



## MOUNTAIN RESORT ST. LAMBRECHT

The Mountain Resort St. Lambrecht is situated on a picturesque hillside close to the village of St. Lambrecht, at the base of Grebenzen ski slopes. The 22 modern alpine residences offer stunning views over the center of the village, the St. Lambrecht Abbey and the surrounding mountains. This beautiful holiday location offers a multitude of activities such as golf, walking, skiing and hiking, whilst the nearby Red Bull F1 racing venue offers a range of motor sport activities and events for the most discerning traveler.

Owners of the family-orientated Mountain Resort St. Lambrecht can enjoy the restaurant, spa and room service of the adjacent Naturparkhotel Lambrechterhof ★★★★★Hotel. Each alpine residence features bespoke interior design, and are equipped with the latest technology for year-round comfort.



A home at Mountain Resort St. Lambrecht can be purchased for private use as a secret escape for any time of the year; or it can be bought as an investment with the option of the hotel management team operating and maintaining it. It is also possible to do both – owners can spend a few weeks in their holiday home with family and friends and benefit from rental income for the rest of the year.

Developed by Allea Group

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# MOUNTAIN RESORT – A SECURE INVESTMENT



## WHY ACQUIRE A MOUNTAIN RESORT RESIDENCE IN ST. LAMBRECHT?

- **SECURE INVESTMENT.** Austria is one of the most prosperous and stable EU Member States with a growing economy;
- **ANNUAL RETURN ON INVESTMENT (ROI).** When acquiring a fully fitted out home at 388,000 EUR excl. VAT, annual returns are expected to be around 3% subject to personal usage. Expected ROI is above average for the area, which is 2,5% according to Savills Ski Property 2017 research;
- **EFFORTLESS MANAGEMENT.** For convenience, each home is managed by the nearby Naturparkhotel Lambrechterhof ★★★★★;
- **MANAGEMENT BENEFITS.** Owners have unlimited access to the indoor swimming pool and authentic spa of the hotel;
- **LOCATION.** Ski in ski out, direct access to the ski slope from the front door. Transfer time Klagenfurt airport – 50 mins; Ljubljana Airport – 2 hr, Salzburg Airport 2hr 20 min from and from Vienna Airport – 2 hr 50 min.;
- **ROUND THE YEAR.** The resort has recreational and leisure opportunities for all tastes all year-round. The region is famed for its leisure, cultural, culinary and outdoor pursuits in harmony with the captivating nature;
- **BESPOKE SOLUTIONS.** There are options for additional interior and architectural changes to suit the owner's personal style;
- **VAT reimbursement** when purchased as an investment property and local tax benefits.

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