

The Annabelle Apartments

Fugen, Tyrol Province

Modern Alpine Apartments in snow sure region



 Alpine Marketing

Property Features

- Eight luxury 1-2 bedroom apartments
- 250m away from ski lift
- Located in the heart of town
- Apartments being completed in 2020
- Modern Alpine design
- Over 100km of pistes in the region
- Only 40 minutes drive from Innsbruck airport
- 1 hour 40 minutes drive from Munich airport



Property Details

The Annabelle Apartments are a series of eight luxury apartments that will be completed in 2020. The 1-2 bedroom apartments will be located in one of the best villages across the region with access to over 100km of skiing. Each of the apartments will boast modern Alpine luxury where owners can design their property to their exact taste. The Annabelle Apartments will feature open-plan living and dining areas, with fabulous views of the mountains. Each apartment has its own storage room on the ground floor and owners will be able to purchase a parking space from €23,000*.



Furniture and Fittings

The Annabelle Apartments will be built to a 'shell state'. Interiors will be left unfitted so owners can have the freedom of designing the apartment to their exact taste. Bespoke kitchen and furniture collections can be purchased for an additional cost. The bathrooms, natural wood flooring and classic Alpine facades will be included in the purchase price. If you want more information on the costs of furnishing your apartment, please contact us.



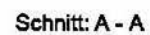
Interior Designer Visualisations

Price List – Annabelle Apartments

Apartment Number	Floor Level	Bedrooms	Living Space (m2)	Garden (m2)	Terrace or Balcony (m2)	Net Price (EUR)	Gross Price (EUR)	Availability
1	1	1	55	16	8	345,000	415,000	Available
2	1	2	71		12	415,000	500,000	Reserved
3	1	2	84	43	124	530,000	635,000	Available
4	1	2	84	44	121	520,305	625,000	Available
5	2	2	79		14	460,000	552,000	Reserved
6	2	2	71		12	415,500	500,000	Available
7	2	2	84		20	490,000	590,000	Available
8	2	2	84		20	490,000	590,000	Available



*Please note that prices above do not include purchase costs and additional parking – see purchase costs section in this brochure for details. 20 January 2020

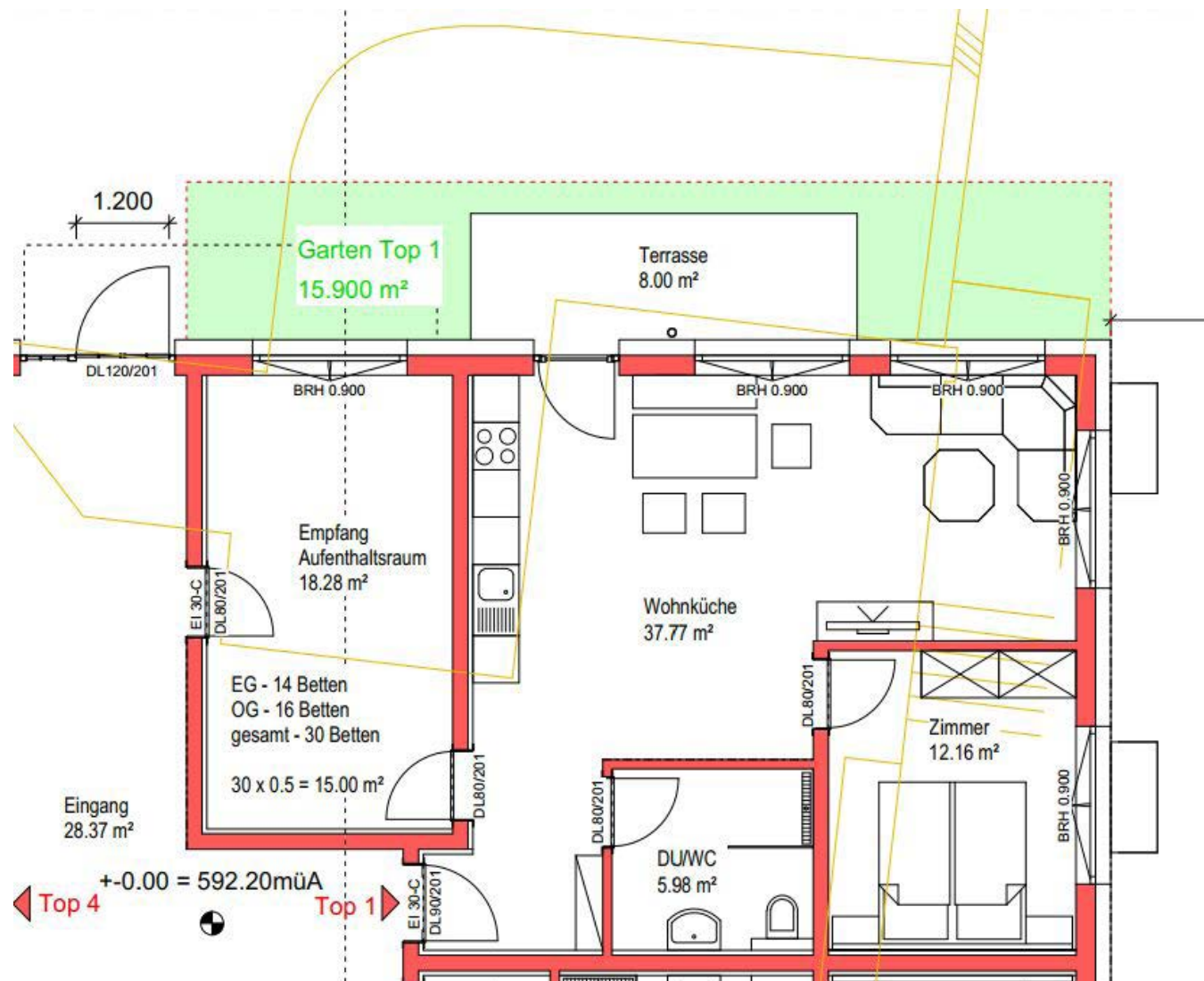


South View



North View

Price €345,000 NET



Annabelle Apartments - Ground Floor

TOP 2

1 Bedroom

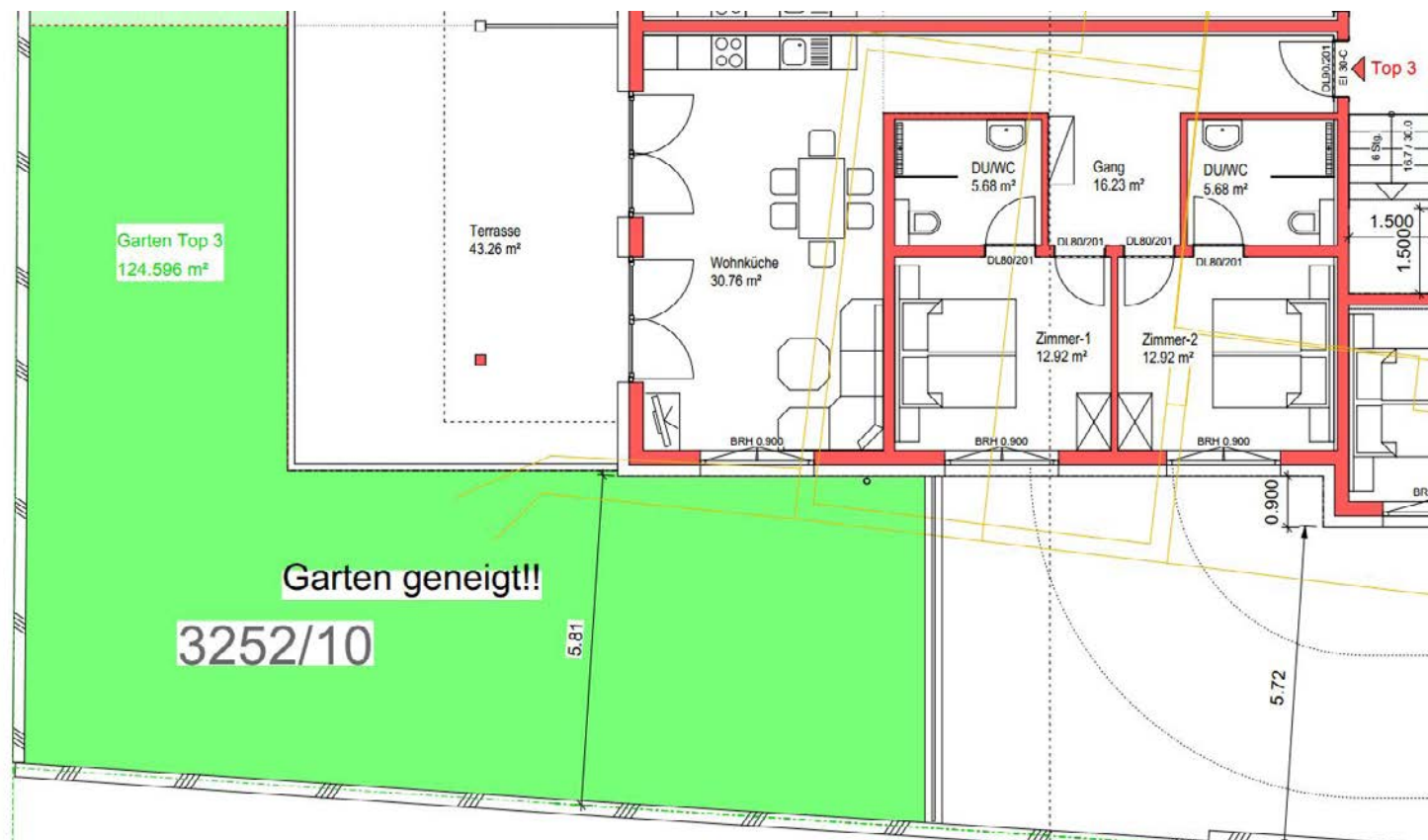
Living Space 71,62 m²

Terrace 12,4m²

Price €415,500 NET



Price €530,000 NET



Annabelle Apartments – Ground Floor

TOP 4

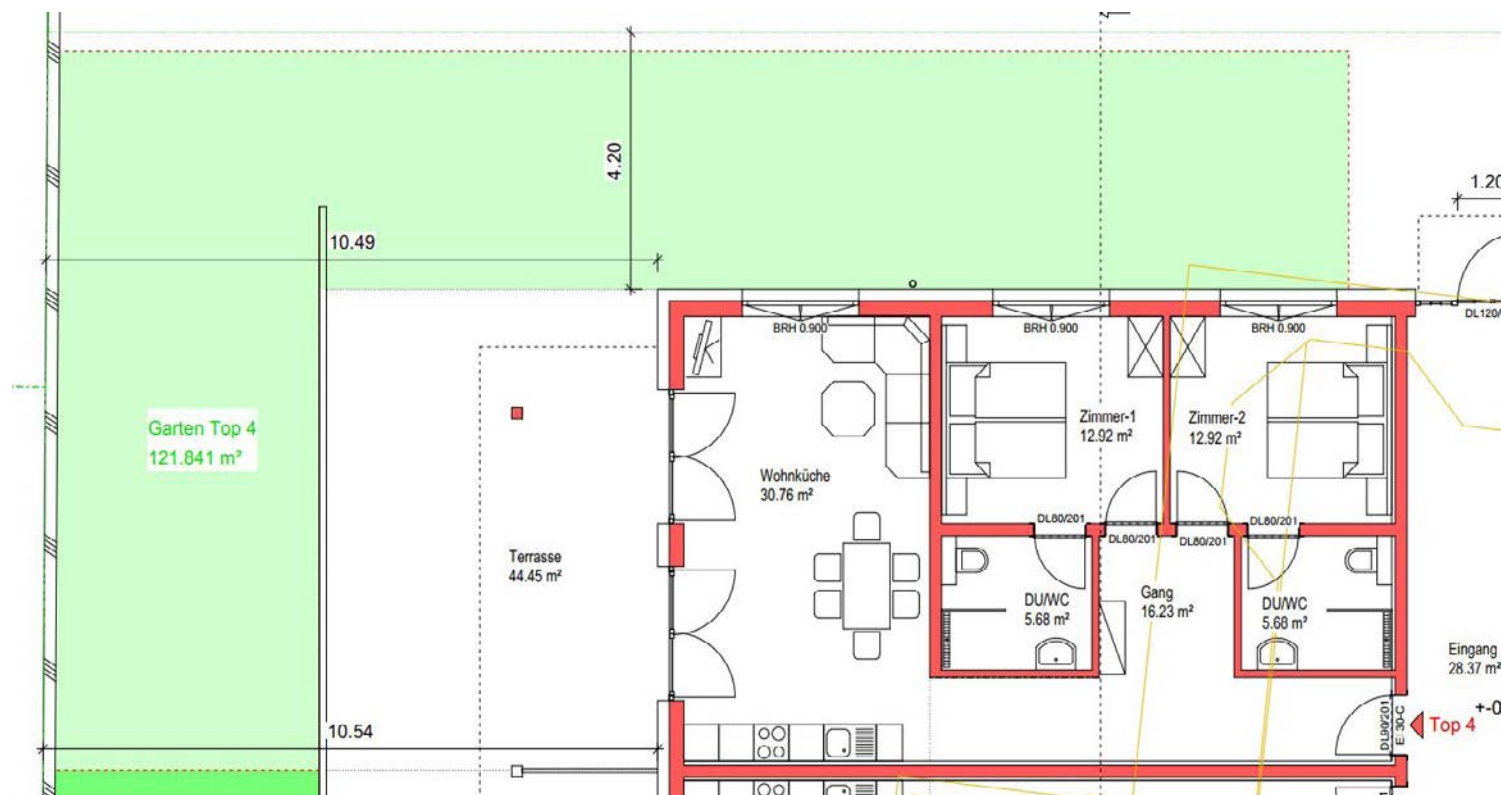
2 Bedroom

Living Space 84,18 m²

Terrace 44m²

Garden 121m²

Price €520,305 NET



Annabelle Apartments – First Floor

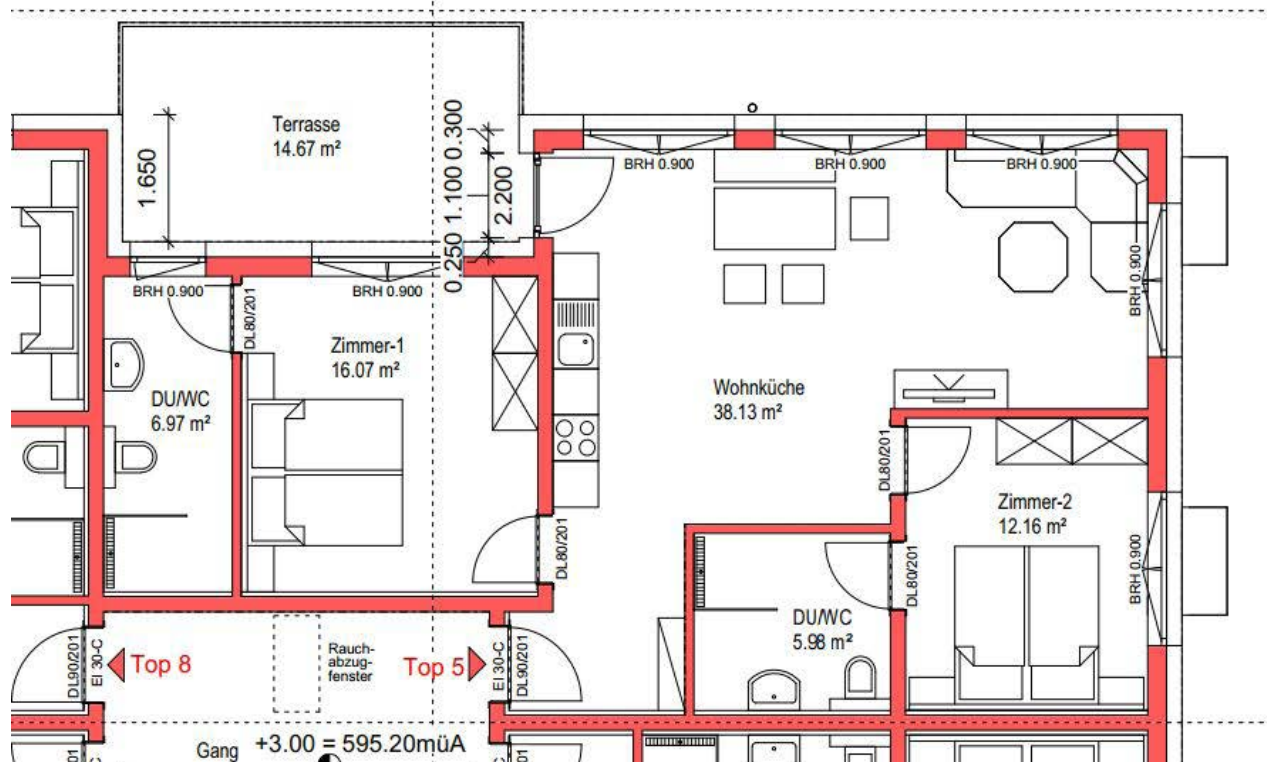
TOP 5

2 Bedroom

Living Space 79,30 m²

Terrace 14,6 m²

Price €460,000 NET



Annabelle Apartments – Second Floor

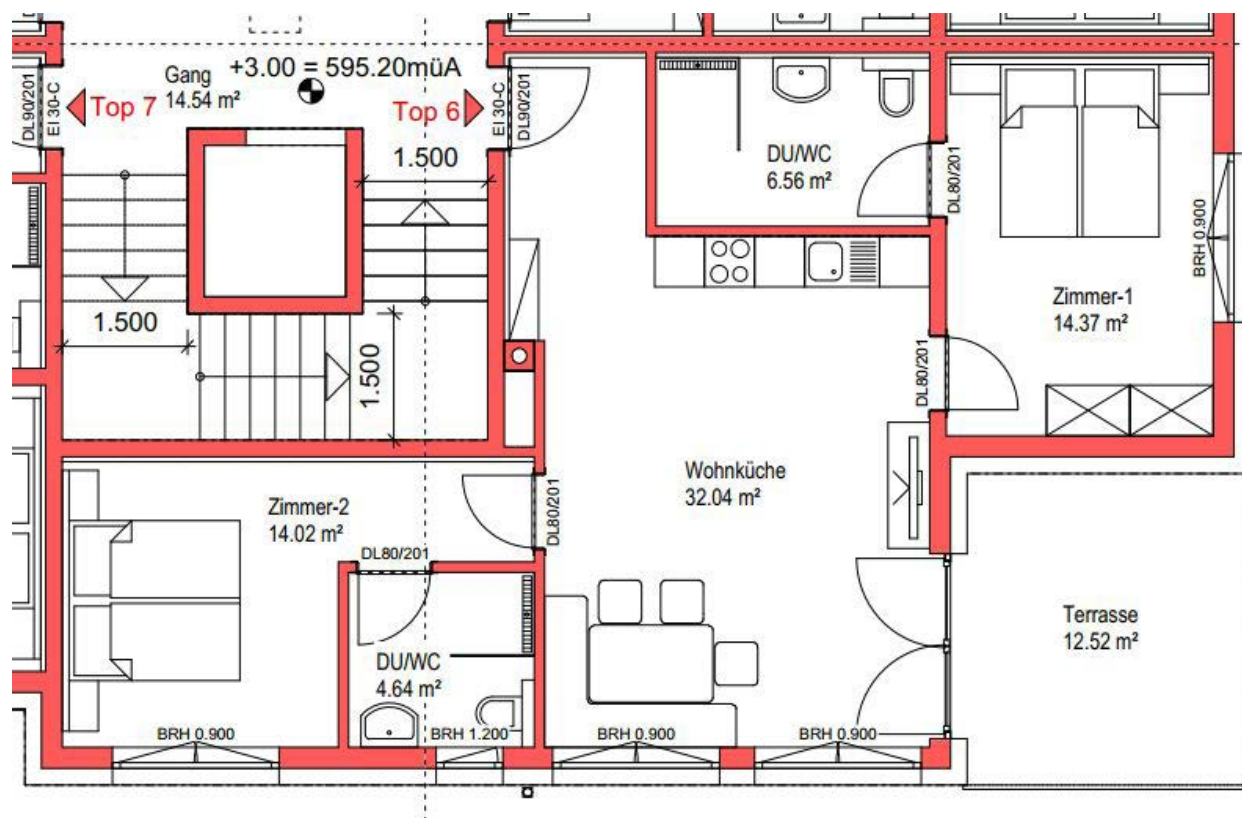
TOP 6

2 Bedroom

Living Space 71 m²

Terrace 12,5 m²

Price €415,500 NET



Annabelle Apartments – Second Floor

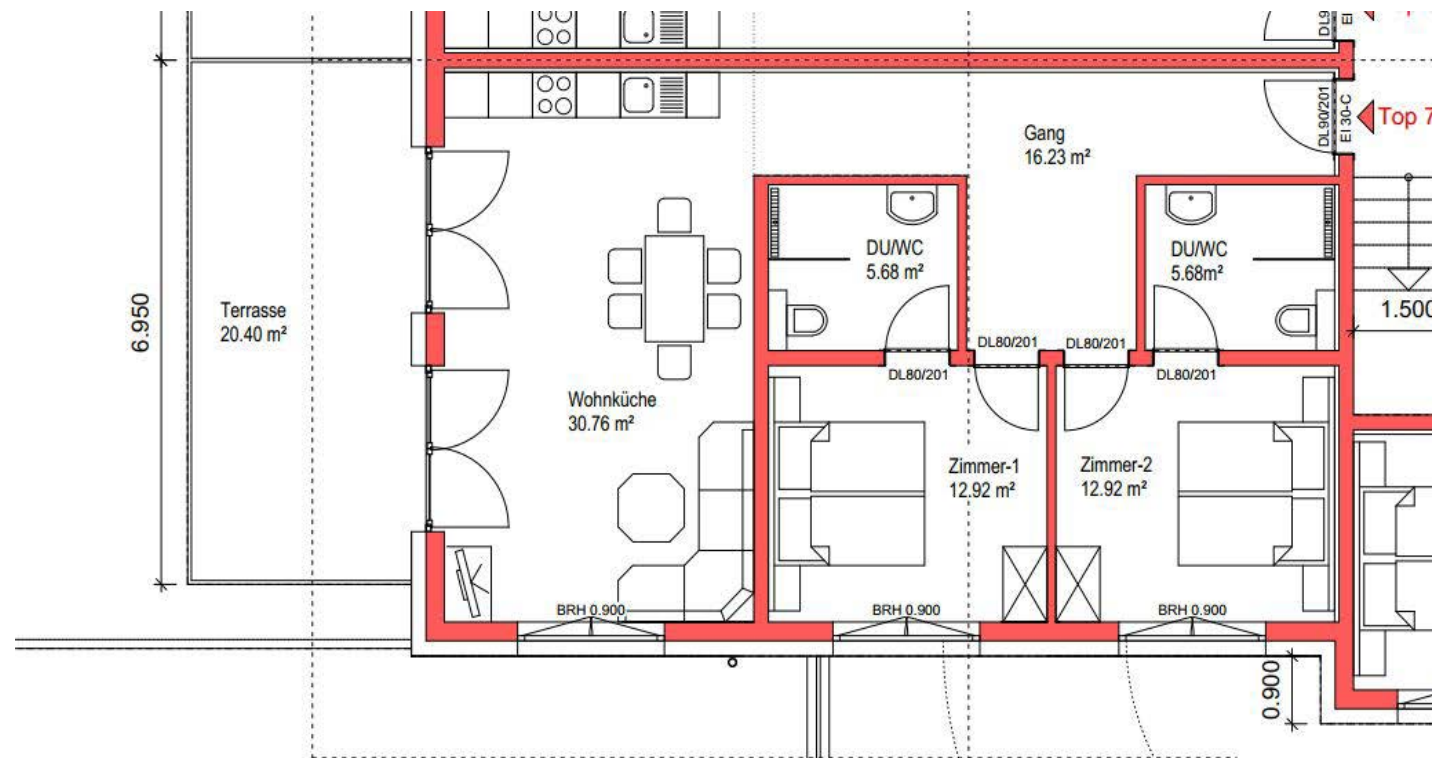
TOP 7

2 Bedroom

Living Space 84 m²

Terrace 20,40 m²

Price €490,000 NET



Annabelle Apartments – Second Floor

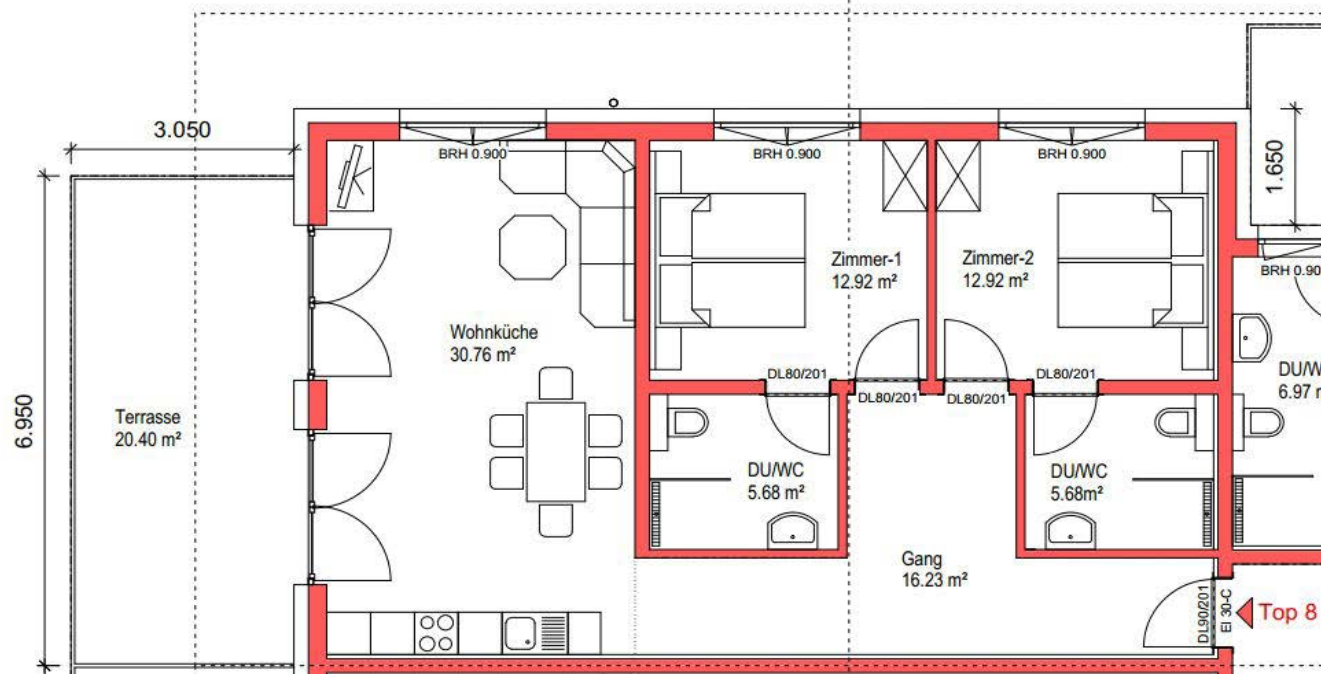
TOP 8

2 Bedroom

Living Space 84 m²

Terrace 20,40 m²

Price €490,000 NET



Rental Information

As with most holiday homes in Austria these apartments are required to be rented out for part of the year. The benefit of this is that your property is earning an income for you. If you would like further information and estimated income and outgoing figures please contact us.

Purchase Costs & Finance

Purchase costs for buying a property work out about 9.6% of the gross purchase price. The purchaser will be required to pay the notary fees after the contract of sale has been signed and the notary has sent off all the papers to obtain the foreigner purchase permit. Fees are calculated as follows:

- Purchase Tax 'Stamp Duty' – 3.5% of the gross price
- Entry to the Land Registry – 1.1% of the gross price
- Notary's fees – 2% of gross purchase price plus VAT
- Court costs, administration fees – approx. 150 euros
- Local agents fees 3% + VAT

Austrian banks will fund up to 80% of the purchase price and can usually lend up to a period of 35 years. Variable interest rates are currently at around 1.25% - 1.5% and five year or ten year fixed rate mortgages are also available.

If you take a mortgage the fees add up to roughly 4% of the value of the loan you will be taking. These comprise a bank set up fee of around 2%, a notary fee of 0.5% for registering the mortgage and dealing with the bank, and a 1.5% mortgage registration fee.





Welcome to Fugen Salzburg Province

Fugen is a traditional village located in the Tyrol Province. It is considered to be the main village of the anterior Zillertal valley, where Mayrhofen and Zell am Ziller can be found. Fugen is known for its skiing and picturesque hiking trails, and has a good selection of restaurants. The village also has thermal baths to relax in after a long day on the slopes.

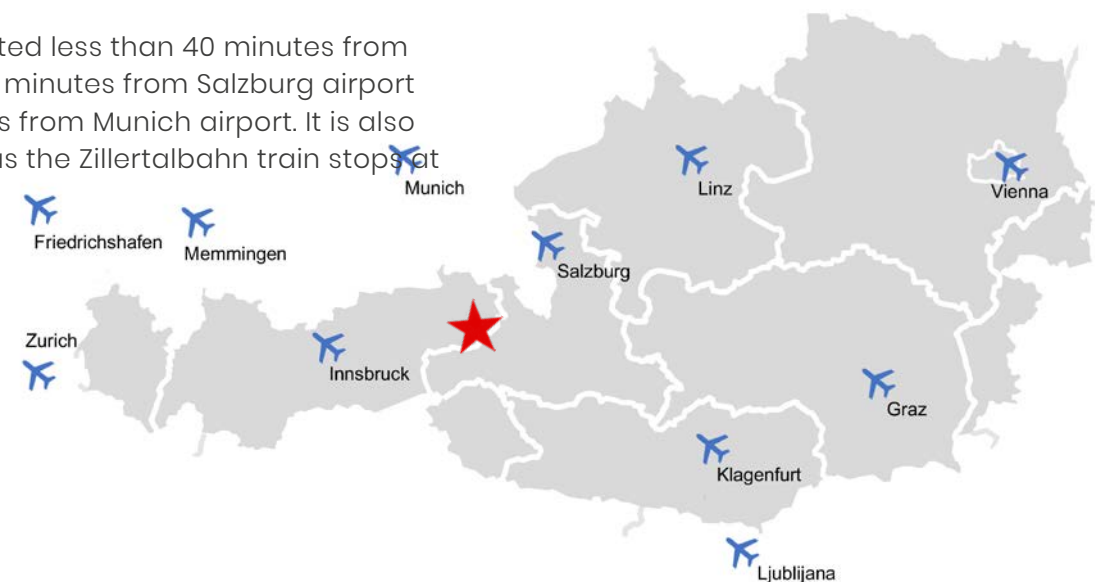
Total Skiing - 107km

- E** Easy 35km
- M** Medium 42km
- D** Difficult 16km
- C** Cross country 14km

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TO FIND OUT MORE ABOUT
FUGEN

How to get there

Fugen is conveniently located less than 40 minutes from Innsbruck airport, 1 hour 35 minutes from Salzburg airport and only 1 hours 45 minutes from Munich airport. It is also easily accessible by train as the Zillertalbahn train stops at the station of Fugen.



Viewing Fugen

If you are looking to buy a property in Fugen, Austria then Alpine Marketing can help arrange your visit. We have a good selection of chalets and apartments for sale in the Fugen region and know the resorts well so whether you are travelling alone, with a partner, or bringing the whole family we can suggest the perfect place to stay. Simply let us know which dates you have in mind and we will arrange for one of our representatives to meet you and show you around.

All you need to do is to book your flight and rent a car and we can help organise everything else for you. Ask us for our visits information and we will recommend some charming hotels to make sure you get the most out of your visit.

Contact Us

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