an impressive living area with exposed ceiling trusses and an open fireplace, surrounded by panoramic windows overlooking the renowned Streif ski slope. It includes a cosy dining room and a separate TV room with an additional fireplace and an exclusively equipped kitchen. Each room has access to a spacious balcony.

Another exceptional feature of this cosy chalet is the spiral staircase leading from the living area to the gallery and converted attic, which has an additional living and dining room with kitchenette, access to the balcony and two bedrooms with large skylights and en-suite bathrooms. The cottage has a total of seven bathrooms.

The cottage was built in 2011 in Tyrolean style. It has an impressive wooden finish and offers luxurious amenities including a home spa with a large indoor pool and sauna. This unique property will offer four floors and a personal elevator from the basement to the top floor. The property comes with two carports and two open parking spaces. The house is surrounded by a garden with terrace and also offers a cellar.

The property combines luxury living and easy access to the centre of the popular Alpine town, as well as the legendary Hahnenkamm ski slope. Kitzbühel is known for its cultural richness and history dating back to the 16th century when silver was found here. The town has been the venue for the first ski races since 1894 and offers fantastic slopes and a wide range of leisure activities all year round. Sport and a healthy lifestyle play a key role in the town and its surroundings.

To arrange a viewing or for more information including property prices please contact us.