

CUBIST APARTMENTS, SCHLADMING - AUSTRIA



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SKI PROPERTY SPECIALISTS SINCE 1986

CUBIST APARTMENTS

These distinctive contemporary apartments are located in a scenic ski-in, ski-out location in the little village of Rohrmoos above Schladming. The south west facing apartments are ultra-modern in style and feature large windows and balconies where you can sit out with a glass of wine and enjoy the sunshine.

Located in an elevated position above Schladming the Cubist Apartments have fantastic panoramic views across the valley. These apartments are constructed to a very high standard with warm natural materials and benefit from access to a private wellness area plus storage areas. The freehold tenure apartments also include an underground car park.

ESSENTIAL FACTS

- Bold modern residences with luxurious spa area
- Ski-in, ski-out location directly next to the piste
- Over 110km of skiing in Schladming and 860km of pistes across the Ski Amadé region
- Only 1 hour from Salzburg airport



RESORT INFORMATION



SCHLADMING, STYRIA

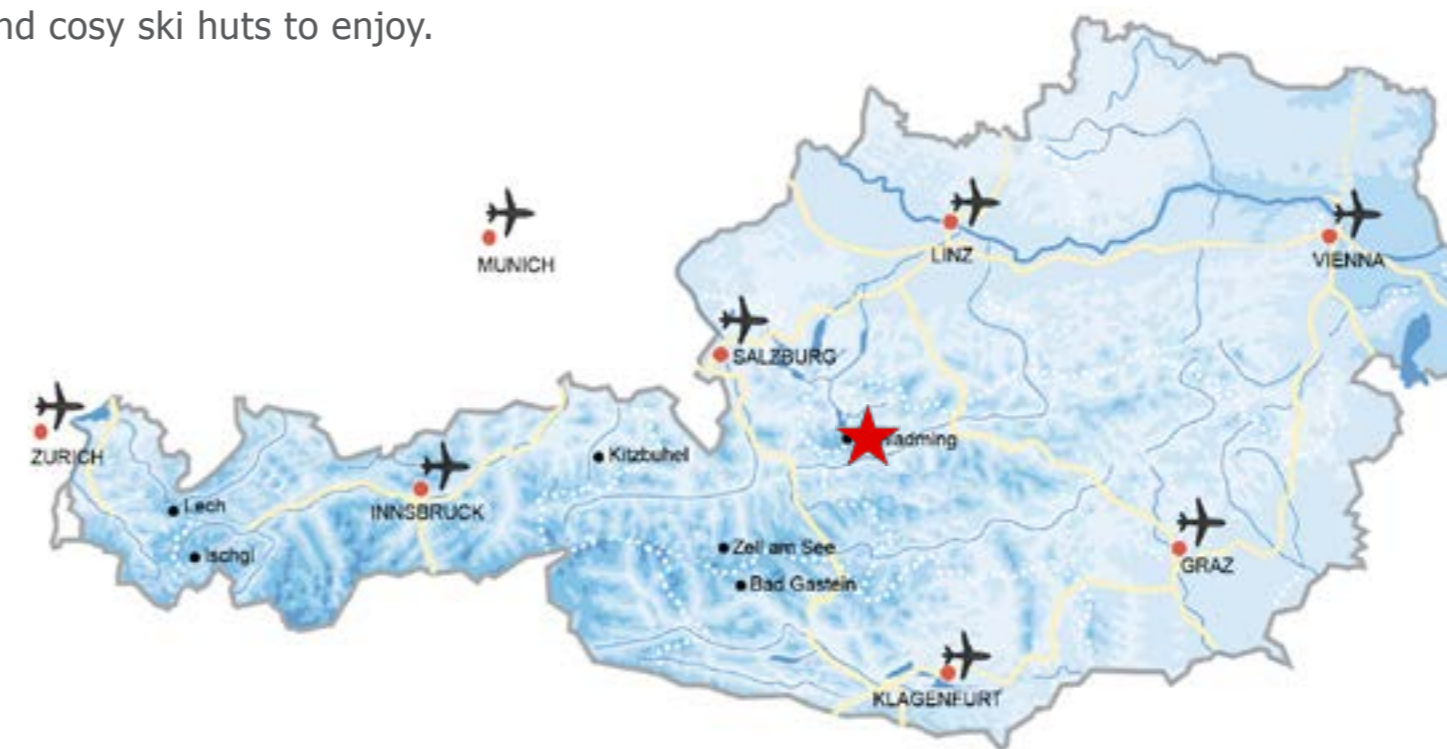
Schladming is a beautiful historic mining town situated in the Styrian province of Austria. This scenic resort is well known for skiing and summer hiking and biking, making it a great dual season destination. This bustling town dates back to medieval times and has lots to offer with pretty cafés, après-ski bars and plenty of shopping.

The resort also benefits from 110km of pistes on the doorstep and forms part of the expansive Ski Amadé region which is home to over 860km of varied pistes plus many ski lifts and cosy ski huts to enjoy.

EASY ACCESS TO SALZBURG

There is also glacier skiing available on the nearby Dachstein glacier plus modern snowmaking equipment ensuring good skiing conditions.

Schladming is very easy to access at just 1 hour's drive from Salzburg airport, 1 hour 50 minutes from Klagenfurt airport and 2 hours 30 minutes from Munich airport. Schladming train station has direct connections from Salzburg and Munich.





CUBIST APARTMENTS

The Cubist Apartments are located in a fantastic ski-in, ski-out location, just a few metres from the ski piste. They are in an elevated position in the pretty little village of Rohrmoos just above Schaldming. These distinctive apartments feature bold modern architecture which reflects the tree-covered Alpine mountains which make up this scenic corner of the Alps.

These contemporary apartments vary in size from 50m² - 120m² and have one to three bedrooms plus spacious, beautifully designed open-plan living areas with large windows. Each apartment also benefits from at least one balcony or terrace where you can sit out and enjoy the sunshine. Surrounded by mountains, these residences all offer magnificent panoramic views of the surrounding peaks. All apartments also include internet access and under-floor heating for snowy winters.

There are 25 apartments in total, spread across two separate buildings. All of these residences feature lots of natural materials for a rustic Alpine feel, including high quality wood cladding, windows and terraces.

The Cubist Apartments are completed and are ready to be occupied.

These apartments also benefit from a reception area and their own high quality wellness facilities including a large relaxation area with terrace, a sauna and steam bath, a massage room, changing rooms and a large games room. In the basement there is additionally an underground car park plus cellar storage areas and a ski boot room for owners. A number of external parking spaces are also available.



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WELLNESS FACILITIES

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FITTINGS & FURNITURE

The developers have appointed interior designers to create a beautiful look for these apartments, and all the furnishings are included in the purchase price.

The furniture has a traditional Alpine feel with a contemporary twist by combining warm natural materials with modern minimalist designs.

The designers have thought of everything you could possibly need to make moving in to your apartment as smooth as possible including sofas, wardrobes, beds, bed linen, curtains, cutlery, crockery and televisions etc.

The Cubist Apartments have been finished to a very high standard with beautiful flooring and high quality bathrooms.

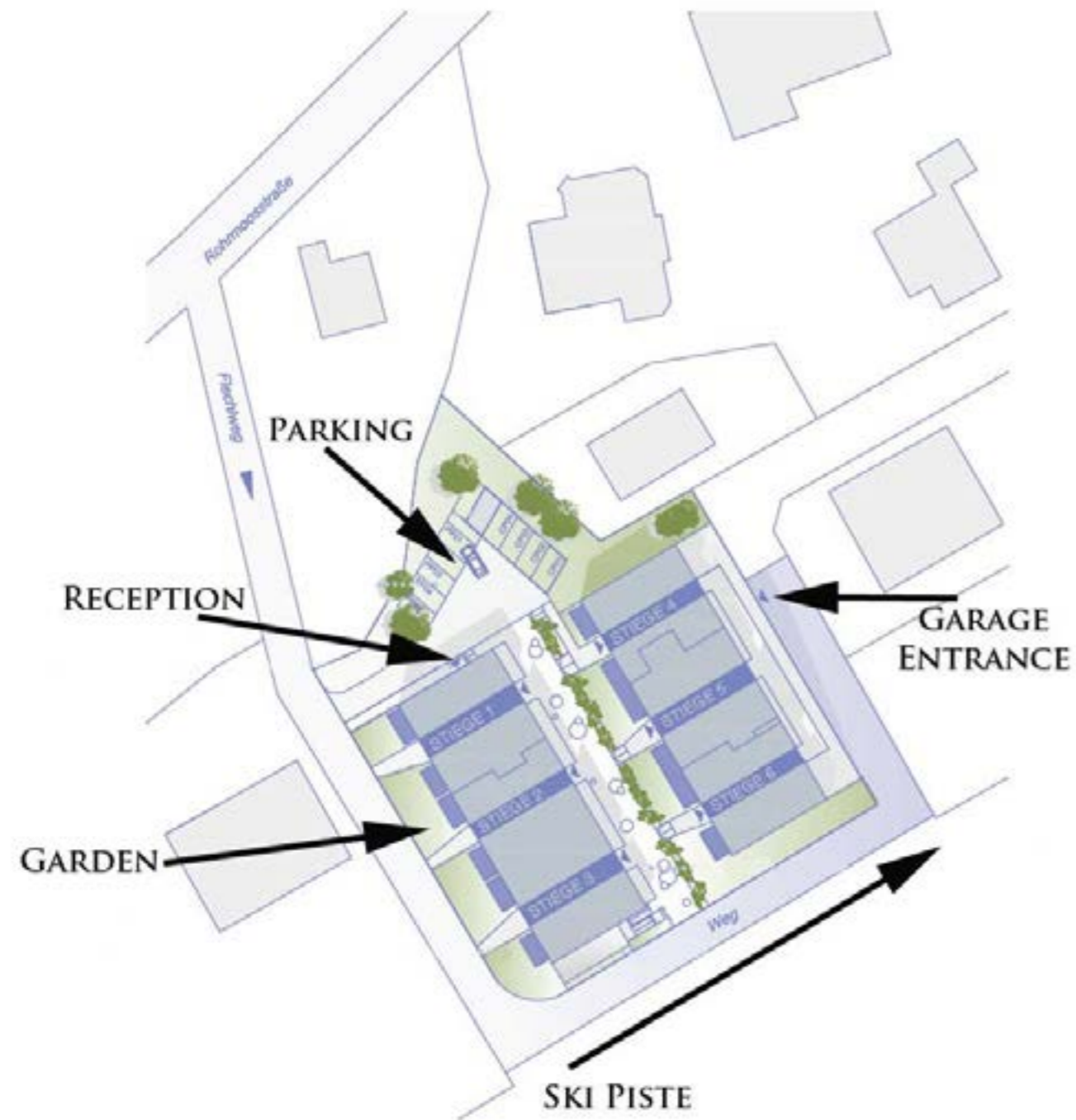


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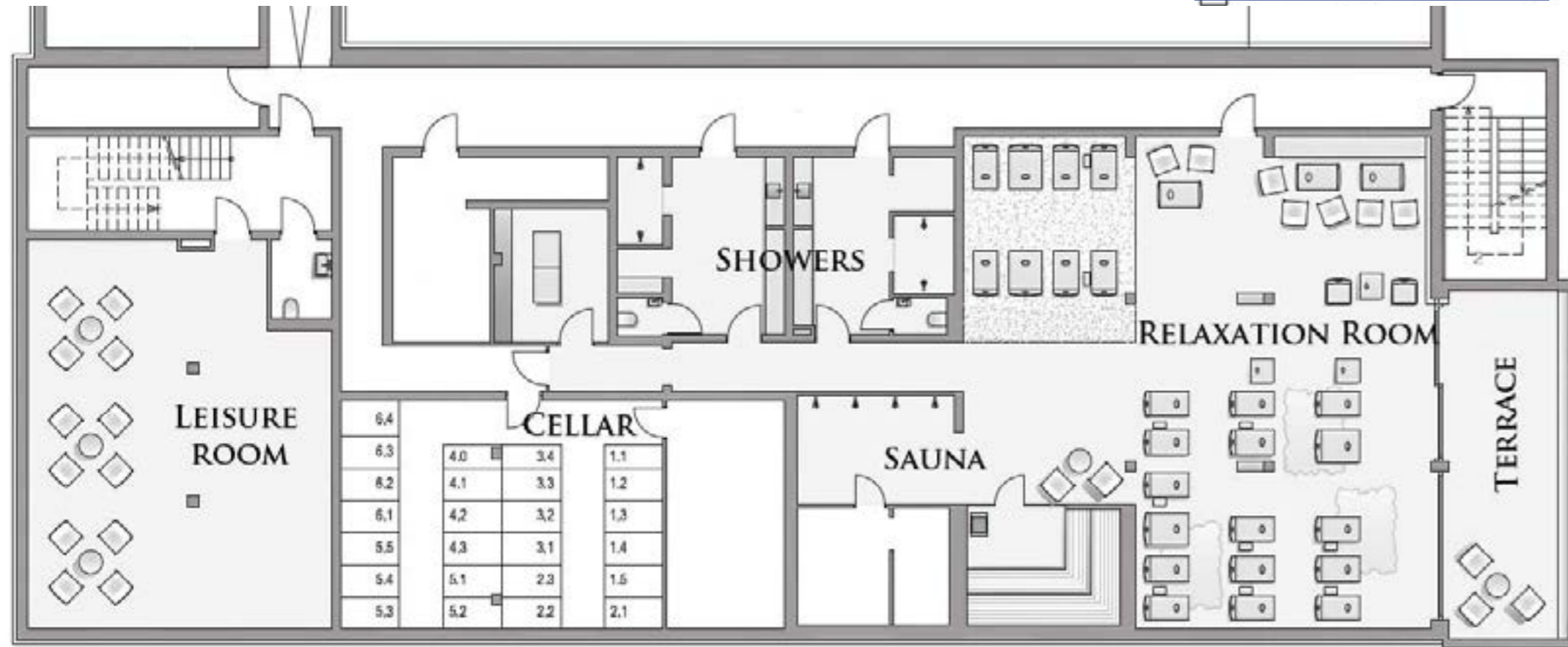
PLOT PLAN



PRICE LIST - CUBIST APARTMENTS

Number	Floor	Bedrooms	Floor Area (m ²)	Balcony Area (m ²)	Parking Spaces	*Net Price (€)	Gross Price (€)
1.1	Ground	1	47.82	15.17	1	SOLD	SOLD
1.2	First	1	51.20	13.70	1	252,500	303,000
1.3	First	2	60.16	16.24	2	311,500	374,000
1.4	Second	1	51.21	13.70	1	268,500	322,500
1.5	Second	2	67.09	14.81/27.71	2	355,500	427,000
2.1	Ground	1	50.89	18.08	1	236,500	284,000
2.2	First/Second	3	119.78	29.30	2	631,500	758,000
2.3	First	1	51.06	15.90	1	257,500	309,000
3.1	Ground	3	103.46	37.54	2	489,500	587,500
3.2	Ground	1	50.28	17.91	1	240,500	289,000
3.3	First/Second	2	98.48	27.69	2	544,500	653,500
3.4	First	1	56.41	14.25	1	SOLD	SOLD
4.0	Basement	1	32.62	-	1	SOLD	SOLD
4.1	Ground	1	46.32	9.65	1	212,500	255,000

BASEMENT - WELLNESS AREA



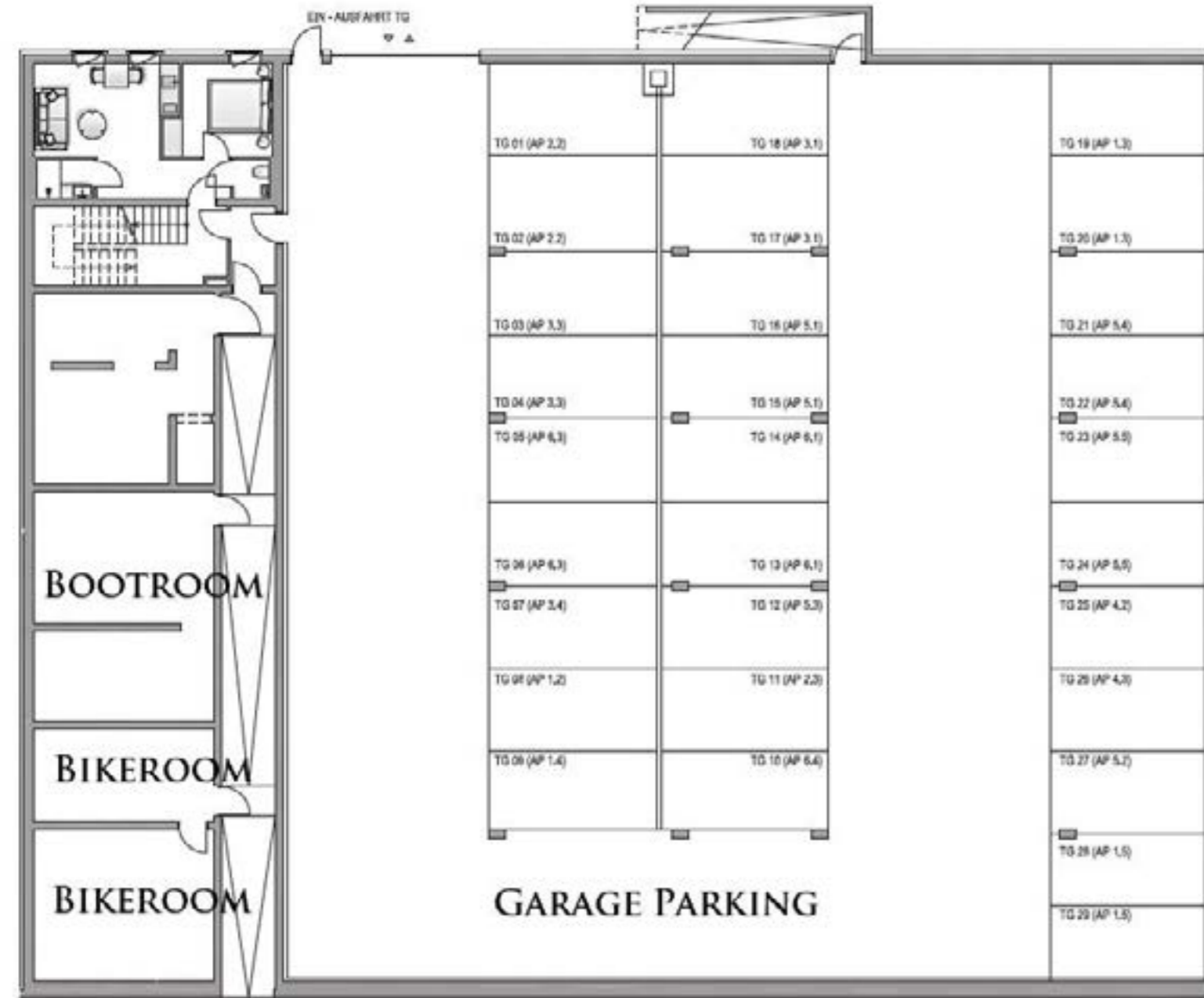
PRICE LIST - CUBIST APARTMENTS

Number	Floor	Bedrooms	Floor Area (m ²)	Balcony Area (m ²)	Parking Spaces	*Net Price (€)	Gross Price (€)
4.2	First	1	50.96	13.79	1	256,500	308,000
4.3	Second	2	59.78	14.39	1	299,500	359,500
5.1	Ground	3	101.55	43.42	2	481,500	578,000
5.2	First	1	50.73	13.84	1	256,500	308,000
5.3	First	1	55.68	14.25	1	276,500	332,000
5.4	Second	2	65.09	13.98	1	SOLD	SOLD
5.5	Second	2	66.69	18.38	2	373,500	448,500
6.1	Ground	3	101.51	43.24	2	481,500	578,000
6.2	Ground	1	48.81	20.35	1	242,500	291,000
6.3	First/Second	2	87.54	28.14	2	500,500	601,000
6.4	First	2	58.95	14.40	1	SOLD	SOLD

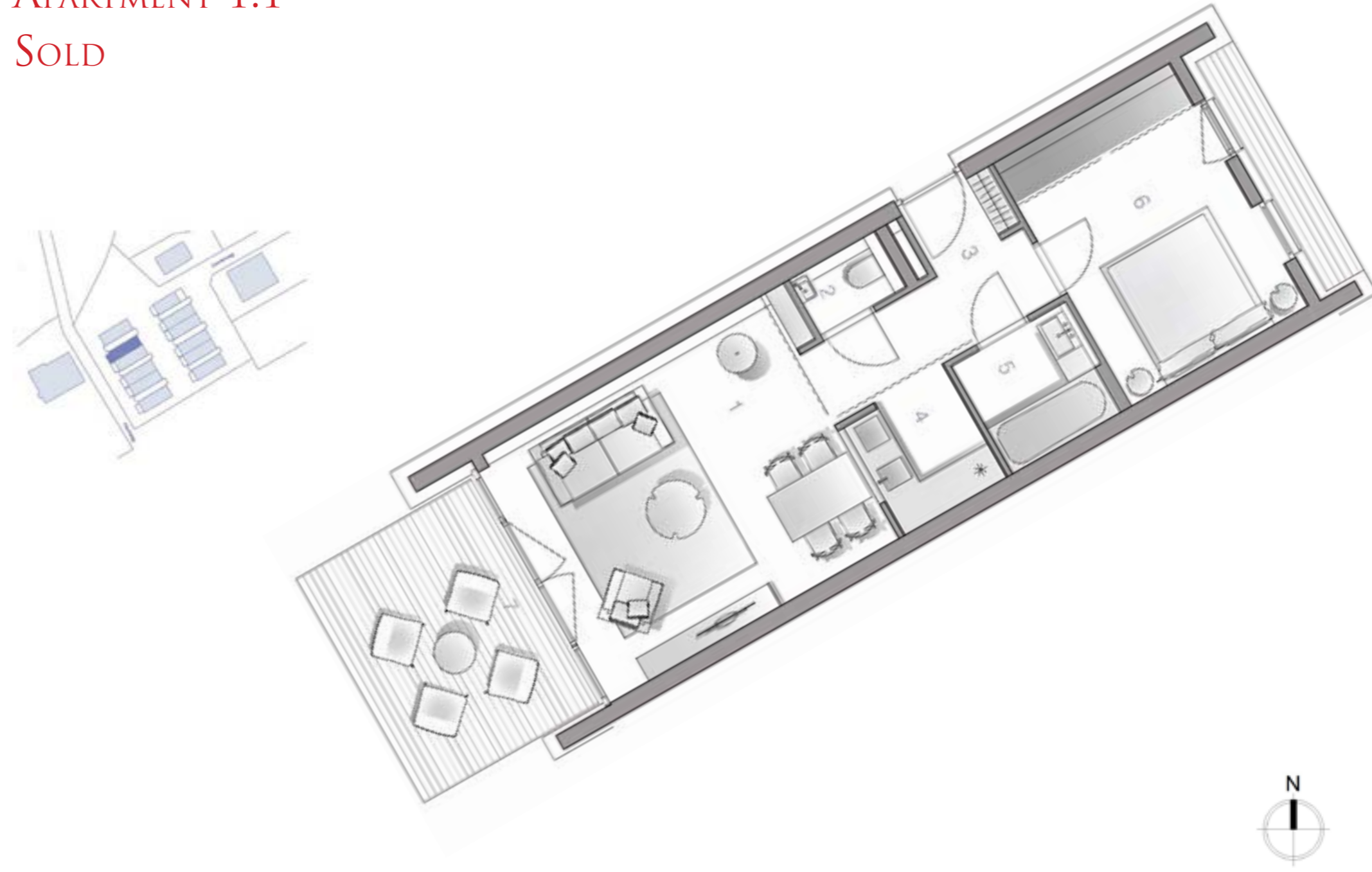
* Net prices shown include maximum 20% VAT discount. Buyers pay the gross price and then claim back all (or part) of the VAT (see rental page later in this brochure). One or two parking spaces are included in the price. Please note that prices do not include purchase costs (see Purchase Costs page later in brochure for details). **Red denotes reserved or sold.**

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GARAGE PARKING



APARTMENT 1.1 SOLD



APARTMENT 1.2

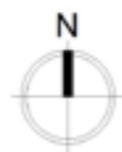
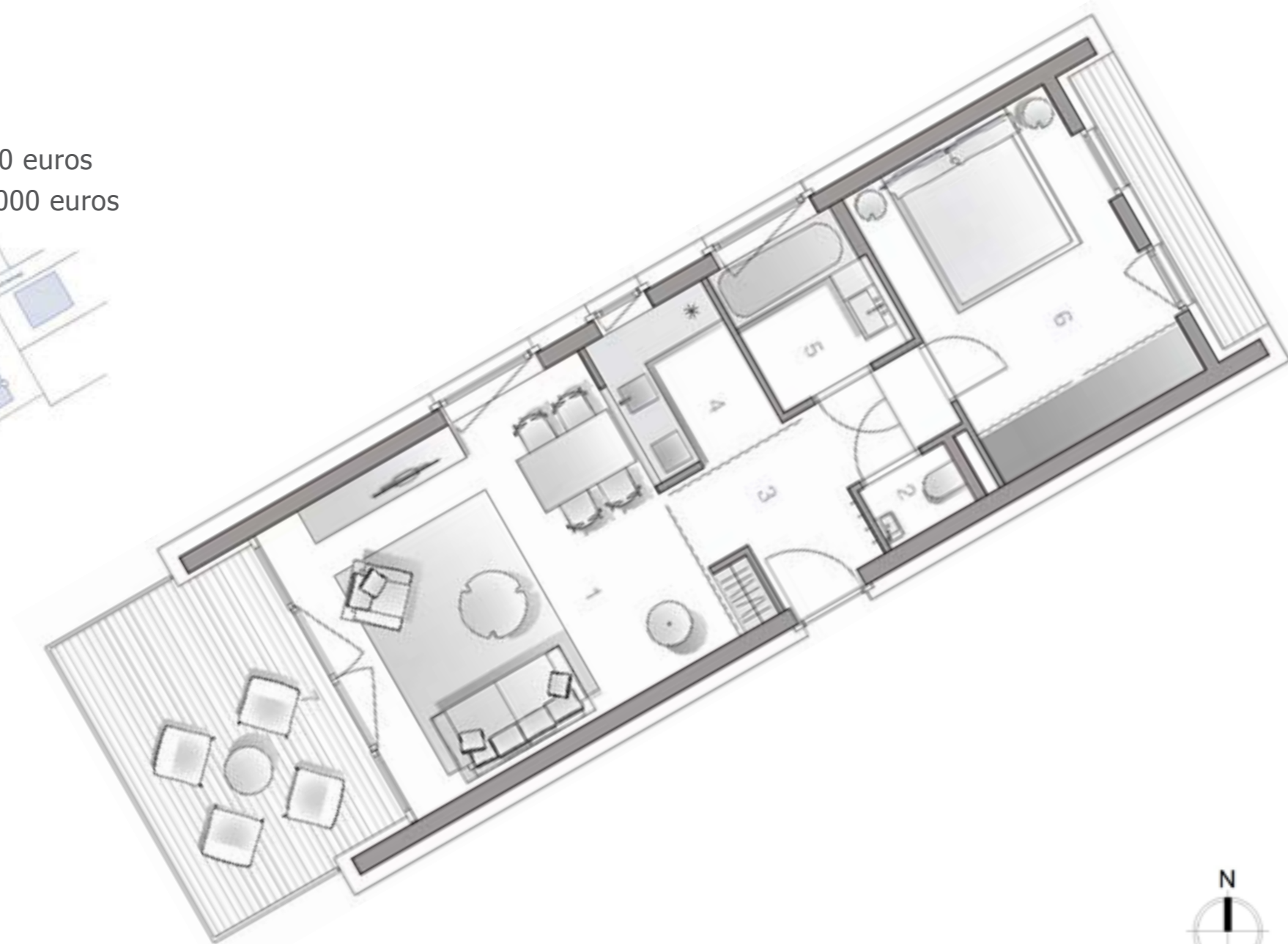
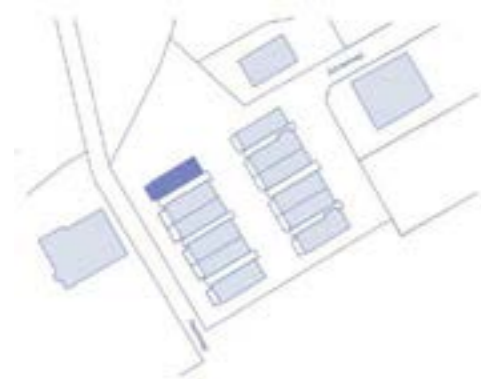
First Floor

1 bedroom

51m²

Net Price - 252,500 euros

Gross Price - 303,000 euros



APARTMENT 1.3

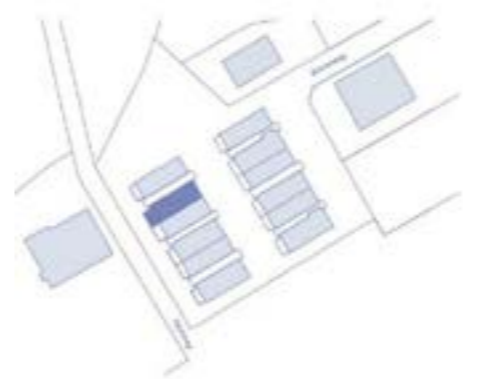
First Floor

2 bedrooms

60m²

Net Price - 311,500 euros

Gross Price - 374,000 euros



APARTMENT 1.4

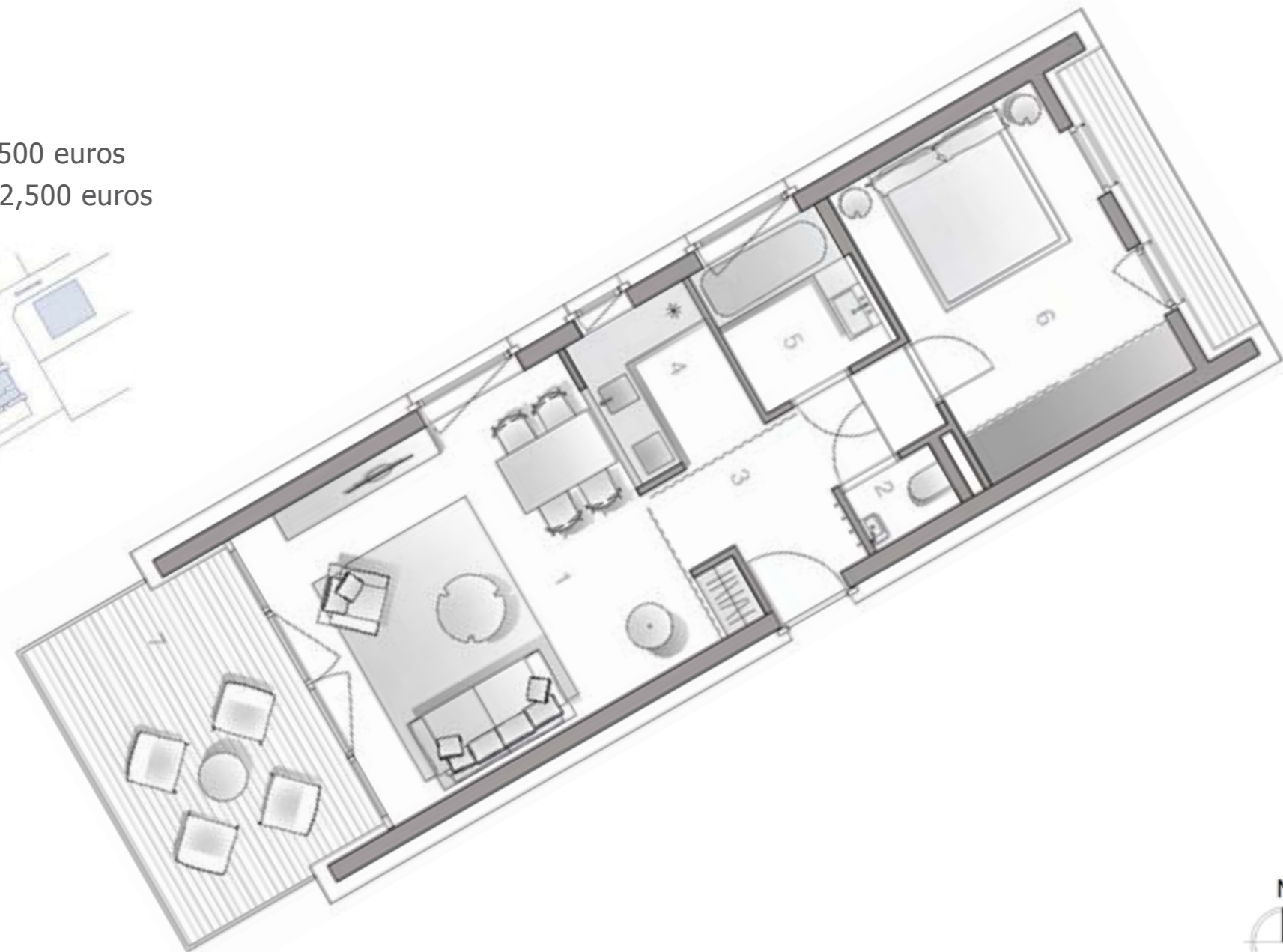
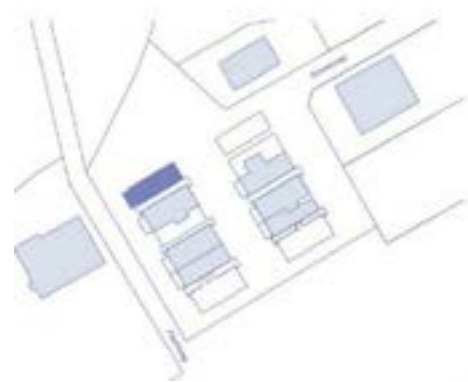
Second Floor

1 bedroom

51m²

Net Price - 268,500 euros

Gross Price - 322,500 euros



APARTMENT 1.5

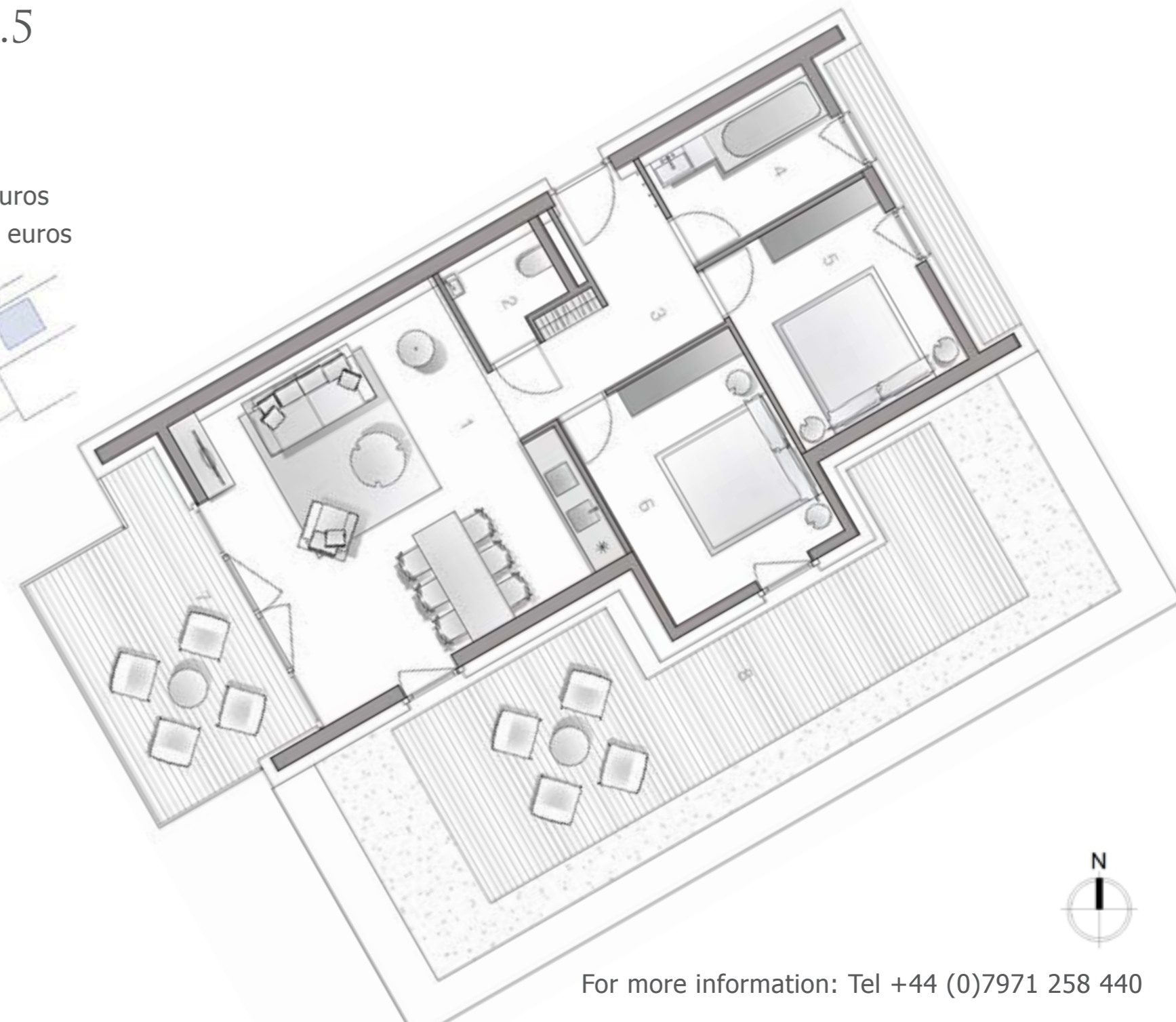
Second Floor

2 bedrooms

67m²

Net Price - 355,500 euros

Gross Price - 427,000 euros



APARTMENT 2.1

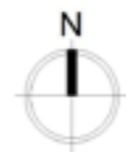
Ground Floor

1 bedroom

51m²

Net Price - 236,500 euros

Gross Price - 284,000 euros



APARTMENT 2.2

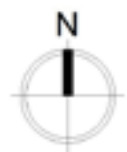
First/Second Floor

3 bedrooms

120m²

Net Price - 631,500 euros

Gross Price - 758,000 euros



APARTMENT 2.3

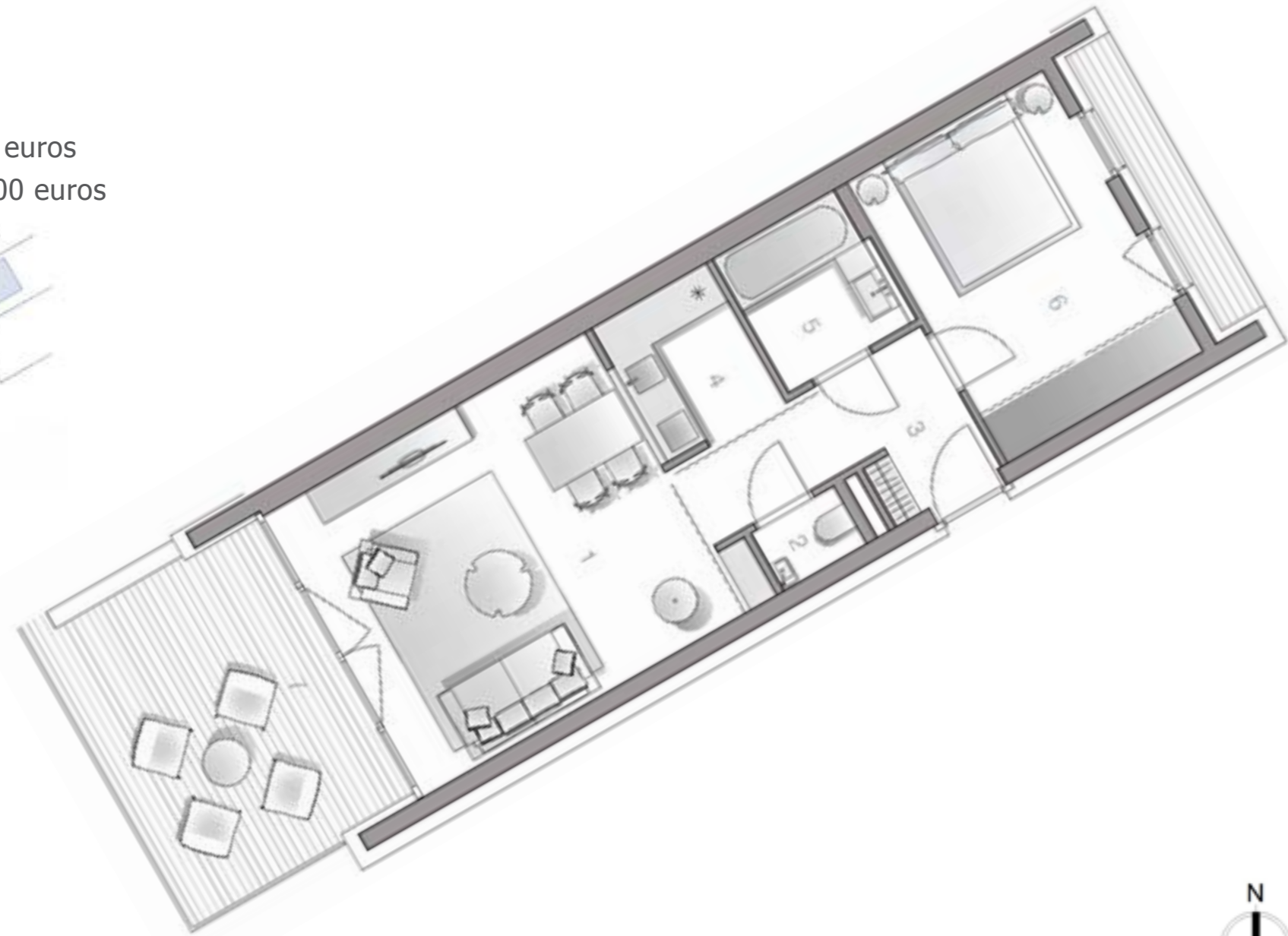
First Floor

1 bedroom

51m²

Net Price - 257,500 euros

Gross Price - 309,000 euros



APARTMENT 3.1

Ground Floor

3 bedrooms

103m²

Net Price - 489,500 euros

Gross Price - 587,500 euros



APARTMENT 3.2

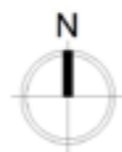
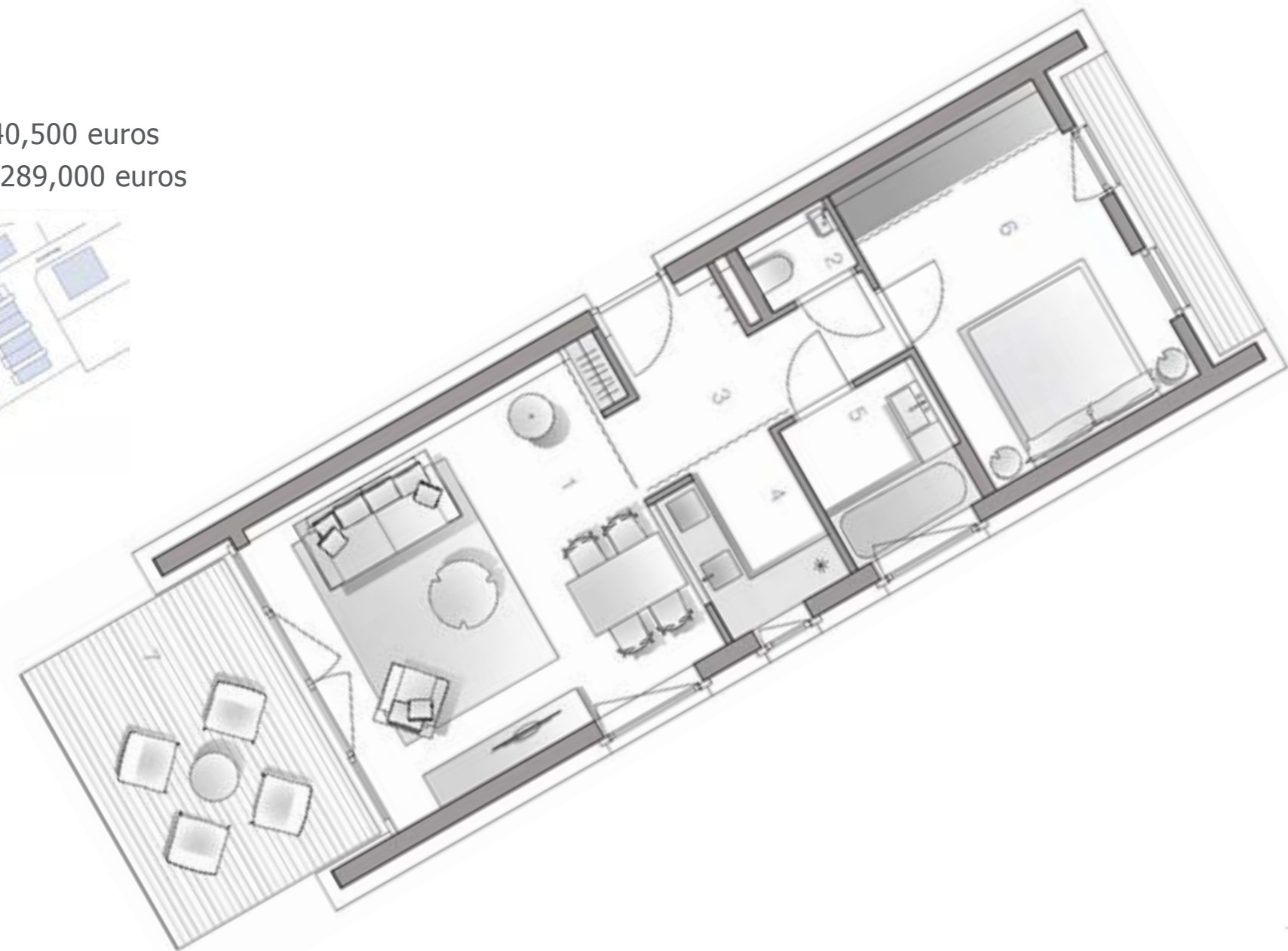
Ground Floor

1 bedroom

50m²

Net Price - 240,500 euros

Gross Price - 289,000 euros



APARTMENT 3.3

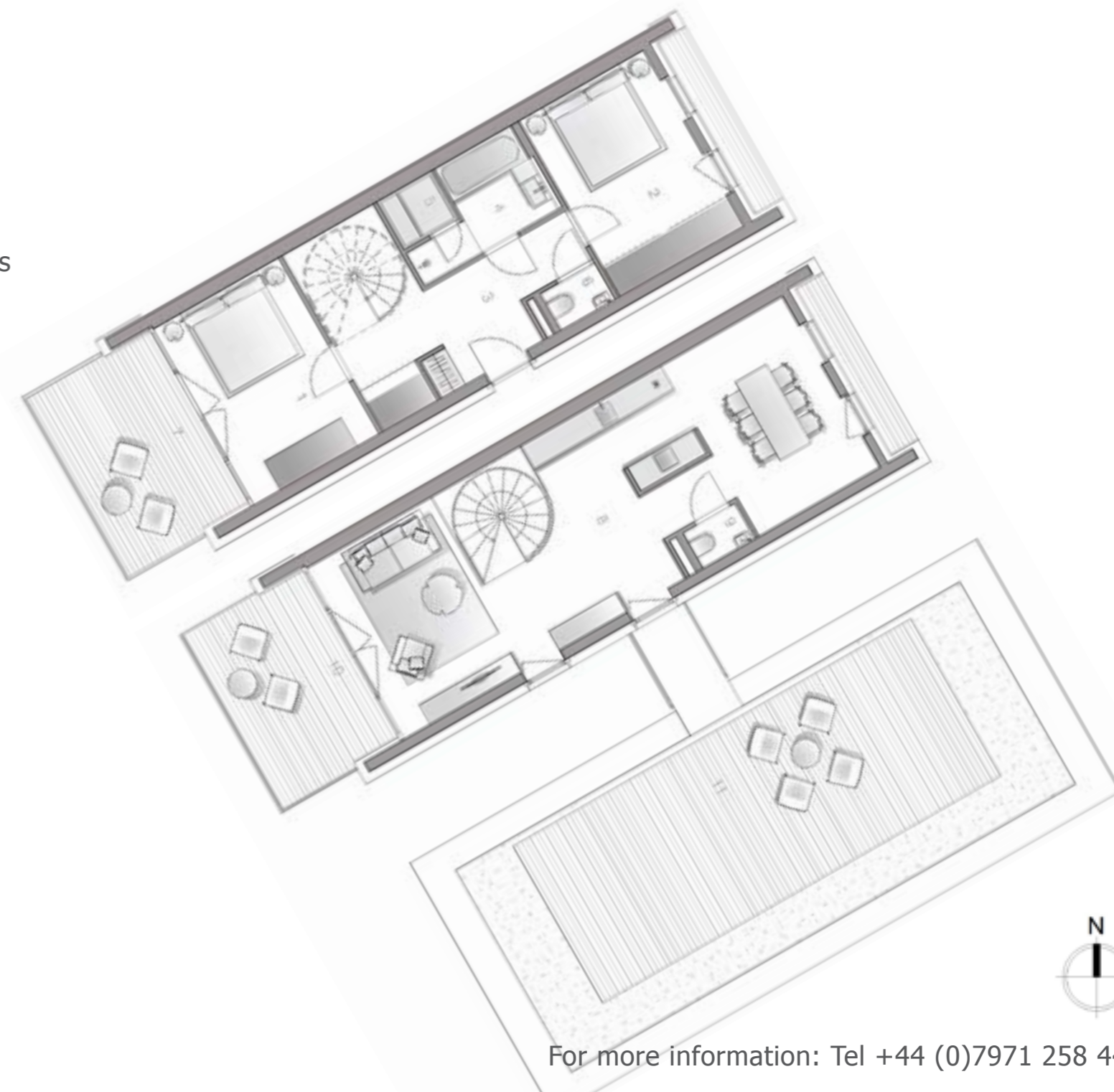
First/Second Floor

2 bedrooms

98m²

Net Price - 544,500 euros

Gross Price - 653,500 euros

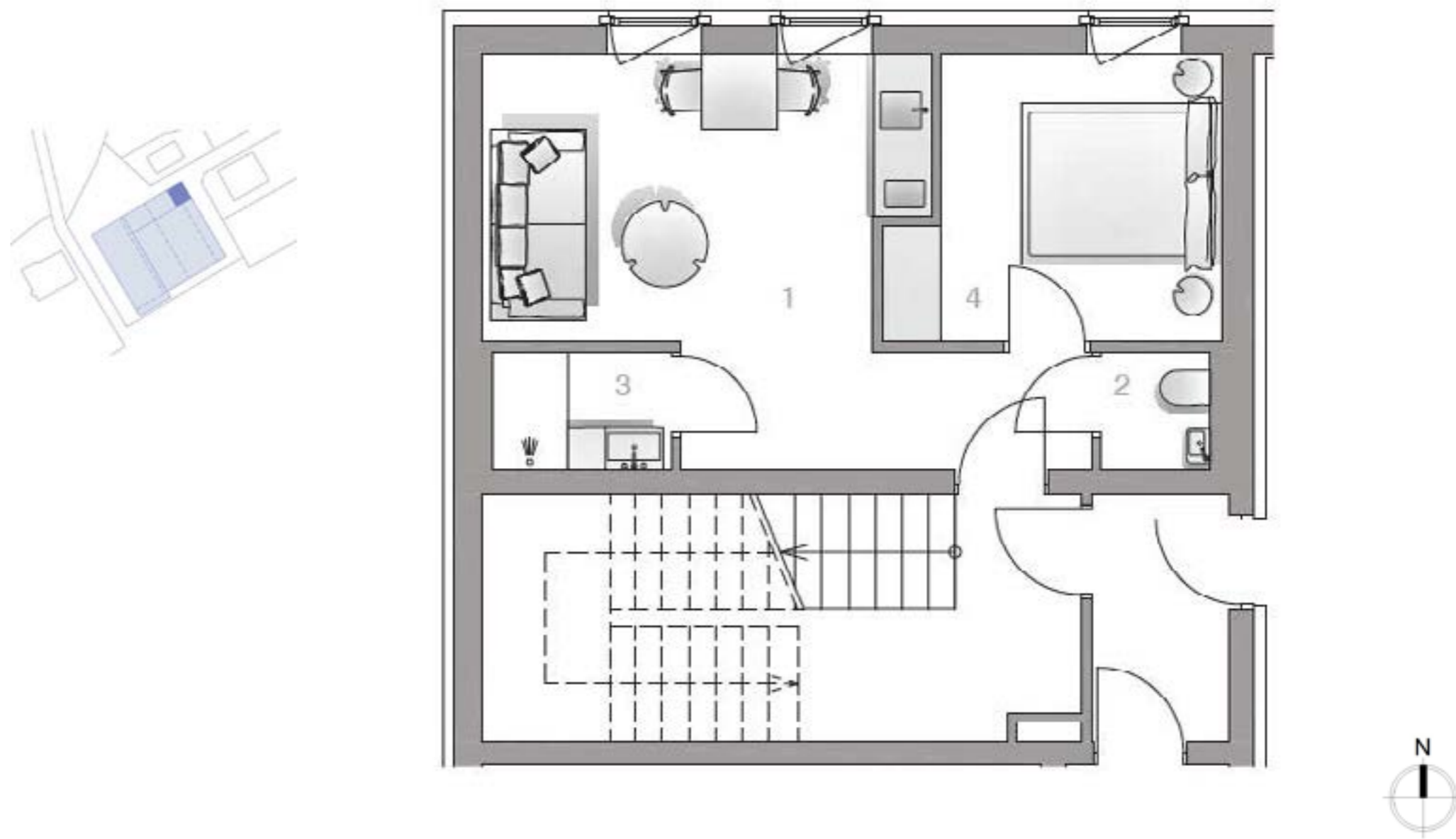


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APARTMENT 3.4
SOLD



APARTMENT 4.0
SOLD



APARTMENT 4.1

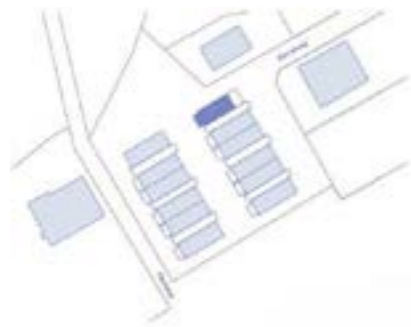
Ground Floor

1 bedroom

46m²

Net Price - 212,500 euros

Gross Price - 255,000 euros



APARTMENT 4.2

First Floor

1 bedroom

51m²

Net Price - 256,500 euros

Gross Price - 308,000 euros



APARTMENT 4.3

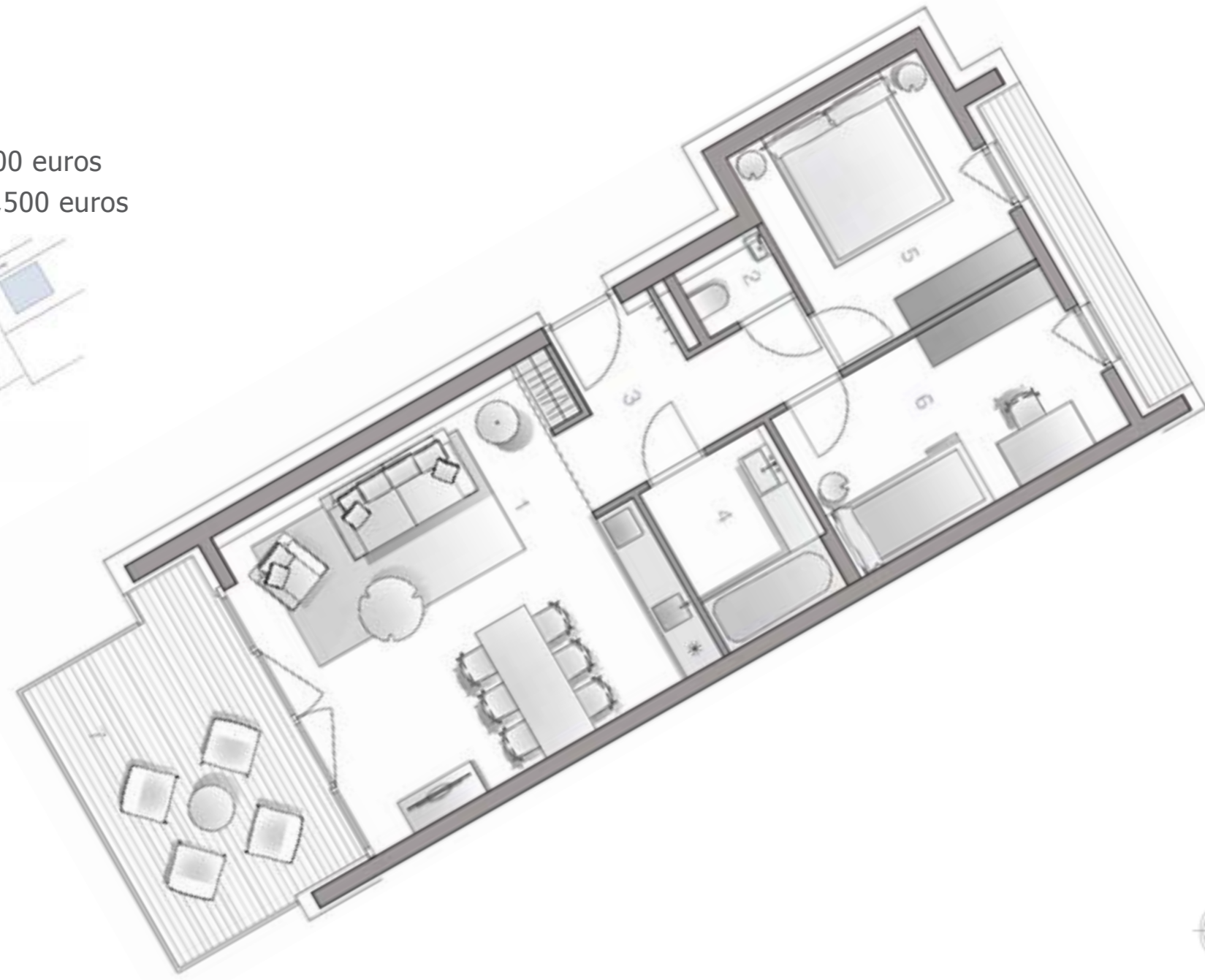
Second Floor

2 bedrooms

60m²

Net Price - 299,500 euros

Gross Price - 359,500 euros



APARTMENT 5.1

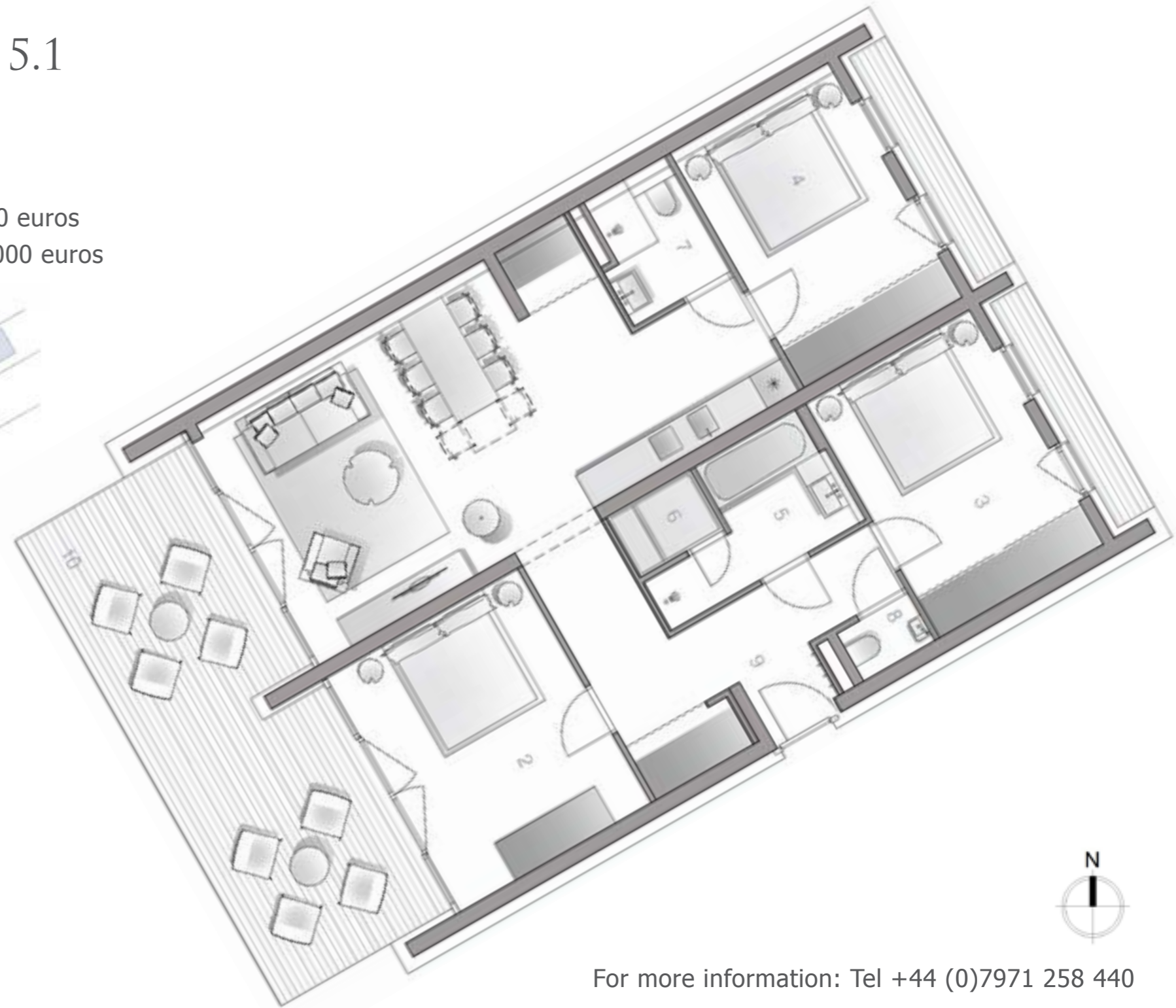
Ground Floor

3 bedrooms

102m²

Net Price - 481,500 euros

Gross Price - 578,000 euros



APARTMENT 5.2

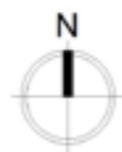
First Floor

1 bedroom

51m²

Net Price - 256,500 euros

Gross Price - 308,000 euros



APARTMENT 5.3

First Floor

1 bedroom

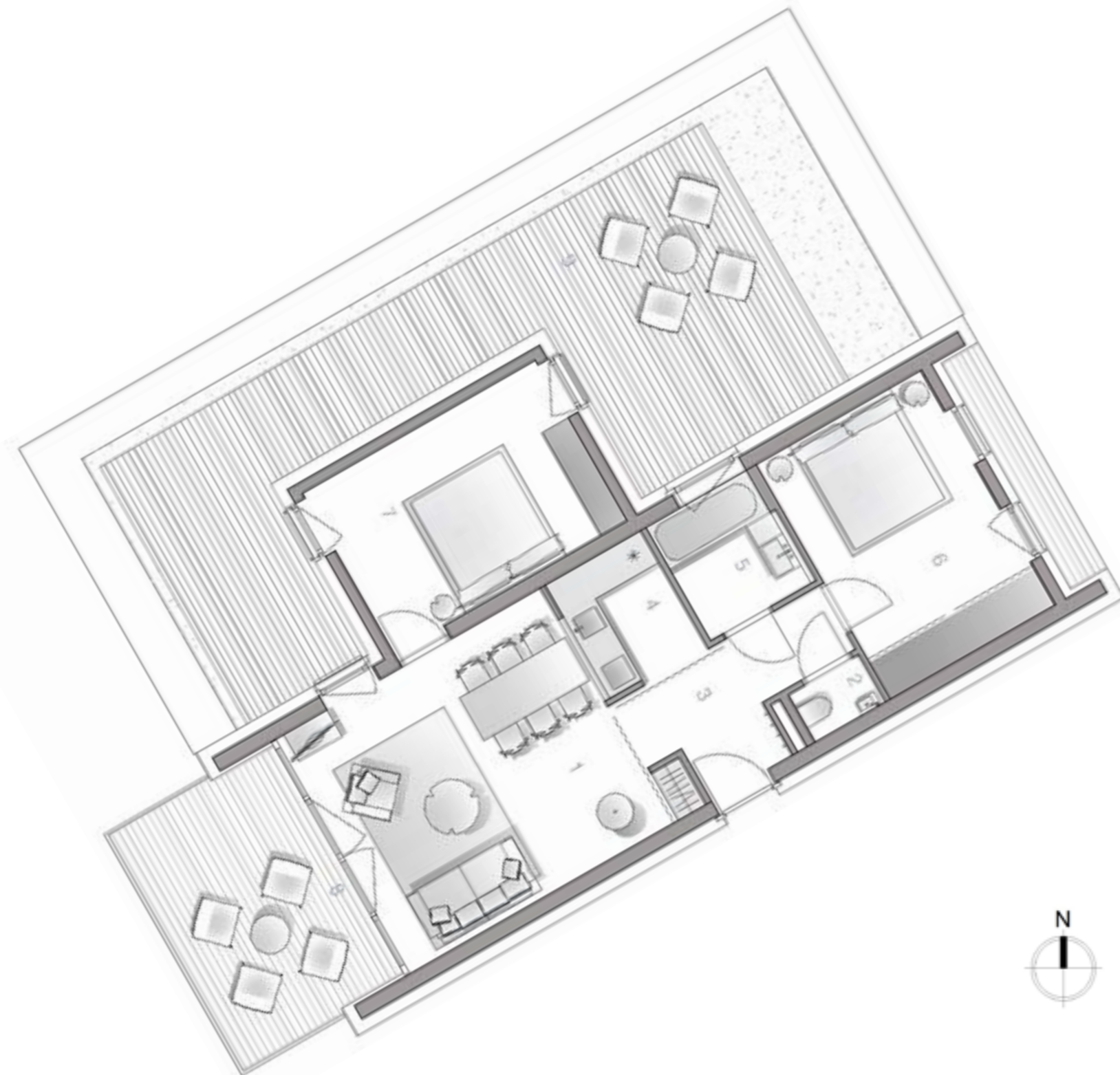
56m²

Net Price - 276,500 euros

Gross Price - 332,000 euros



APARTMENT 5.4
SOLD



APARTMENT 5.5

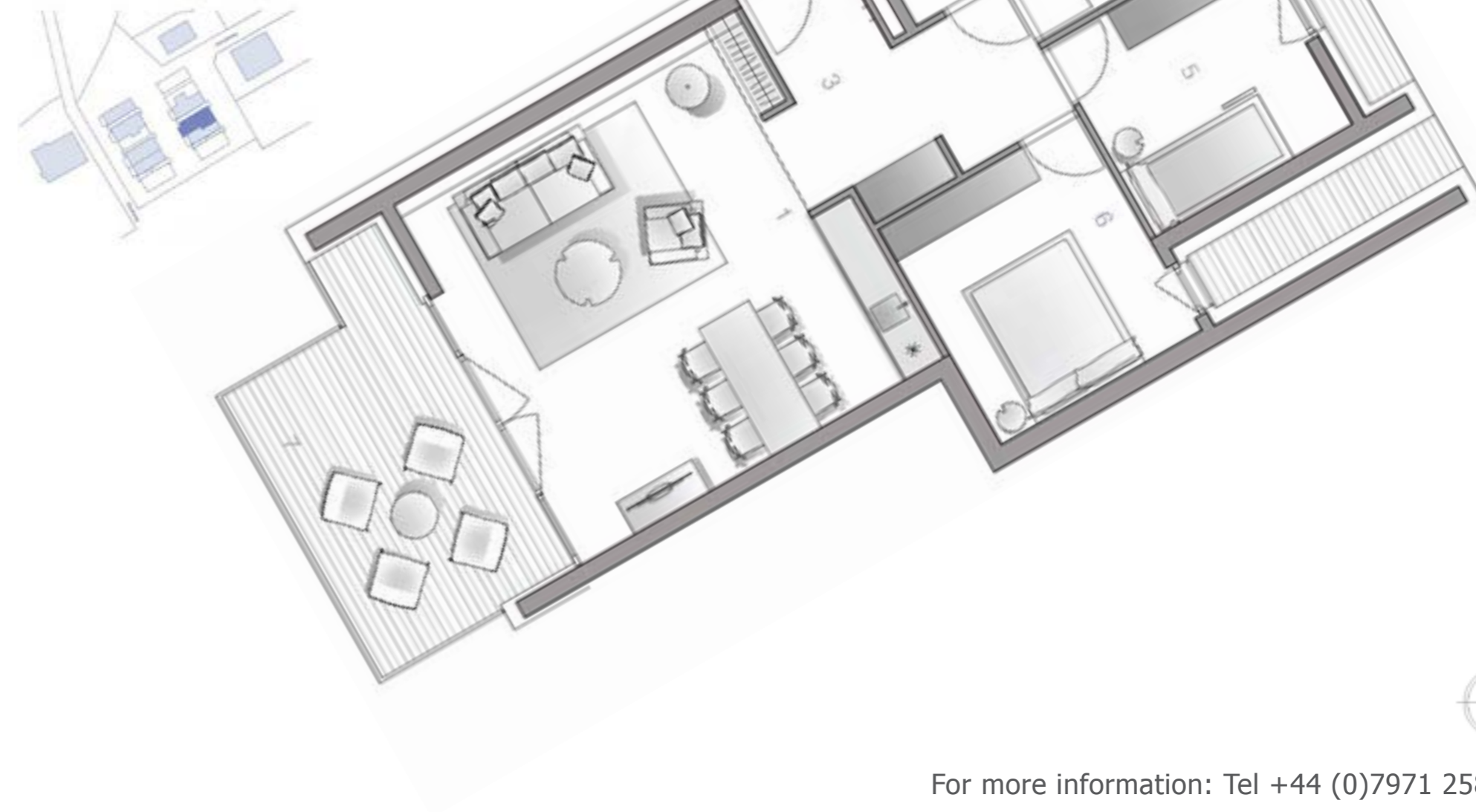
Second Floor

2 bedrooms

67m²

Net Price - 373,500 euros

Gross Price - 448,500 euros



APARTMENT 6.1

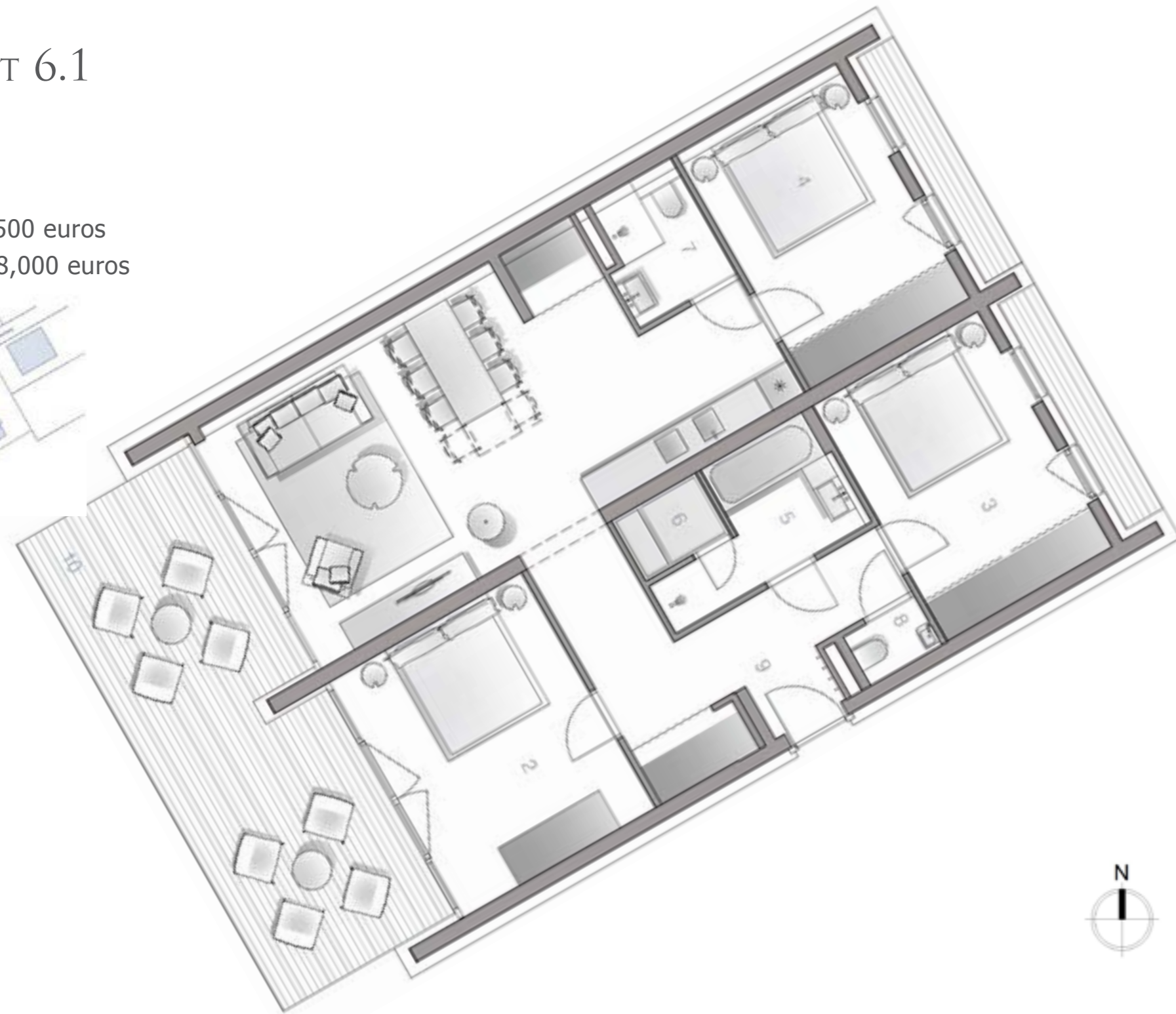
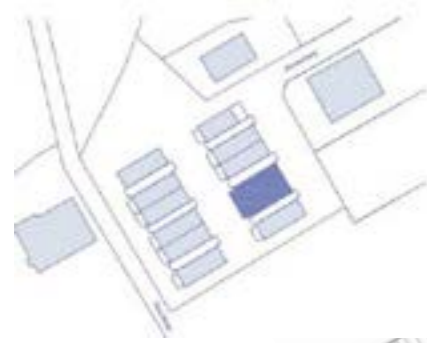
Ground Floor

3 bedrooms

102m²

Net Price - 481,500 euros

Gross Price - 578,000 euros



APARTMENT 6.2

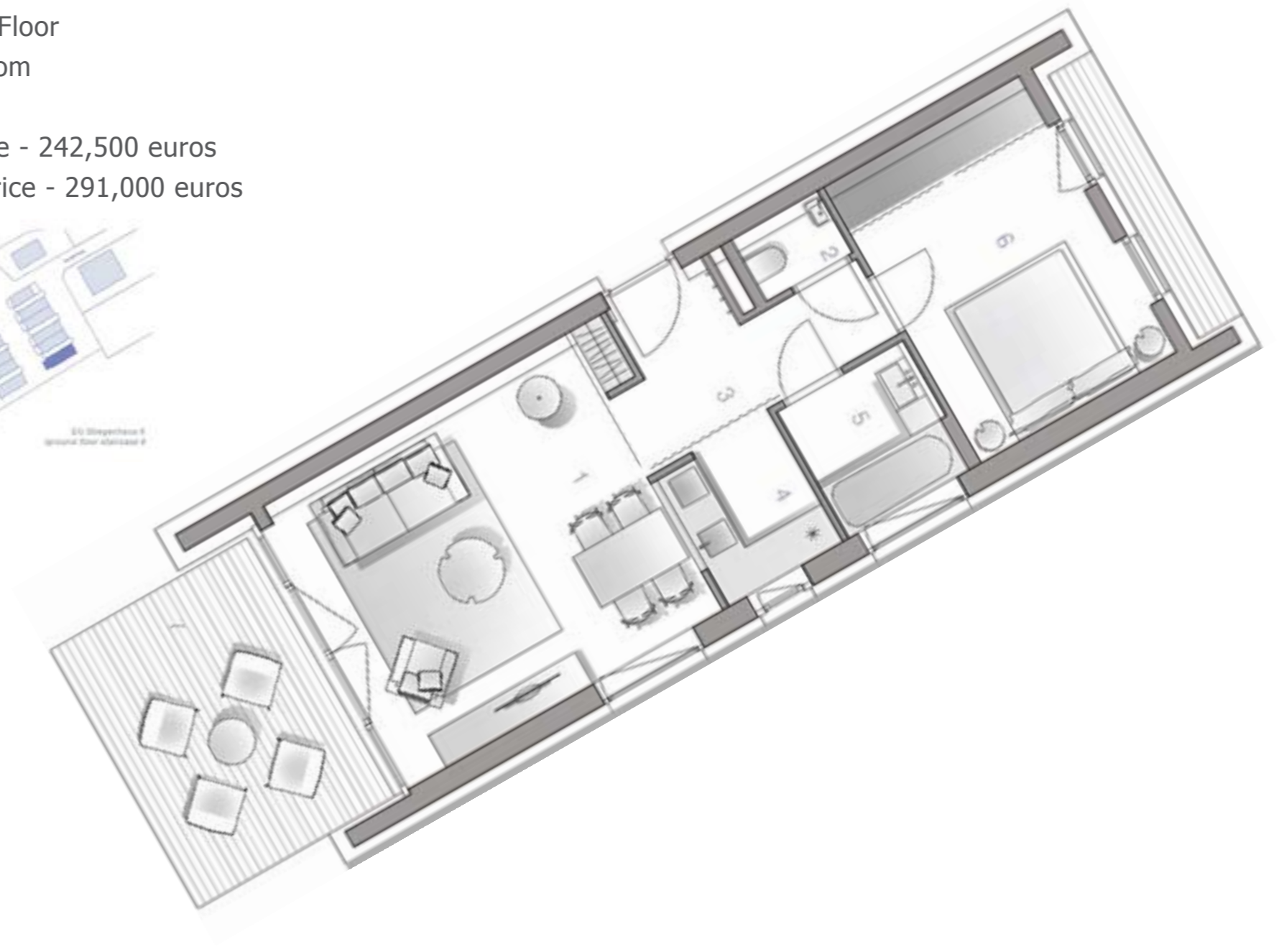
Ground Floor

1 bedroom

49m²

Net Price - 242,500 euros

Gross Price - 291,000 euros



APARTMENT 6.3

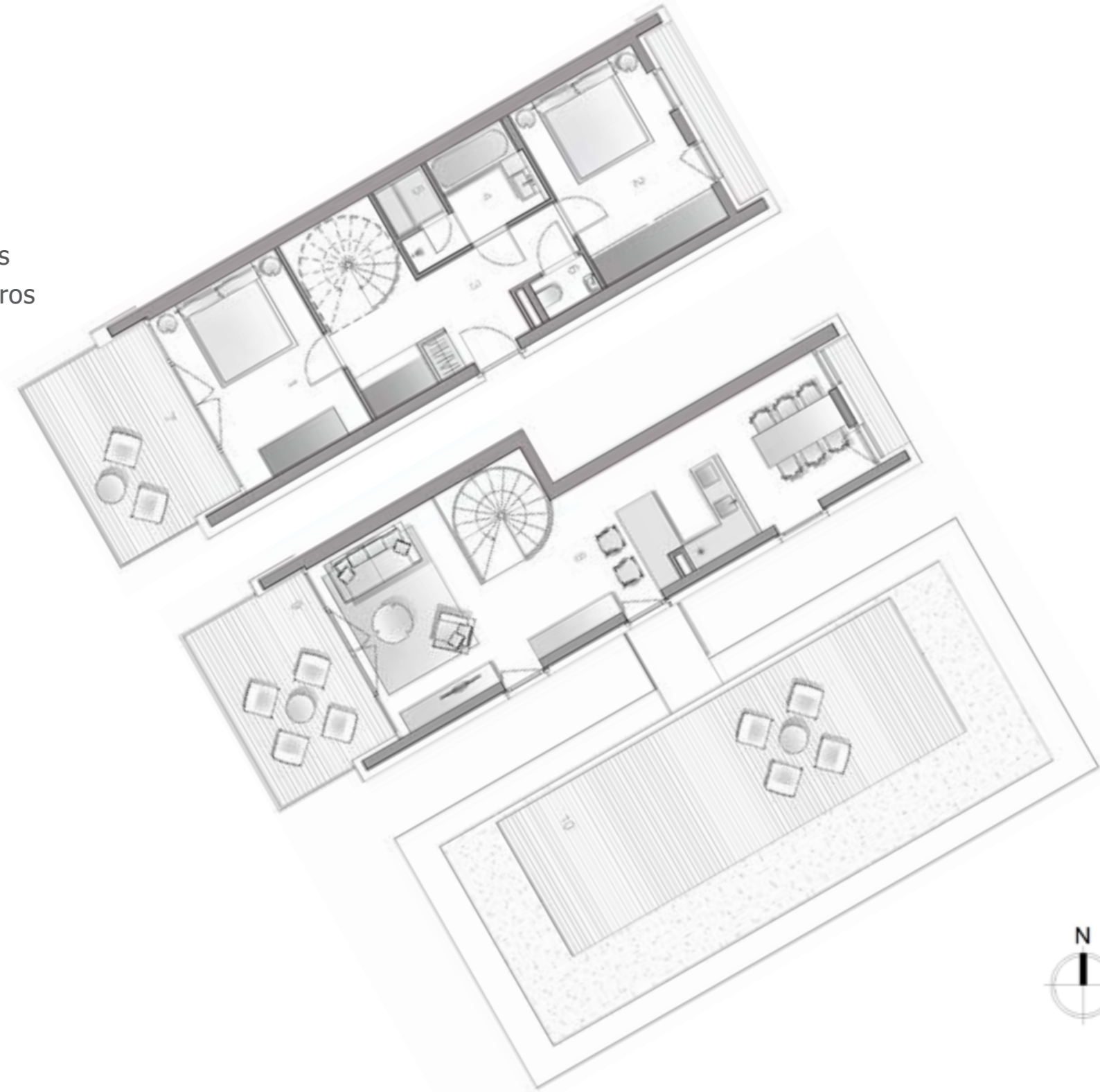
First/Second Floor

2 bedrooms

88m²

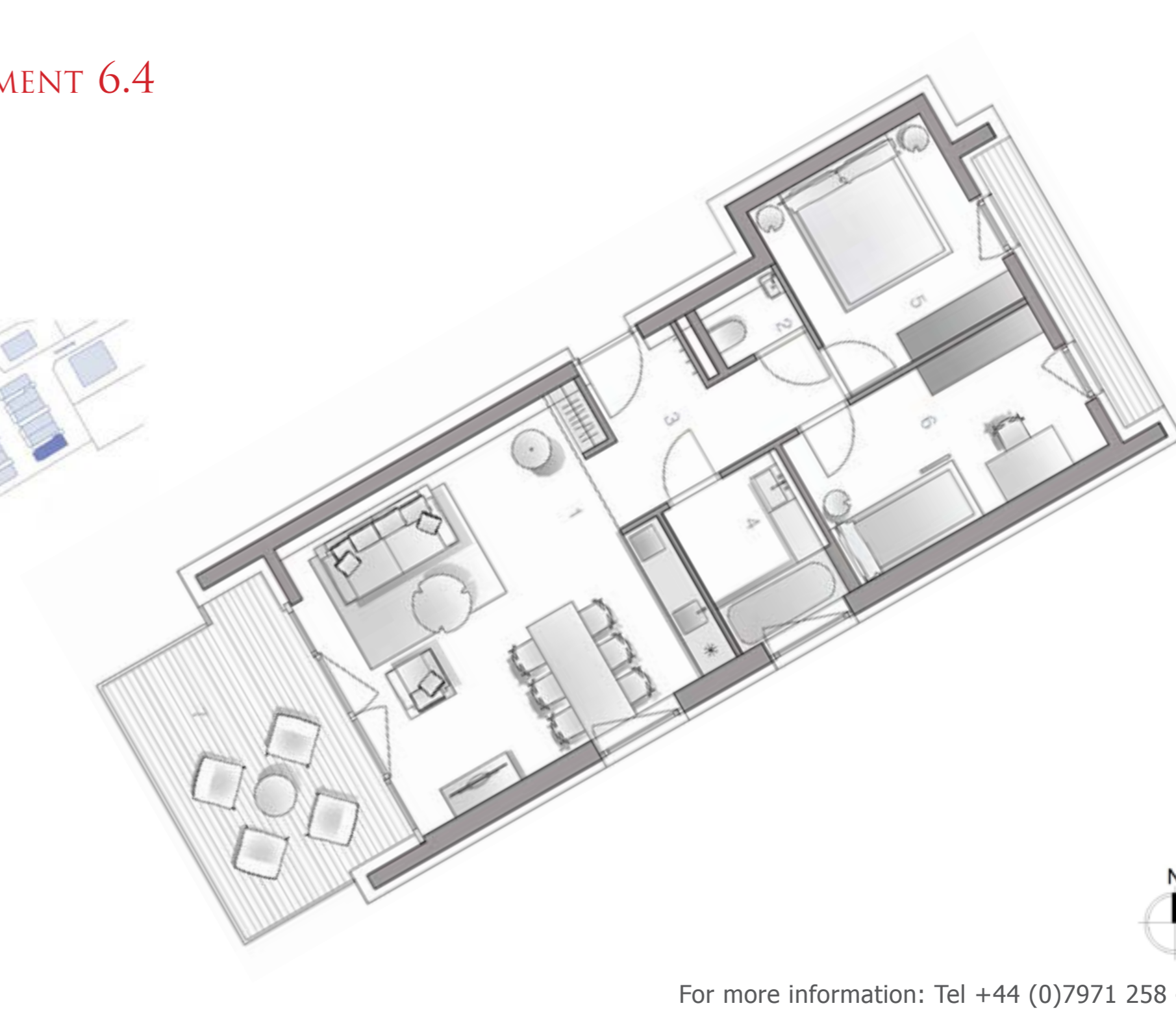
Net Price - 500,500 euros

Gross Price - 601,000 euros



APARTMENT 6.4

SOLD





PURCHASE COSTS

Purchase costs for buying a property are (~6.6%) of the gross purchase price. The purchaser must pay 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
- **No Agent's Fee**

BANK FINANCE

Austrian banks will fund up to 60% of the purchase price and can usually lend up to a period of 25 years. Variable interest rates are currently at around 3% and one year or five 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 1.2% mortgage registration fee.

FULLY MANAGED RENTAL

Most holiday homes in Austria are obliged to be rented when they are not being used by their owner. There are tax advantages to this as you can reclaim part or all of the VAT on your purchase; so the developer has teamed up with top tour operators to maximise the rental potential of your property. The tour operator will advertise your property, schedule your bookings, meet and greet your guests when they arrive, and deal with the laundering and cleaning of your property when they have departed.

To reclaim the VAT, you would initially pay the gross price and then claim back all (or part) of the VAT. You are permitted to claim back all the VAT - the full 20% - if you rent your property commercially and do not use it yourself. If you declare in advance that you will be using the property partly for your private use then the amount of VAT you may reclaim depends on the ratio of personal use to rental use.

The developers have appointed tax advisors to help with the process, which usually takes about three months to reclaim, and it is even possible to take a bridging loan for this purpose if required.

For further information and estimated income and outgoing figures please contact us.

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PLANAI/SCHLADMING - 122KM SKIING



WINTER & SKIING

Schladming benefits from 122km of pistes which include 46km of blue slopes, 68km of reds and a further 8km of black slopes reaching a height of 1900m. This area is served by 90 ski lifts and if you buy a ski pass for three days up you can even access the massive Ski Amade region and its 860km of pistes and 270 lifts - all within a short drive.

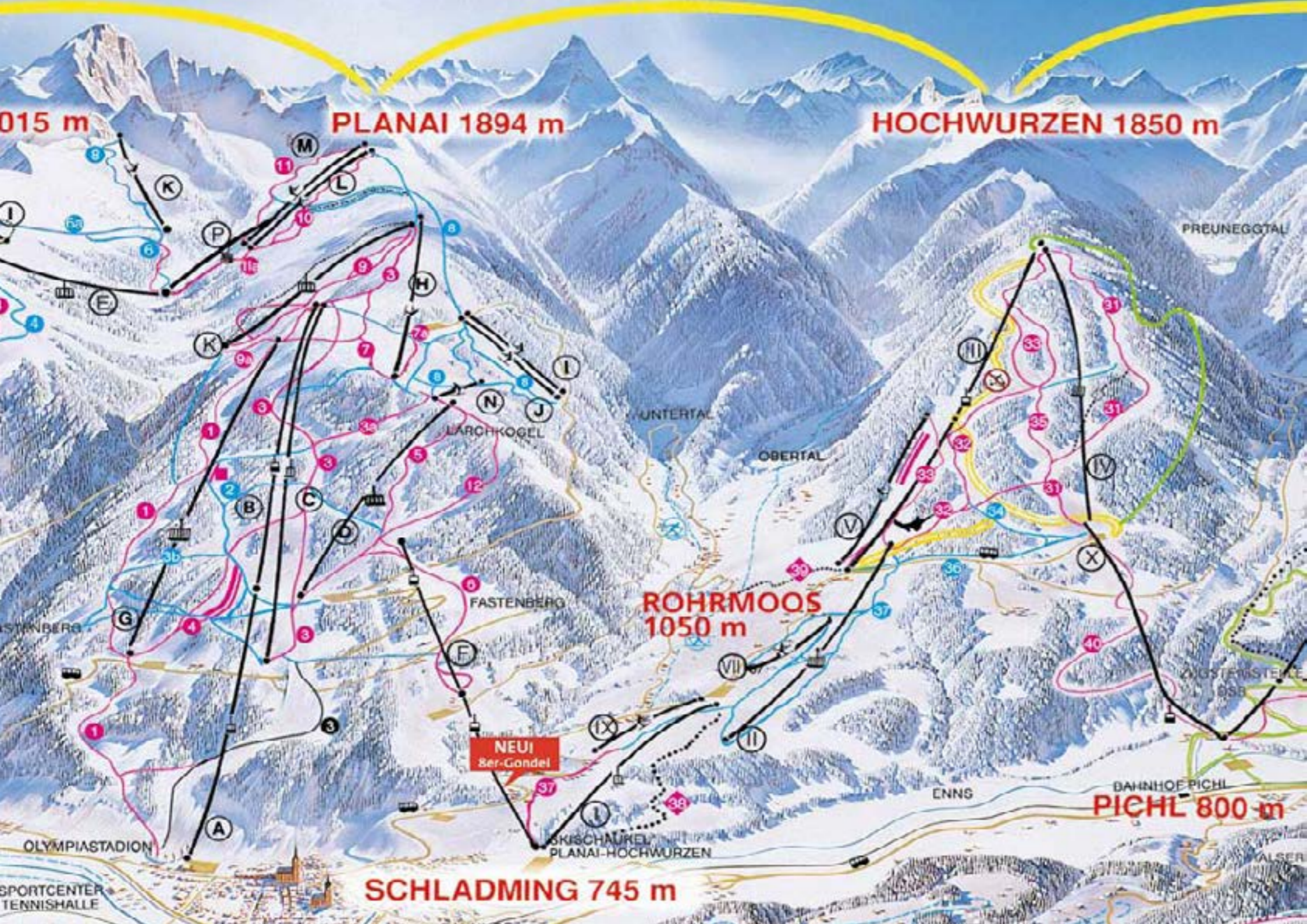
The town lies amongst the beautiful Dachstein mountains and here you can enjoy everything from pretty tree-lined pistes to glacier skiing most of the year, and the challenging downhill run used for the annual Alpine Ski World Cup night slalom! There is also a 7km toboggan run just 10 minutes away in Ramsau.



110KM OF SKIING

Additionally the area is home to plenty of hiking and Nordic walking opportunities with over 30km of winter walking trails and 50km of hiking paths. There are a further 60km of quality cross-country skiing trails too.

The Schladming-Rohrmoos area offers a total of 490km of hiking trails with paths to suit all abilities including gentle lakeside routes and high altitude summit tours. Other activities available in the area include paragliding, mountain climbing, sledging, horse-drawn sleigh rides and snow shoeing.



APRÈS-SKI

Schladming is a beautiful place to wander around in the evening. The main square is pedestrianised so you can completely relax as you stroll around the various shops and cafes. Thanks to traditional food and a number of lively bars, Schladming is the perfect place to enjoy après-ski socialising.

One of Schladming's top destinations is 'Onkel Willy's Hutt' restaurant and bar, which has a fantastic atmosphere. Indoors, there is seating for 270 guests and a lovely, cosy fireplace. The outdoor sun terrace, which has spectacular panoramic views, seats a further 350. Other great places to try are Siglu, Cult Club, Szenario, and Beisl.



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SUMMER ACTIVITIES



SUMMER

Schladming is a truly dual season resort with lots of family activities on offer, including indoor and outdoor swimming pools, a 'fairytale' path, nature trail plus pony riding, skating and mini golf. There are also plenty of walking tours and mountain go-karting to enjoy!

Another fun activity is the 7km long Hochwurzen Toboggan run and nearby Planai has the longest downhill mountain bike track in Austria, which is very challenging. There is also a family track which is suitable for children. A gondola lift can transport you up to Planai and bike transportation is free.

There is even summer skiing on the Dachstein glacier! A real treat for snowboarding enthusiasts during the summer months is the Dachstein Super Park which opened in May 2006 and introduced the freestyle summer season. The super park is open until the end of July or the beginning of August, depending on the snowfall.

GOLF

Less than 10 minutes from Schladming is the 18-hole Dachstein-Tauern golf course and country club. This fantastic Par-71 course was designed by Bernhard Langer and offers a true challenge for any golfer.

First opened in 1987, this course offers 5910 metres of terrain and is surrounded by a beautiful Alpine landscape. This high quality course has previously been voted one of Austria's top golf courses. With a splendid club house, pro shop, golf school, driving-range and an a la carte restaurant, the course is well worth a visit.



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CONTACT US FOR ADVICE OR TO ARRANGE A VISIT

VIEWING

If you are looking to buy a property in Schladming, Austria then Investors in Property can help arrange your visit. We have a good selection of chalets and apartments for sale in the Schladming 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

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jessica@investorsinproperty.com

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COMPANY PROFILE

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years' experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.



www.investorsinproperty.com

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