



# MOUNTAIN SPA RESIDENCES

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ST. ANTON



*MOUNTAIN SPA RESIDENCES  
ST. ANTON*

*INVEST IN HIGH-END  
MOUNTAIN REAL ESTATE*



# IDYLIC SETTING

## ST. ANTON – NASSEREIN

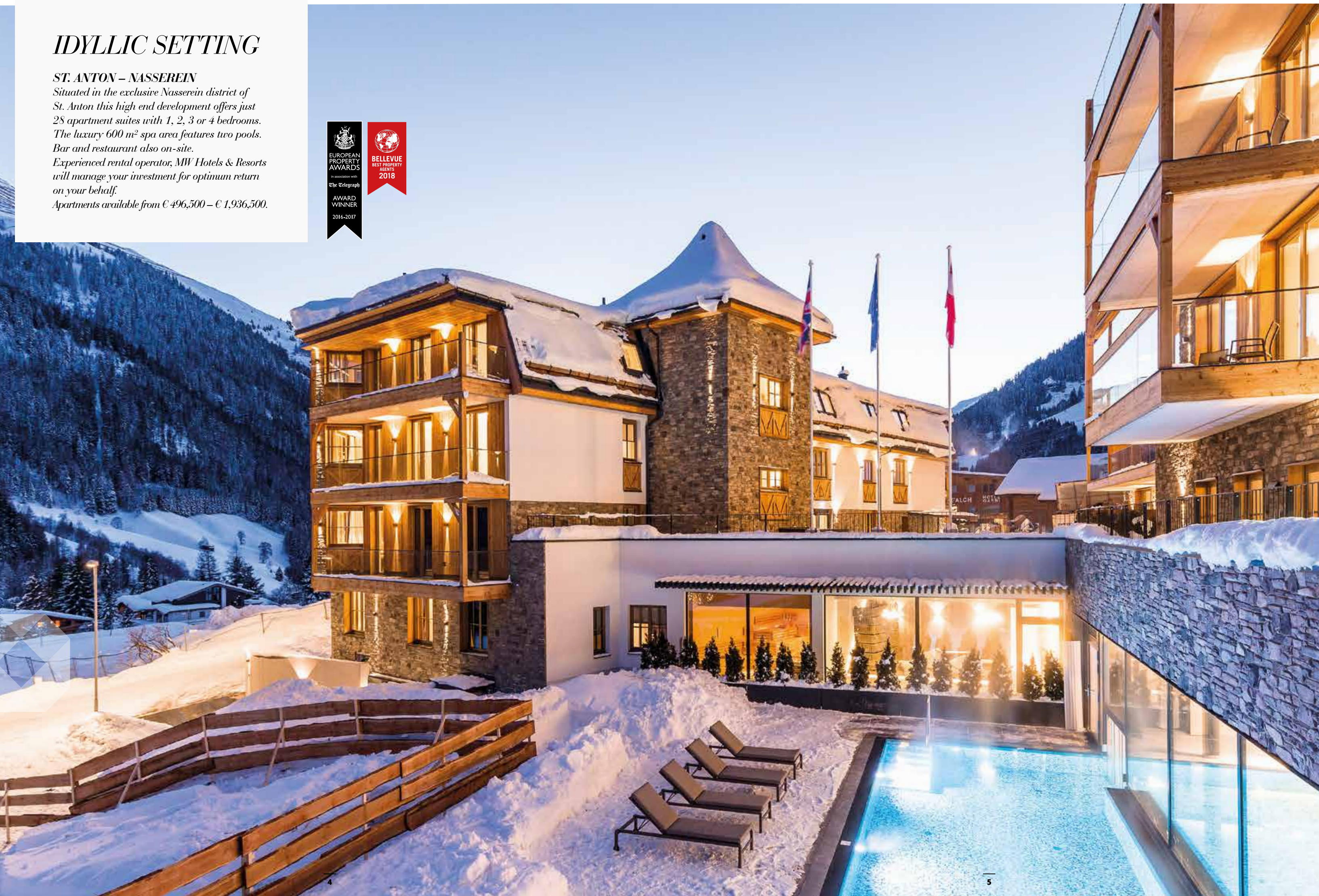
Situated in the exclusive Nasserein district of St. Anton this high end development offers just 28 apartment suites with 1, 2, 3 or 4 bedrooms. The luxury 600 m<sup>2</sup> spa area features two pools. Bar and restaurant also on-site.

Experienced rental operator, MW Hotels & Resorts will manage your investment for optimum return on your behalf.

Apartments available from € 496,500 – € 1,936,500.



AWARD WINNER  
2016-2017







## UNWIND

*Go on - spoil yourself!  
Where better to wind down than in our spacious  
luxury spa and wellness suite?  
Sauna, steam bath and massage zones allow  
you to pamper yourself, while the heated indoor  
and outdoor pools are the perfect place to  
unwind after a day in the mountains.  
Or you could just lie back and relax on our  
luxurious spa beds.*





B12  
B9  
B13  
B14  
B5  
B10  
B6  
B1  
B2  
B7  
B3  
B8  
B4

A12  
A8  
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A11  
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A5  
A4  
A2  
A1  
LOBBY  
RESTAURANT

WELLNESS & SPA





*WELCOME TO  
MOUNTAIN SPA RESIDENCES  
ST. ANTON*



## THE SETTING

*Nestled in the sunny, exclusive hamlet of Nasserein with magnificent views over the valley and resort, the award-winning Mountain Spa Residences offer a rare opportunity to acquire your own freehold property in Austria's biggest and arguably finest ski region.*

*The location is ski-out for all levels and ski-in for experienced skiers accompanied by a guide or when conditions allow.*

*Buyers can now walk around the apartments, which are under construction, and get a feel for the superb internal spaces, exclusive location and some of the best views in the valley.*





# FULLY MANAGED RENTAL PROGRAMME

*Investing in Mountain Spa Residences secures you unforgettable experiences while you're there – and attractive annual returns from 3.5% to 4.1% when you're not in residence. Your investment is safe, secure and trouble-free, thanks to the fully-managed rental programme.*

*You can acquire a freehold apartment with 1, 2, 3 or 4 bedrooms with a luxury hotel-style management service, extensive spa facilities, indoor and outdoor swimming pools, cosmetics and massage studio, relaxation rooms, brasserie and bar.*

*Each time you arrive at your apartment, you'll find everything has been taken care of according to your instructions – from linen to stocking the fridge to fresh flowers. When you don't require your apartment, it is rented out on your behalf generating an annual profit for you.*

*Management and international letting is taken care of by MW Hotels & Resorts, an associate company of the renowned Mark Warner Group with over 40 years' experience in the Alps.*

*They will ensure you get an optimal rental income, supervise the daily hotel operations and maintain your property. N.B. Renting out your apartment generates an income enabling you to acquire the property without paying the usual 20% sales tax. Moreover, you can be sure of annual capital growth of at least 5%.*

*To make acquiring your new apartment as straightforward as possible, Kristall Group will provide you with a professional bilingual service throughout the purchasing and legal process.*



**Branson Atterbury**  
*Property Consultant, Marketing Director*  
*English, German, French*



**Coline Atterbury**  
*Bi-lingual Property Consultant*  
*German, English*



**Liz Cass**  
*Property Consultant*  
*English*



*Serviced apartments with a personal touch*



*Hotel-style service at your disposal*

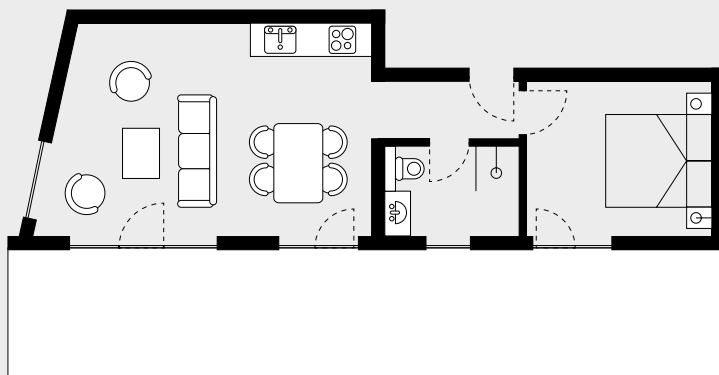


*Upper luxury finishes*



*Fully managed rental programme earns you a profit*





*Building A – Suite A11*

## 1 DOUBLE BEDROOM APARTMENT

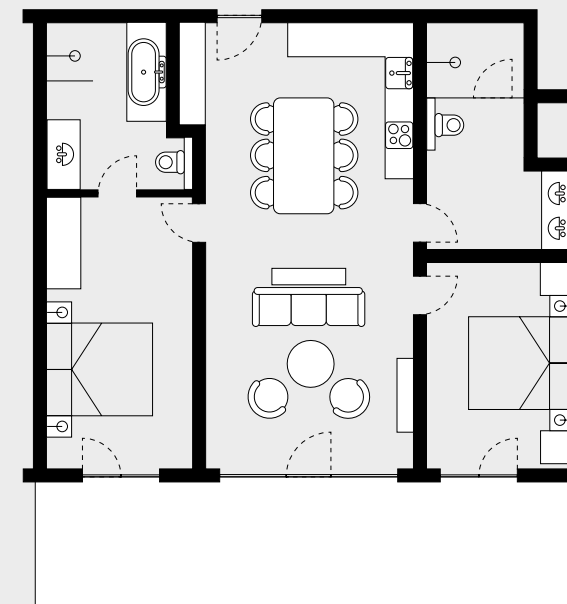
*Apartment approx. 47.25m<sup>2</sup> – ideal for two people (but can accommodate up to 4) with large balcony and spectacular views.*

*1 double bedroom in stylish natural oak, 1 bathroom with hairdryer, light-filled living room area with a large dining table and double sofa bed. Fully-fitted Miele kitchen with dishwasher, fridge, ceran hob, microwave, saucepans, crockery, cutlery, coffee machine and toaster.*

*Square metres: 47.25 m<sup>2</sup>*

*Purchase price: € 496,500.-*

*Parking: 1 underground space at € 30,000.-*



*Building A – Suites A1, A2, A3, A4, A5, A6, A7, A9  
Building B – Suites B1, B2, B3, B5, B6, B7, B8, B11, B14*

## 2 DOUBLE BEDROOM APARTMENTS

*Apartment approx. 70m<sup>2</sup> – ideal for four people (but can accommodate up to 6) with large balcony and spectacular views.*

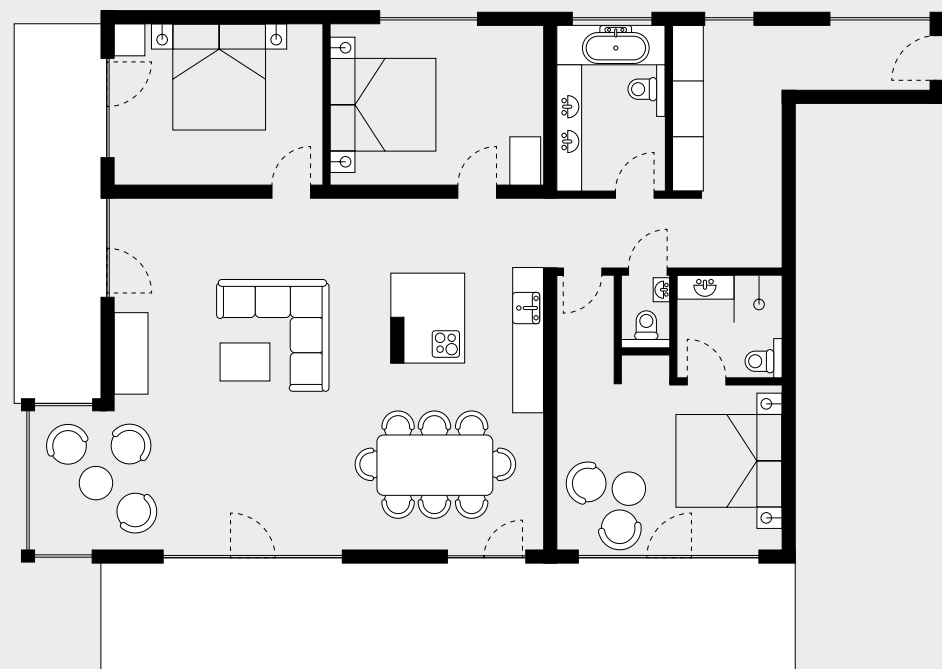
*2 double bedrooms in stylish natural oak, 2 bathrooms one with bath/shower and one with shower, light-filled living room area with a large dining table and double sofa bed. Fully-fitted Miele kitchen with dishwasher, fridge, ceramic hob, microwave, saucepans, crockery, cutlery, coffee machine and toaster.*

*Square metres: between 63.55 m<sup>2</sup> and 87.90 m<sup>2</sup>*

*Purchase price: from € 635,500.- to € 923,000.-*

*Parking: 1 or 2 spaces, either in the underground car park at € 30,000 per space or above ground at €10,000 per space*





*Building A – Suites A8, A10, A12, A13  
Building B – Suites B4, B9, B10, B12, B13*

## 3 DOUBLE BEDROOM APARTMENTS

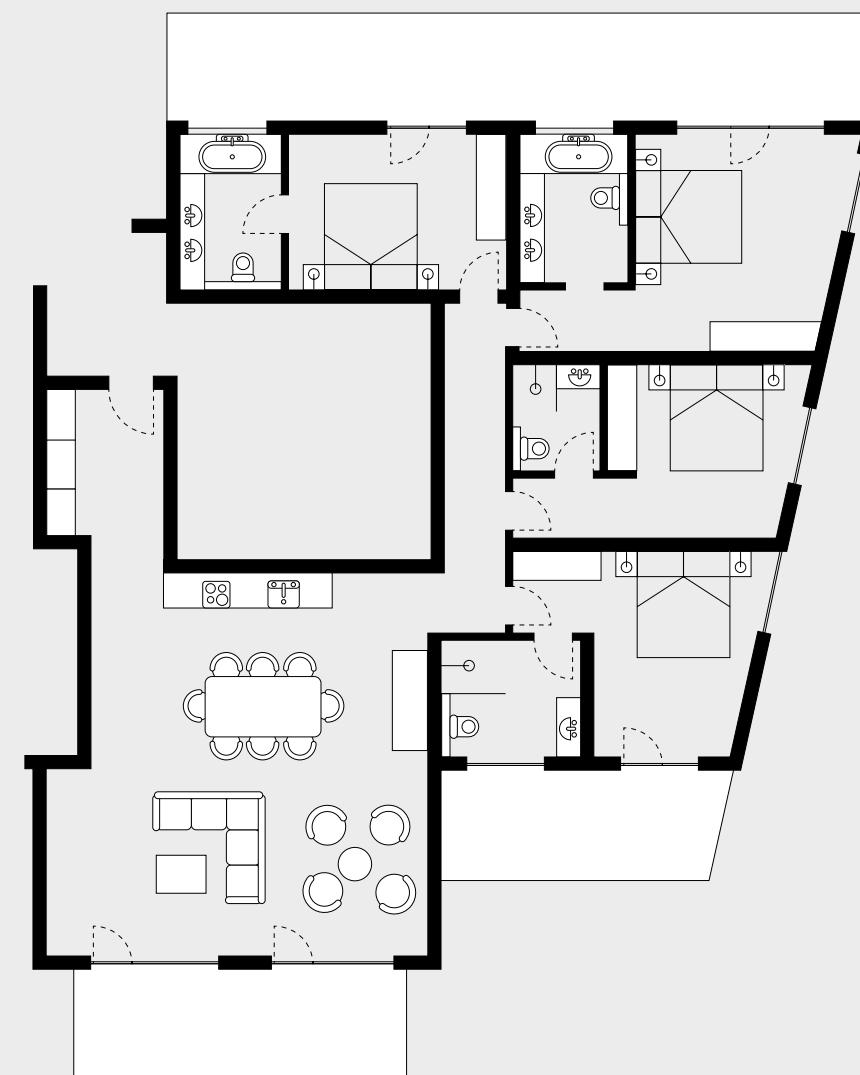
*Apartment approx. 120m<sup>2</sup> – ideal for six people  
(but can accommodate up to 8) with large balcony and  
spectacular views.*

*3 double bedroom in stylish natural oak, 2 bathrooms  
one with bath/shower and one with shower, light-filled  
living room area with a large dining table and double  
sofa bed. Fully-fitted Miele kitchen with dishwasher,  
fridge, ceramic hob, microwave, saucepans, crockery;  
cutlery, coffee machine and toaster.*

*Square metres: between 96.01 m<sup>2</sup> and 142.80 m<sup>2</sup>*

*Purchase price: from € 1,008,500.- to € 1,785,000.-*

*Parking: 2 underground spaces at € 30,000.- per space*



*Building A – Suite A14*

## 4 DOUBLE BEDROOM APARTMENT

*Apartment approx. 160m<sup>2</sup> – ideal for eight people  
(but can accommodate up to 10) with large balcony and  
spectacular views.*

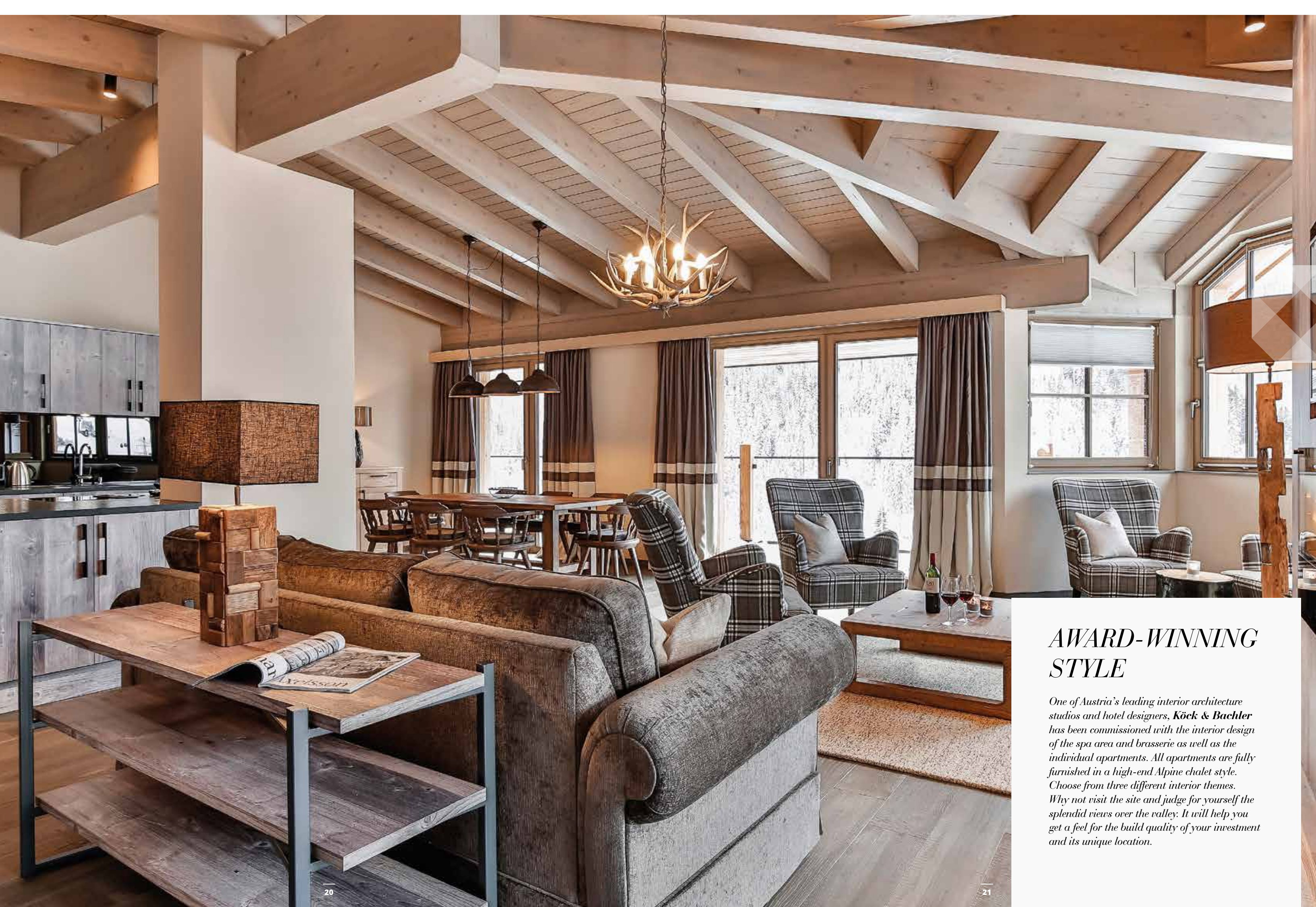
*4 double bedrooms in stylish natural oak, 4 bathrooms  
two with bath/shower and two with shower, light-filled  
living room area with a large dining table and double  
sofa bed. Fully-fitted Miele kitchen with dishwasher,  
fridge, ceramic hob, microwave, saucepans, crockery;  
cutlery, coffee machine and toaster.*

*Square metres: 161.35 m<sup>2</sup>*

*Purchase price: € 1,936,500.-*

*Parking: 2 underground spaces at € 30,000.- per space*





## AWARD-WINNING STYLE

*One of Austria's leading interior architecture studios and hotel designers, **Köck & Bachler** has been commissioned with the interior design of the spa area and brasserie as well as the individual apartments. All apartments are fully furnished in a high-end Alpine chalet style. Choose from three different interior themes. Why not visit the site and judge for yourself the splendid views over the valley. It will help you get a feel for the build quality of your investment and its unique location.*









## *A HAVEN OF COMFORT*

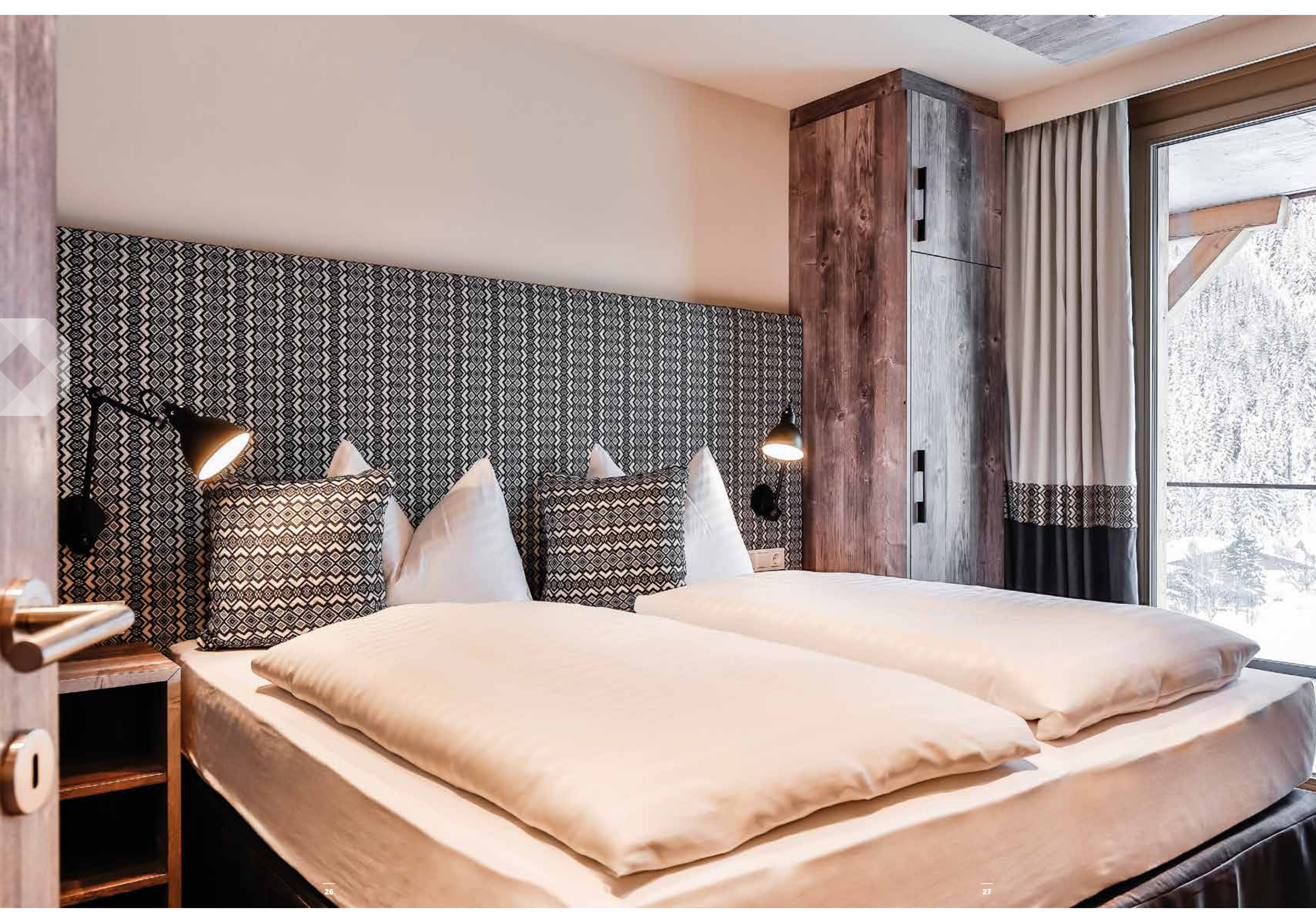
*Whether you call it Hygge or Gemütlichkeit or just comfortable 4-star luxury, we believe the foremost priority for a good vacation is a perfect bedroom.*

*That's why we've selected premium box-spring beds with top quality mattresses and soft luxurious bedding.*

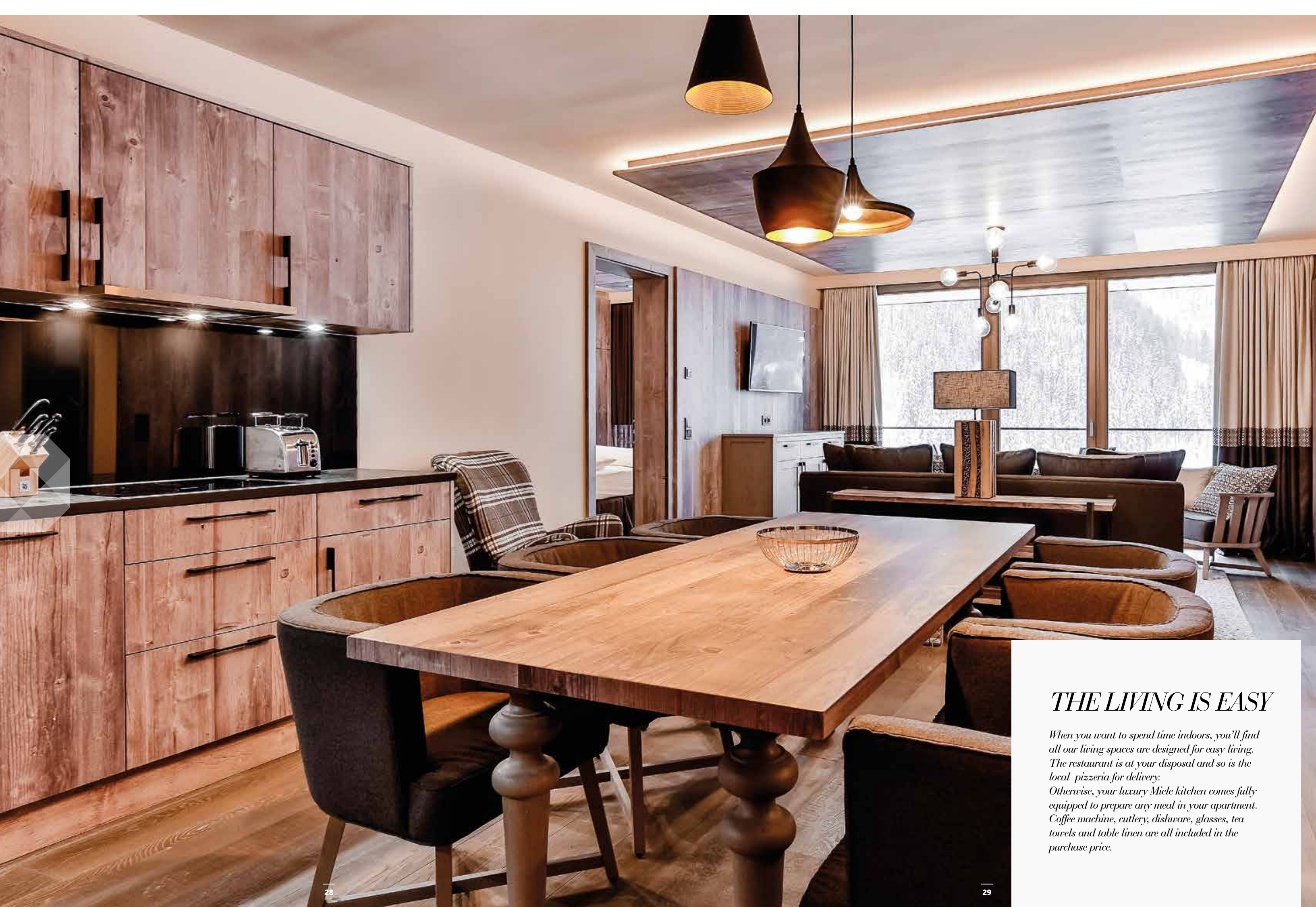
*Whatever you need in order to feel really at home, the chances are we've thought of it already.*

*From flatscreen smart TV, spacious wardrobes, luxury bed linen, curtains and cushions ... a beautifully comfortable interior is part of the overall package.*





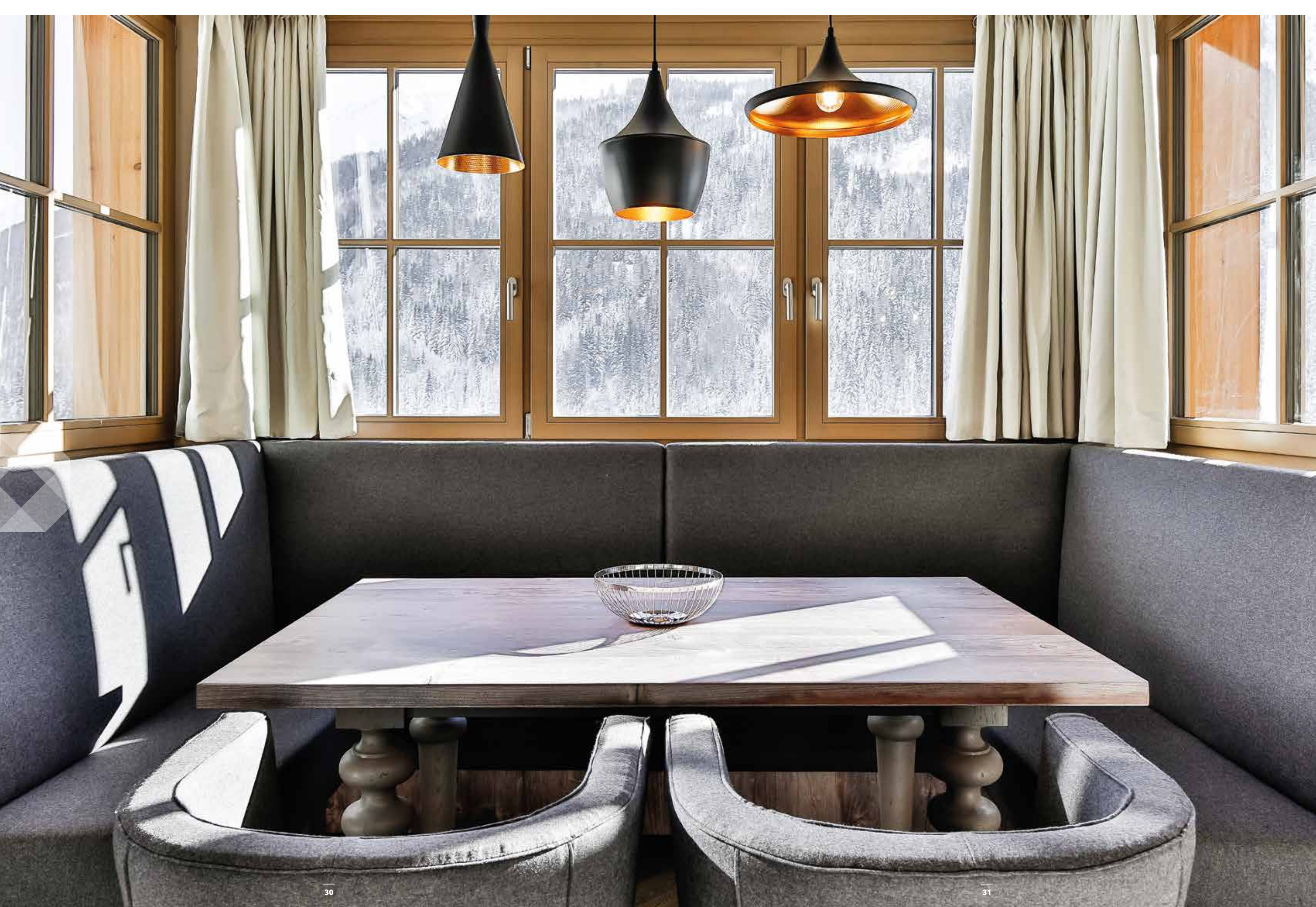




## *THE LIVING IS EASY*

*When you want to spend time indoors, you'll find all our living spaces are designed for easy living. The restaurant is at your disposal and so is the local pizzeria for delivery. Otherwise, your luxury Miele kitchen comes fully equipped to prepare any meal in your apartment. Coffee machine, cutlery, dishware, glasses, tea towels and table linen are all included in the purchase price.*















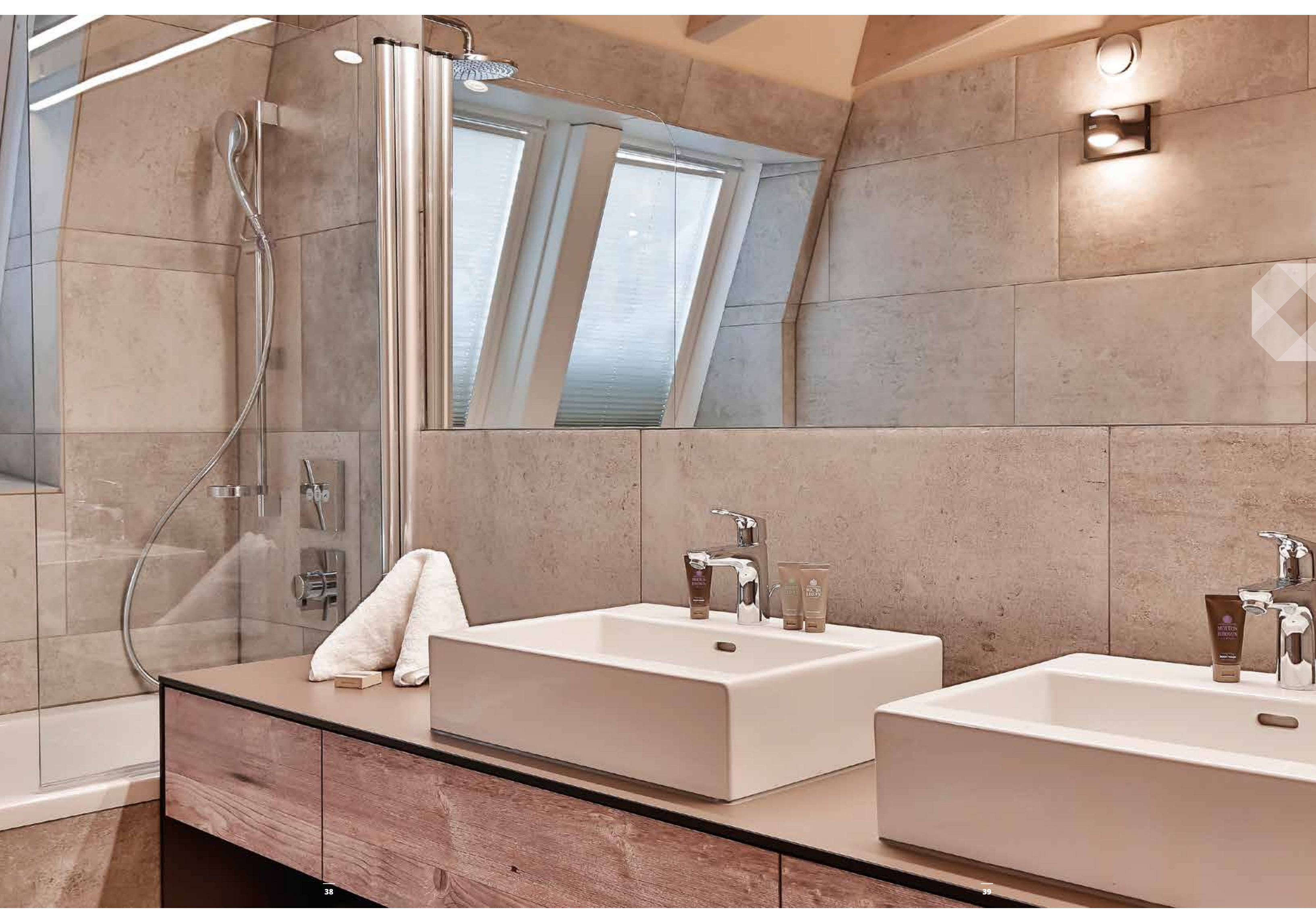


## *PURE LUXURY*

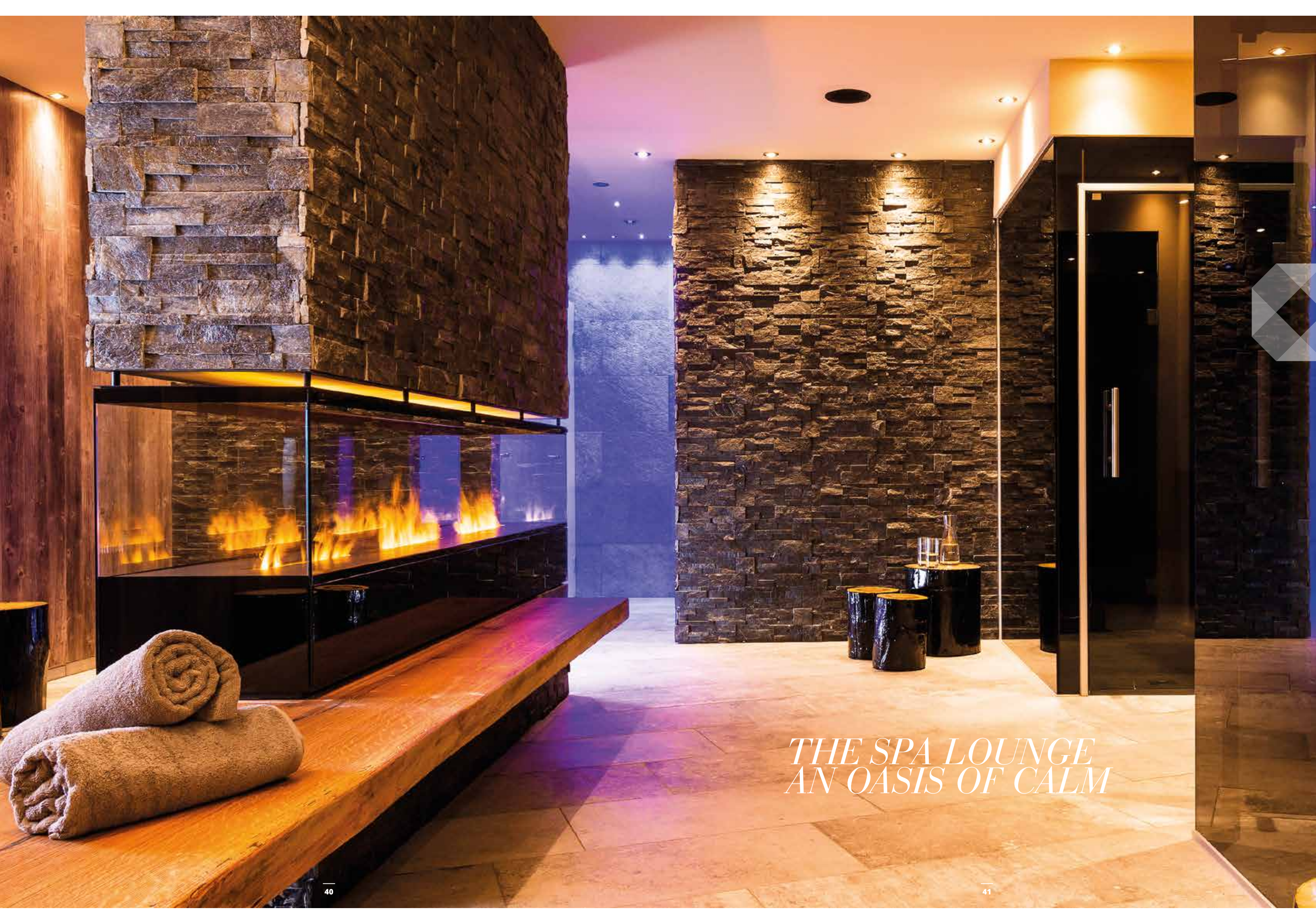
*After an exhilarating day on the slopes, luxuriate in your spacious bathroom. Quality features are part of our philosophy, so you'll find it's sheathed in premium quality Italian tiles and furnished with Hans Grohe fixtures and fittings.*

*The wet rooms feature top quality, easy to clean designs and carefully thought-out lighting. Fresh towels are, of course, all part of the service.*







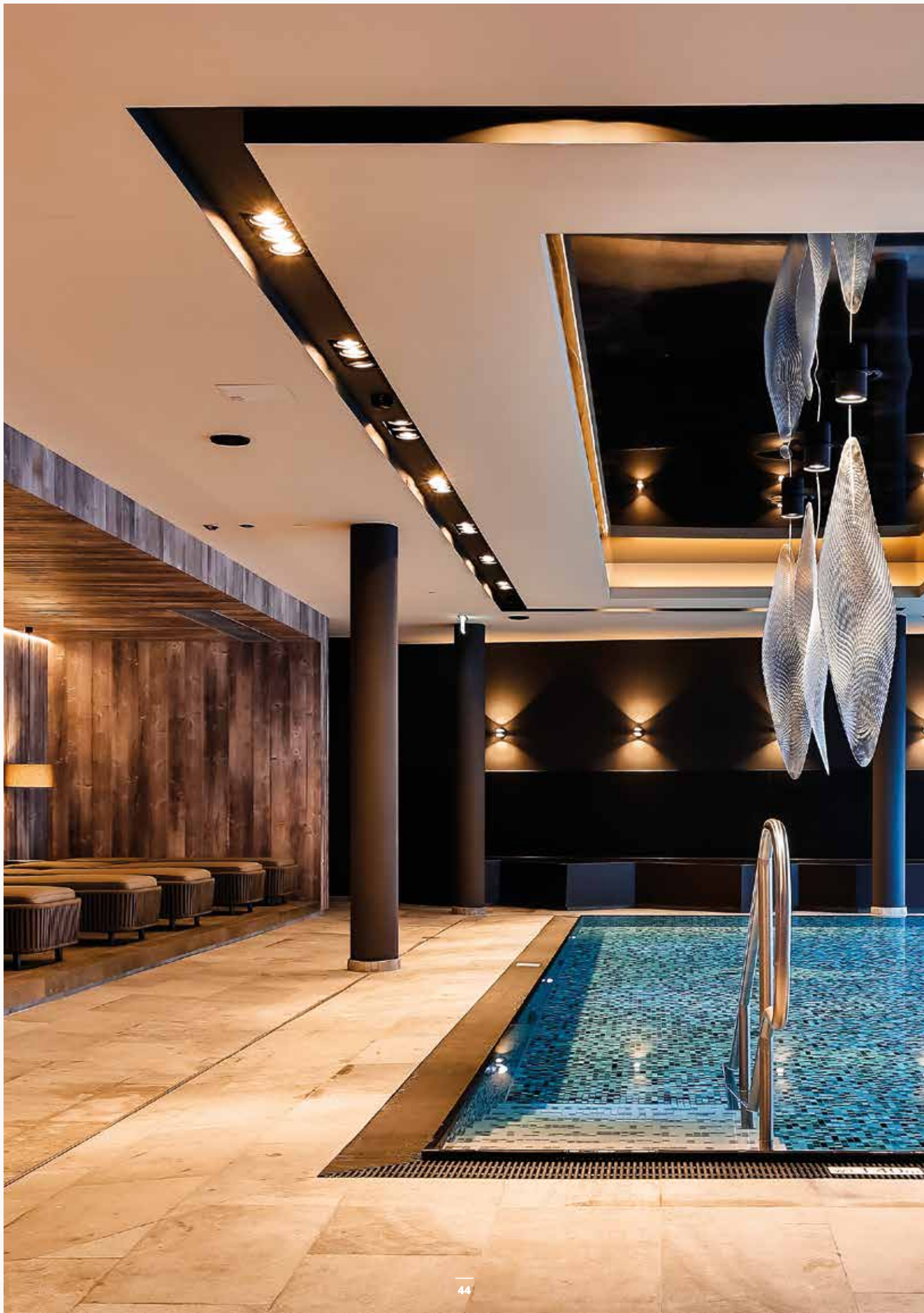


*THE SPA LOUNGE  
AN OASIS OF CALM*









## SERVICE & FLEXIBILITY

*Everything you'd expect in a luxury hotel is available at the Mountain Spa Residences – but with far more flexibility.*

*Book a massage or beauty treatment or relax in the spa and pool with the whole family.*

*Swim inside or paddle out into a snow-covered landscape.*

*Whether you feel like a restaurant meal with friends, or cooking dinner in your own apartment, or simply ordering in pizza, the choice is yours.*

*In our brasserie, we serve only premium, fresh ingredients, from the fresh fruit, organic muesli and fresh-baked bread in the mornings to superb afternoon snacks, coffee and cake.*

*The restaurant offers a good choice of classic brasserie dishes together with some typical Austrian fare and a kids menu with pizzas, burgers and pasta.*

*Whenever you need fresh laundry or towels, ski hire, cleaning, babysitters ... just pick up the phone to our friendly in-house staff.*

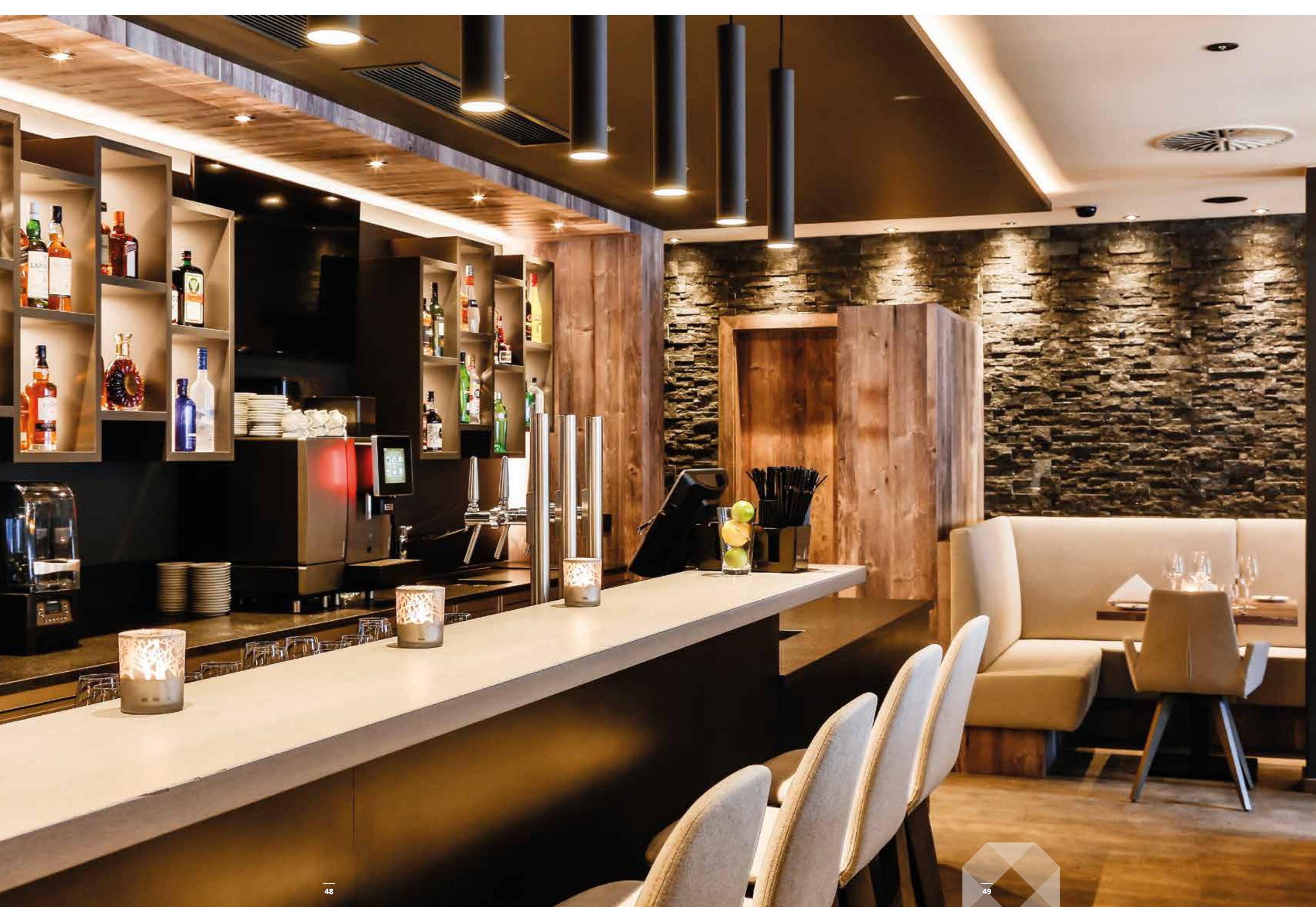




## *BRASSERIE DINING*

*Sometimes you feel like rustling up supper and chilling out with a movie.  
Other times, why not let our chefs spoil you with their freshly-prepared à la carte cuisine, and select an elegant wine from our well-stocked cellar.  
A breakfast service is also provided.*







# SOME OF THE BEST OFFPISTE IN THE ALPS

UNLIMITED FREEDOM

STATE-OF-THE-ART LIFTS

## 305 KM

INTERCONNECTED SKI RUNS

VIEWS

## BREATHTAKING

## GUARANTEED SNOW

FROM NOVEMBER UNTIL APRIL

## MOUNTAIN HUTS

HIGH-END OR TRADITIONAL

## LIMITLESS

### SKIING FOR ALL

*A private shuttle bus takes you to and from the Nassereinbahn ski lift, morning and afternoon. From here an ultramodern lift system connects you to the entire Arlberg – the biggest and best ski area in Austria.*

*With its range of resorts from Lech and Zürs to Stubai and St. Christoph you have fast access to skiing for all abilities – from some of the best offpiste in the Alps to lifts and runs for the less experienced.*





*UNFORGETTABLE MOMENTS  
MOUNTAINEERING AND  
FREERIDE HEAVEN*





*BREATHE IN*

*WELCOME TO  
NATURE'S  
ADVENTURE  
PLAYGROUND*



## *SUMMER PARADISE*

### *ST. ANTON IS STUNNING IN SUMMERTIME*

*Walkers come from all over the world to enjoy its 270km of marked walking paths – from easy valley walks to serious climbs and high altitude tours accessed by cable-car.*

*The cable cars and chairlifts are open through the summer, so you can still sample a cold local beer in the traditional mountain huts without the long walks!*

*Nasserein's 9-hole golf course is also nearby; thanks to its precipitous location it challenges many an experienced golfer.*





*CRISP ALPINE AIR  
CRYSTAL-CLEAR WATER  
LUSH VALLEYS*





*NATURE AT ITS BEST*







# THE AUSTRIANS LOVE A PARTY



## APRÈS-SKI

*Every year, visitors from all over the world flood back to St. Anton am Arlberg for its excellent skiing and one of the best après scenes in Europe.*

*The somewhat notorious Mooserwirt may take some credit for this as it portrays the very essence of Austrian après-ski, complete with dancing in ski boots and the finest oompah music. However, though famed for its cosy bars and cafes, St. Anton is also a surprisingly traditional and sophisticated town. Over the last decade, several stylish restaurants have cropped up offering world class gastronomic delights.*

*For more refined tastes, there is the Hospiz Alm in St. Christoph with its famous wine cellar.*





# *PIONEER OF INTERNATIONAL SKI RACING*

## *ALPINE HERITAGE*

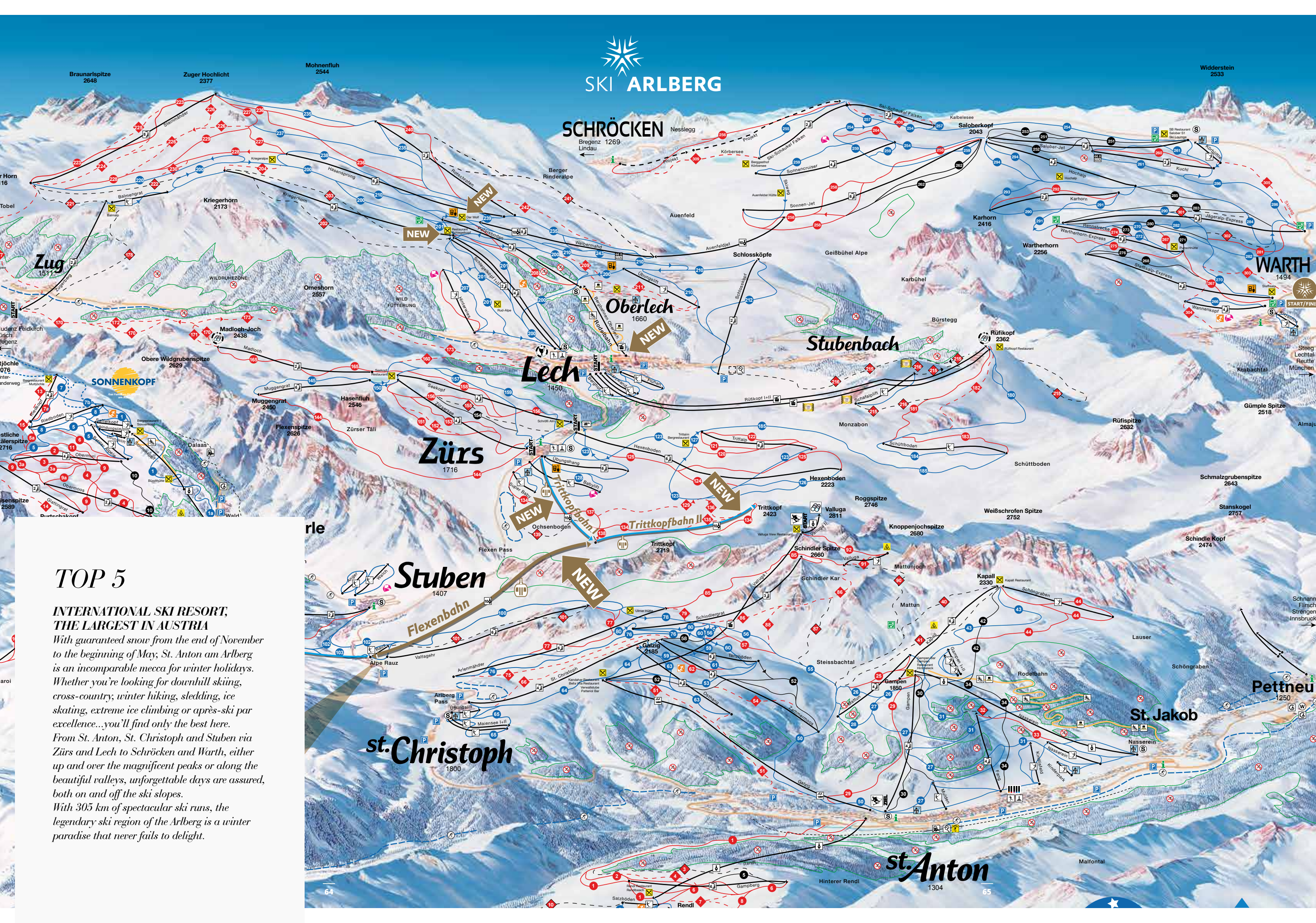
*Thanks to Sir Arnold Lunn, founder of the Kandahar Ski Club, and Hannes Schneider, the first Kandahar race was held in St. Anton in 1928.*

*Subsequent, annual slalom and downhill events constituted the first combined events in the history of alpine racing with 45 racers from Austria, Switzerland, the UK and the US participating.*

*Until the introduction of the World Cup in 1967, these races were the most important alpine ski races besides the Winter Olympics and the World Championships.*

*Today, in the spirit of derring-do and Arlberg tradition, “der weiße Rausch” takes place at the end of each season. In time-honoured tradition, over 500 skiers assemble for a spectacular, mass start from the Valluga Ridge and race down to the valley on unprepared slopes.*





SCHRÖCKEN

WARTH

Züers

Stubenbach

Stuben

st. Christoph

st. Anton

Pettneu

St. Jakob

TOP 5

**INTERNATIONAL SKI RESORT,  
THE LARGEST IN AUSTRIA**  
*With guaranteed snow from the end of November to the beginning of May, St. Anton am Arlberg is an incomparable mecca for winter holidays. Whether you're looking for downhill skiing, cross-country, winter hiking, sledding, ice skating, extreme ice climbing or après-ski par excellence...you'll find only the best here. From St. Anton, St. Christoph and Stuben via Züers and Lech to Schröcken and Warth, either up and over the magnificent peaks or along the beautiful valleys, unforgettable days are assured, both on and off the ski slopes. With 305 km of spectacular ski runs, the legendary ski region of the Arlberg is a winter paradise that never fails to delight.*





### WINTER

High altitude skiing & guaranteed snow  
Austria’s No. 1 world-class resort  
World-class ski region & home of legendary Kandahar run  
Wide range of runs for all levels of skier  
305 km of interconnected ski routes  
Over 200 km of offpiste  
87 state-of-the-art lifts and cable cars  
World-renowned ski school  
Lively and sophisticated après-ski scene  
40 km of cross-country trails  
4 km floodlit toboggan run  
70 km of winter hiking trails  
Wide variety of snow parks  
Short transfers from Innsbruck Airport

### SUMMER

Variety of shops & cafes  
270 km marked walking trails  
Nordic walking  
200 km mountain bike trails  
Village spa with indoor/outdoor pool and lido  
Nasserien golf course  
Ski museum  
Train station for excursions to Innsbruck (1½ hrs)  
Indoor tennis & squash  
Indoor climbing centre and lessons  
Ten-pin bowling  
Weekly Tyrolean evening with yodelling, cow bells & dancing  
Weekly brass band concerts and procession  
Archery; mountain bike tours, Nordic walking tours available



Arrive in style – take the Venice-Simplon Orient Express to St. Anton.



## MOUNTAIN SPA RESIDENCES - ST ANTON

### HIGHLIGHTS

- Completion date: November 2017
- Exclusive, ski-out location: 500 metres to the Nassereinbahn
- Comprising two buildings with spa facilities, swimming pools, bar and brasserie
- 1, 2, 3, or 4 double bedroom fully furnished apartments with open plan living, Hans Grohe bathrooms, Miele kitchens and large private balconies
- Hotel service for guests & owners
- Restaurant, bar, swimming pool and spa facilities
- Fully managed rental program with flexible usage options
- Average yield of 3.5%
- Prices starting at € 496,500.-

### INVESTMENT FACTS AND FIGURES

- Savills reporting average 8% growth in Austrian property prices
- 2016 was a record year for tourist visits – over 140m visits to Austria
- Highly commended reviews on Austria’s biggest ski area thanks to € 45m Flexenbahn lift investment
- 9.4% annual growth in apartment rental bookings by tourists (source Statistik AT)

### ACQUIRING YOUR DREAM INVESTMENT

Please contact us today for any questions you might have or to receive a copy of our FAQ which covers in detail the following areas. Purchase costs for buying a property in Austria: these are 7.6% of the gross purchase price. Mortgages: our bi-lingual advisors can help you obtain a mortgage. Austrian banks will fund up to 55% of the purchase price with a loan period between 15 and 25 years. Variable interest rates are currently 2.5%. Buying off plan: a safe and low risk process during which you pay for your apartment in stages. The trustee lawyer will notify you in good time when each stage payment is due so you have time to prepare the transfer of funds – no need to transfer all at once.

### ABOUT KRISTALL SPACES

Kristall Spaces AG is the award-winning sales and marketing arm of VenturePlus AG, a leading British-managed property developer with a 20-year track record in Austria. We develop and sell more ski apartments in Austria than any other company and help owners acquire their dream lifestyle investment. We are currently developing property for sale in snowsure Kühtai, St. Anton, the Ötztal, Ischgl, Karwendel, Fieberbrunn, Tux and Berwang. Kristall Spaces AG is based in Switzerland and has representative offices in London’s Notting Hill.



KRISTALLSPACES

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