



# MOUNTAIN VIEW APARTMENTS WESTENDORF

Ensconced on a dream-come-true site in Westendorf, 15 fully-equipped and exclusive apartments are being erected.

- in a location with maximum sunshine and breathtaking mountain panorama views
- right at village center
- skiing and golfing destination
- completion December 2019
- all-encompassing rental management by independent company
- top yields
- prices start at 249,000 € incl. AAP and furnishings

### A SPOT TO FALL IN LOVE WITH

Westendorf is perched on a sun-drenched plateau, far removed from the noise of traffic. Its village center is lovely and boasts a superb infrastructure. The town is surrounded by an imposing panorama of mountain peaks. Its ski area numbers among the largest and most modern in the world.

Not only in wintertime do guests stream into this area to luxuriate in its fun. Summertime is also popping with activities and enjoyments. Wreathed by superbly intact nature, the area provides an inexhaustible repertoire of hiking, mountain biking and relaxation pleasures. Westendorf's 18-hole golf course is considered a crown jewel in the Kitzbühel Alps.







## THE LOCATION

- Right in the center of Westendorf
- 15 golf courses within an hour's drive
- 300 m to ski runs I 2 minutes on foot
- 1200 m to the golf course I 10 minutes on foot
- 1000 m to a public outdoor swimming pool I 8 minutes on foot
- 15 km to Kitzbühel I 15 minutes by car
- 75 km to state capital Innsbruck I 60 minutes by car

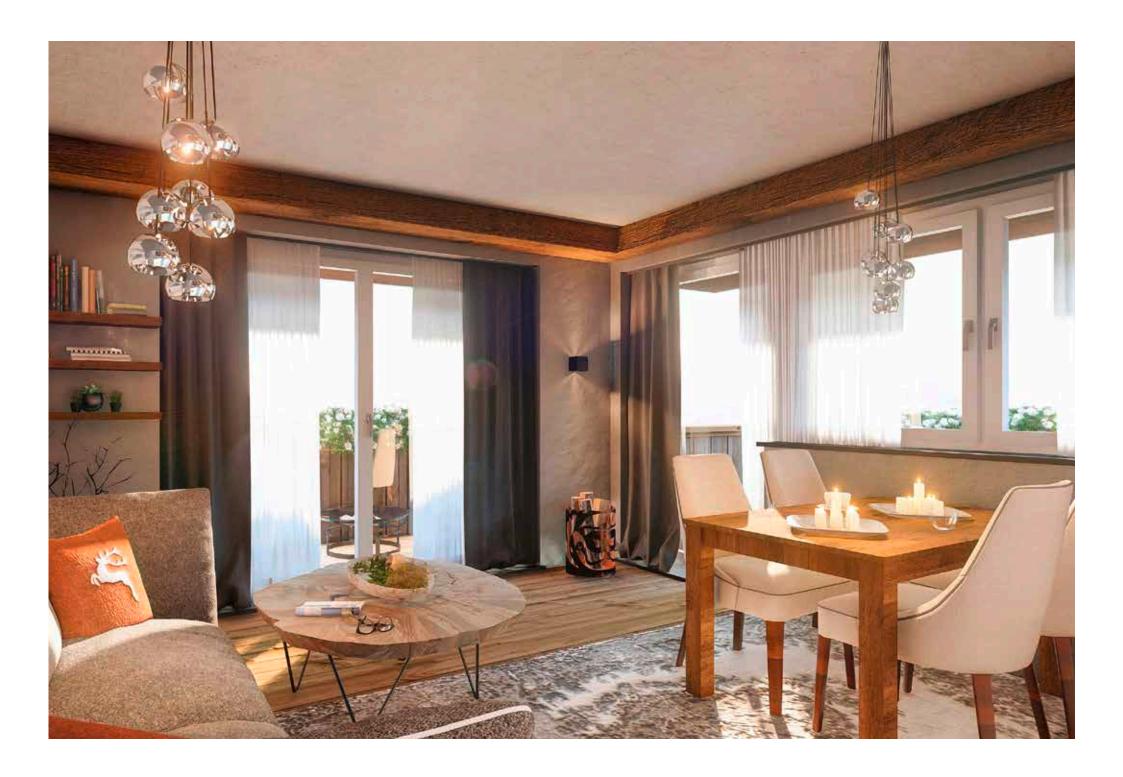
### QUALITY YOU CAN FEEL

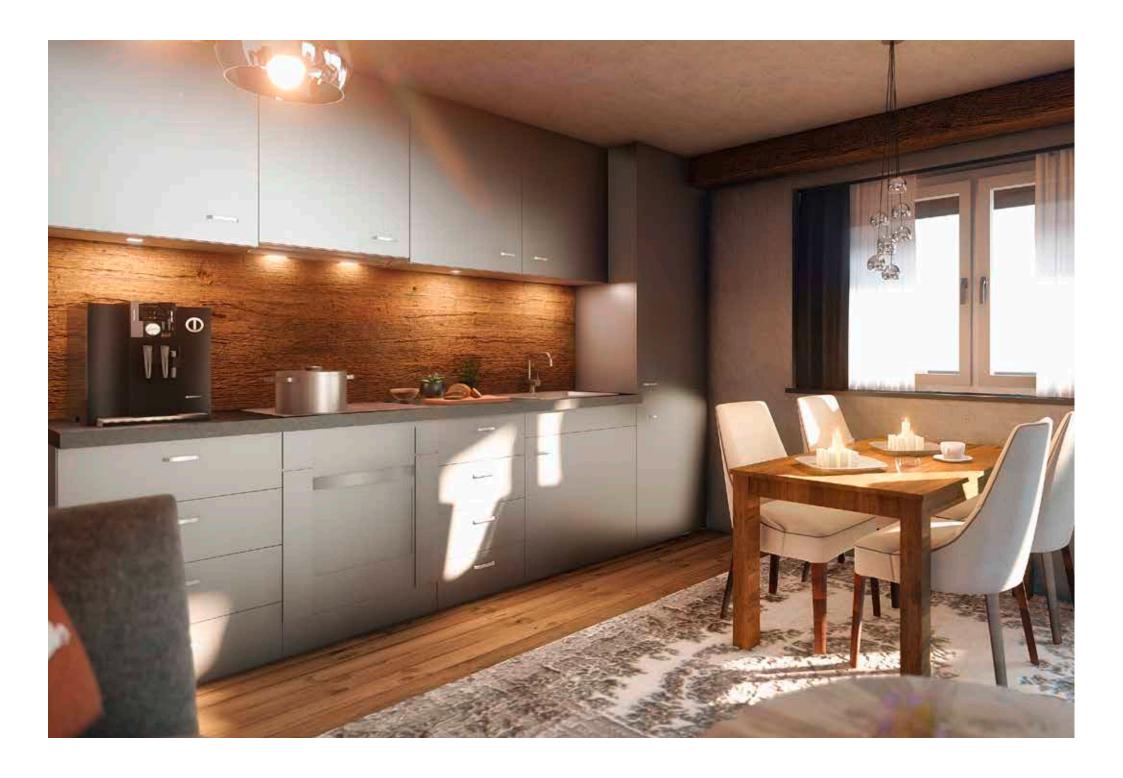
Fifteen high quality apartments are being built, most with private terraces and stupendous views of Kitzbühel's mountains.

The smallest apartments provide living space for 2 persons, the largest for 8 persons. All apartments are completely furnished with carpenter-made furniture.

Adjacent to the entrance area including reception and a salon for guests, the house also has an exclusive wellness zone.

Parking spaces are available all around the building.



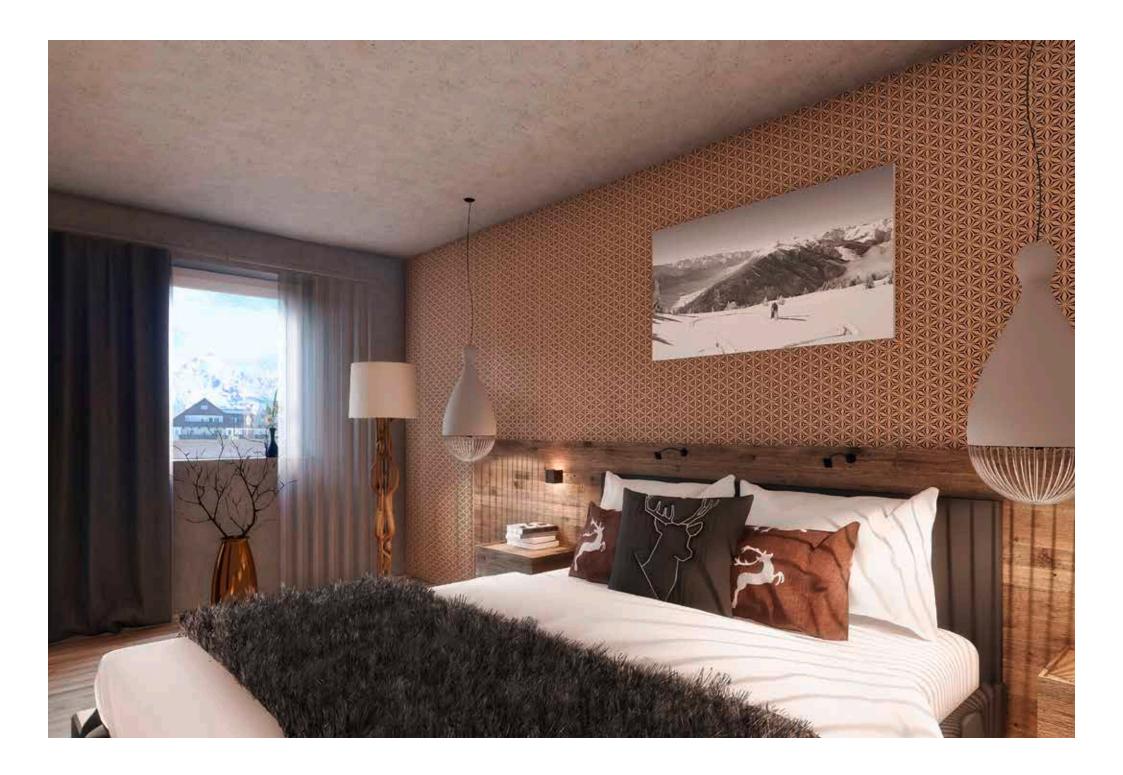


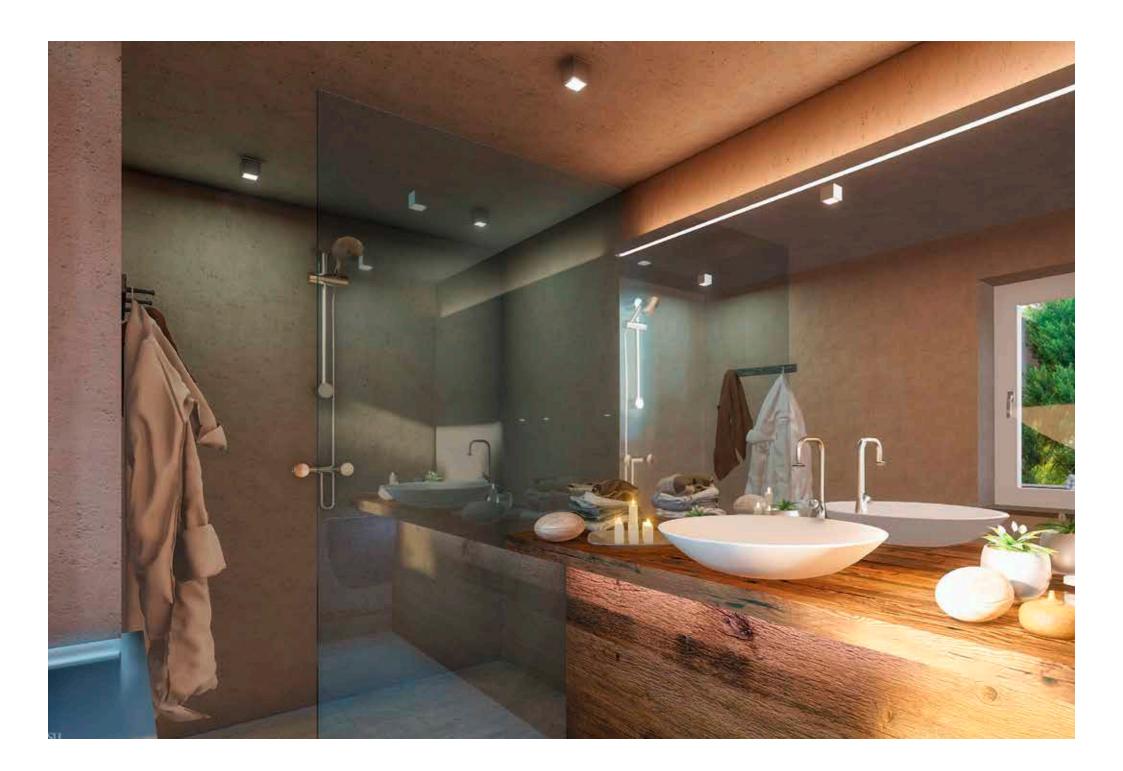


## MODERN, HIGH-GRADE INTERIOR DÉCOR

For the interior design, hotel specialist M+B Interior Architecture was selected by the Kältepol Group.

To underscore the alpine flair, the interior design was given just the right note. Natural materials harmonize beautifully with the splendid views of the outdoors and the feel-good concept of the house.

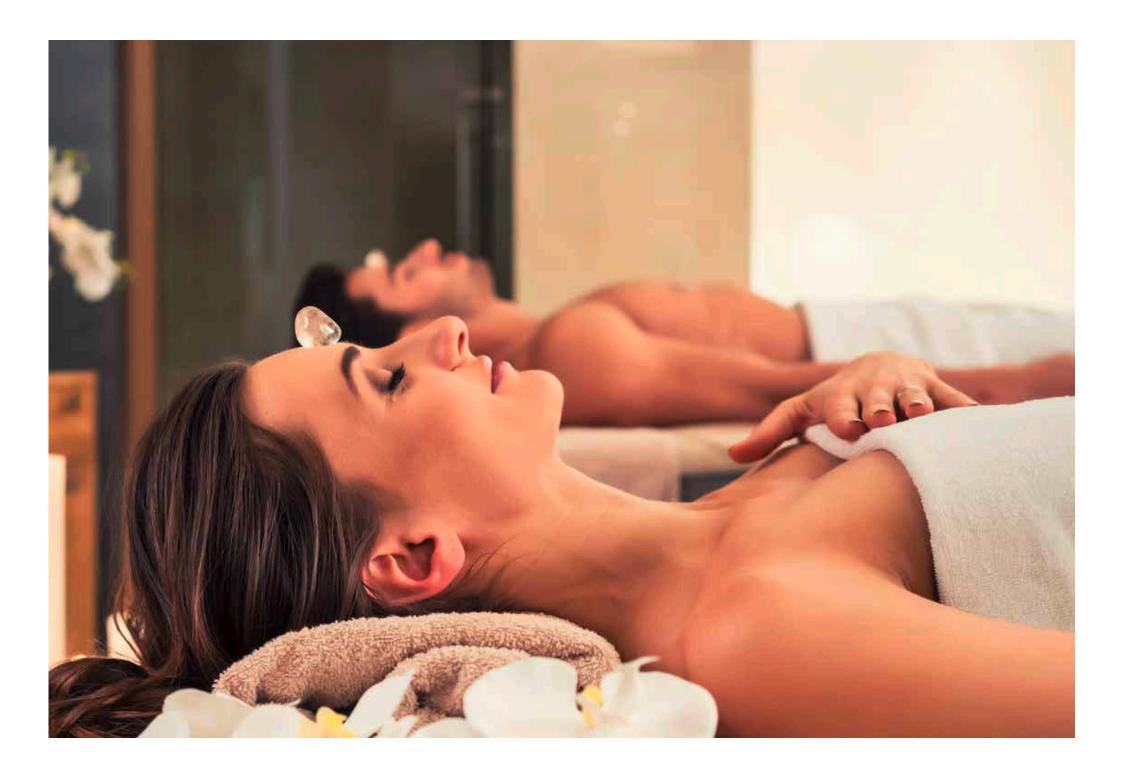




## WELLNESS FOR BODY AND SOUL

On the lower floor is a wellness zone with a Finnish sauna, as well as infra-red cabin, regeneration shower and a quiet room to relax in.







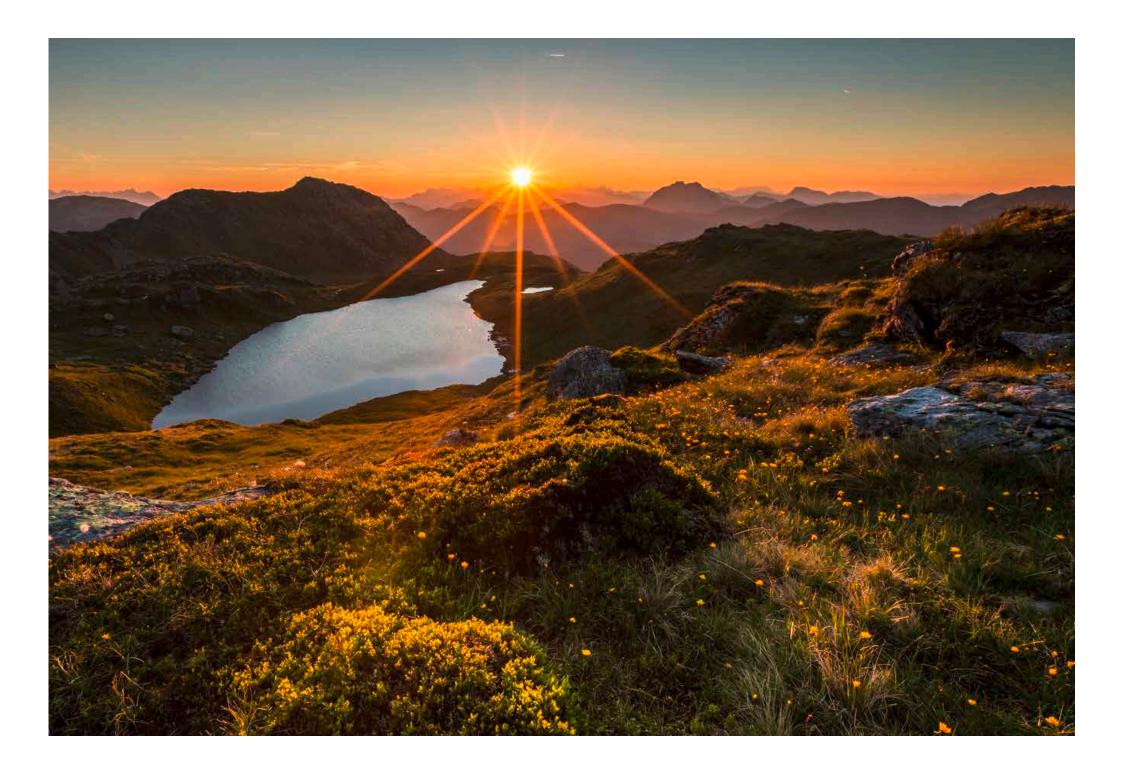


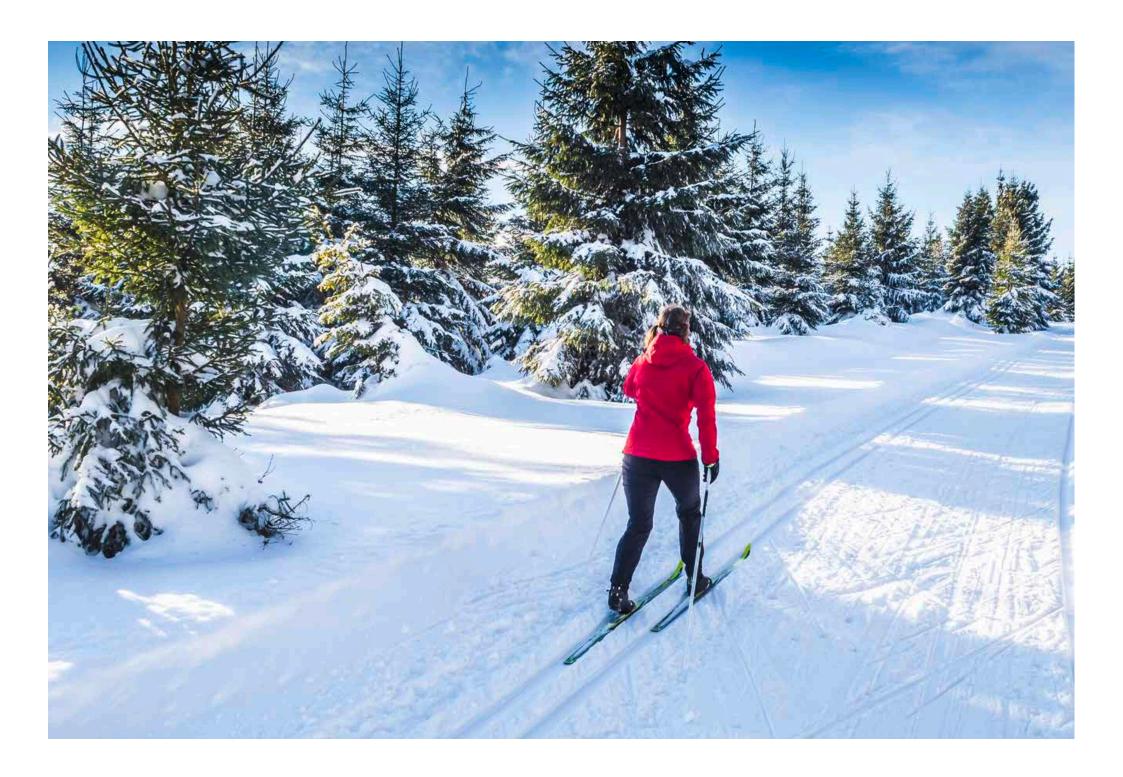
### YOUR PHYSICAL WELL-BEING

The apartment building has its own restaurant on the premises: 'Dorfstadl' enchants dining guests with a bevy of freshly prepared regional dishes. In a cosy and inviting atmosphere which radiates friendship, put everyday life behind you and savour culinary delicacies at their finest.

# SECURE AND SUSTAINABLE RENTAL YIELDS

Investments in a holiday apartment are a safe place to put money. By handling the complete management of rentals, we can provide attractive yields for your apartment rental. We assume the responsibility for all aspects of rental so that fixed running costs are covered, and you also earn a corresponding yield.







# THE ADVANTAGES SPEAK FOR THEMSELVES

Take off on holiday...to your own apartment.

Take advantage of the benefits of the "commercial touristic utilization" of your property. When you yourself need some time off, simply head to your place in the mountains. The rest of the time, we supervise the care and management of your apartment.

You can expect not only a promising rise in the value of your property, but also attractive rental yields. A comparison with other forms of investment will show you how rewarding that is.

## FINANCING: LOAN - DURATION - INTEREST

Local Austrian banks finance up to 60% of the net costs of this project, granting loans for up to 25 years. Variable-interest loans currently run at 1.50%. The issuance of a loan costs about 2% handling fee and 1.2% fee for entry in the Land Register.

Our financing expert Mag. Michael Karlinger would be happy to advise you on which of the various financial solutions would best suit your needs.

#### KONTAKT

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## PRICES AND AVAILABILITY

Unit	Floor	Bedrooms	Surface area m <sup>2</sup>	Net purchase price inc. furnishings and parking space	Availability
TOP 1	EG	1	58,20	€ 375.000	Free
TOP 2	EG	1	33,80	€ 249.000	Free
TOP 3	1. OG	2	56,40	€ 389.000	Free
TOP 4	1. OG	3	79,00	€ 545.000	Free
TOP 5	1. OG	1	48,70	€ 335.000	Free
TOP 6	1. OG	2	56,80	€ 389.000	Free
TOP 7	2. OG	2	56,40	€ 399.000	Free
TOP 8	2. OG	3	79,00	€ 555.000	Free
TOP 9	2. OG	1	48,70	€ 345.000	Free
TOP 10	2. OG	2	56,80	€ 399.000	Free
TOP 11	3. OG	2	56,40	€ 409.000	Free
TOP 12	3. OG	3	79,00	€ 565.000	Free
TOP 13	3. OG	1	46,20	€ 335.000	Free
TOP 14	3. OG	2	51,90	€ 375.000	Free
TOP 15	DG	3	89,90	€ 799.000	Free

€ 375.000

net purchase price, incl. 1 parking space, incl. furnishings

#### 58,20 m<sup>2</sup> Ground floor



#### **Yield calculation Top 1**

Occupancy days	~165
ø Apt price per day	€ 185
Annual yield	€ 30.525
25% management fee	€ 7.631
18% running costs	€ 5.495
Cash flow annually	€ 17.399
Yield	4,64%



€ 249.000

net purchase price, incl. 1 parking space, incl. furnishings

#### 33,80m<sup>2</sup> Ground floor



#### **Yield calculation Top 2**

Occupancy days	~165
ø Apt price per day	€ 120
Annual yield	€ 19.800
25% management fee	€ 4.950
18% running costs	€ 3.564
Cash flow annually	€ 11.286
Yield	4,53%



€ 389.000

net purchase price, incl. 1 parking space, incl. furnishings

56,40 m<sup>2</sup> 1st floor



#### **Yield calculation Top 3**

Occupancy days	~165
ø Apt price per day	€ 190
Annual yield	€ 31.350
25% management fee	€ 7.838
18% running costs	€ 5.643
Cash flow annually	€ 17.870
Yield	4,59%



€ 545.000

net purchase price, incl. 1 parking space, incl. furnishings

#### 79,00 m<sup>2</sup> 1st floor



#### **Yield calculation Top 4**

Occupancy days	~165
ø Apt price per day	€ 270
Annual yield	€ 44.550
25% management fee	€ 11.138
18% running costs	€ 8.019
Cash flow annually	€ 25.394
Yield	4,66%



€ 335.000

net purchase price, incl. 1 parking space, incl. furnishings

48,70 m<sup>2</sup> 1st floor



#### **Yield calculation Top 5**

Occupancy days	~165
ø Apt price per day	€ 160
Annual yield	€ 26.400
25% management fee	€ 6.600
18% running costs	€ 4.752
Cash flow annually	€ 15.048
Yield	4,49%



€ 389.000

net purchase price, incl. 1 parking space, incl. furnishings

#### 56,80m<sup>2</sup> 1st floor



#### **Yield calculation Top 6**

Occupancy days	~165
ø Apt price per day	€ 190
Annual yield	€ 31.350
25% management fee	€ 7.838
18% running costs	€ 5.643
Cash flow annually	€ 17.870
Yield	4,59%



€ 399.000

net purchase price, incl. 1 parking space, incl. furnishings

#### 56,40 m<sup>2</sup> 2nd floor



#### **Yield calculation Top 7**

Occupancy days	~165
ø Apt price per day	€ 200
Annual yield	€ 33.000
25% management fee	€ 8.250
18% running costs	€ 5.940
Cash flow annually	€ 18.810
Yield	4,71%



€ 555.000

net purchase price, incl. 1 parking space, incl. furnishings

#### 79,00m<sup>2</sup> 2nd floor



#### **Yield calculation Top 8**

Occupancy days	~165
ø Apt price per day	€ 280
Annual yield	€ 46.200
25% management fee	€ 11.550
18% running costs	€ 8.316
Cash flow annually	€ 26.334
Yield	4,74%



€ 345.000

net purchase price, incl. 1 parking space, incl. furnishings

48,70 m<sup>2</sup> 2nd floor



#### **Yield calculation Top 9**

Occupancy days	~165
ø Apt price per day	€ 170
Annual yield	€ 28.050
25% management fee	€ 7.013
18% running costs	€ 5.049
Cash flow annually	€ 15.989
Yield	4,63%



€ 399.000

net purchase price, incl. 1 parking space, incl. furnishings

56,80m<sup>2</sup> 2nd floor



#### **Yield calculation Top 10**

Occupancy days	~165
ø Apt price per day	€ 200
Annual yield	€ 33.000
25% management fee	€ 8.250
18% running costs	€ 5.940
Cash flow annually	€ 18.810
Yield	4,71%



€ 409.000

net purchase price, incl. 1 parking space, incl. furnishings

56,40 m<sup>2</sup> 3rd floor



#### **Yield calculation Top 11**

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Occupancy days	~165
ø Apt price per day	€ 210
Annual yield	€ 34.650
25% management fee	€ 8.663
18% running costs	€ 6.237
Cash flow annually	€ 19.751
Yield	4,83%



€ 565.000

net purchase price, incl. 1 parking space, incl. furnishings

79,00 m<sup>2</sup> 3rd floor



### **Yield calculation Top 12**

Occupancy days	~165	
ø Apt price per day	€ 280	
Annual yield	€ 46.200	
25% management fee	€ 11.550	
18% running costs	€ 8.316	
Cash flow annually	€ 26.334	
Yield	4,66%	



€ 335.000

net purchase price, incl. 1 parking space, incl. furnishings

46,20 m<sup>2</sup> 3rd floor



### **Yield calculation Top 13**

Occupancy days	~165
ø Apt price per day	€ 170
Annual yield	€ 28.050
25% management fee	€ 7.013
18% running costs	€ 5.049
Cash flow annually	€ 15.989
Yield	4.77%



€ 375.000

net purchase price, incl. 1 parking space, incl. furnishings

51,90m<sup>2</sup> 3rd floor



### **Yield calculation Top 14**

Occupancy days	~165	
ø Apt price per day	€ 190	
Annual yield	€ 31.350	
25% management fee	€ 7.838	
18% running costs	€ 5.643	
Cash flow annually	€ 17.870	
Yield	4,77%	



€ 799.000

net purchase price, incl. 1 parking space, incl. furnishings

89,90 m<sup>2</sup> Penthouse



### **Yield calculation Top 15**

Occupancy days	~165
ø Apt price per day	€ 360
Annual yield	€ 59.400
25% management fee	€ 14.850
18% running costs	€ 10.692
Cash flow annually	€ 33.858
Yield	4,24%









### WE MANAGE YOUR APARTMENT

David Hellebart Immobilienverwaltungs OG handles the rental and management of the Mountain View Apartment project in Westedorf.

This firm looks back on longstanding experience and is happy to perform the management tasks of the apartment owners for purposes of earning them attractive and ongoing yields. For details of management and contract, please do not hesitate to contact us.

## CONTACT

David Hellebart - Hellebart KG Etrichgasse 14 • 6020 Innsbruck

www.mountainview-apartments.at



The M3 Immobilien GmbH can make your dream property come true.

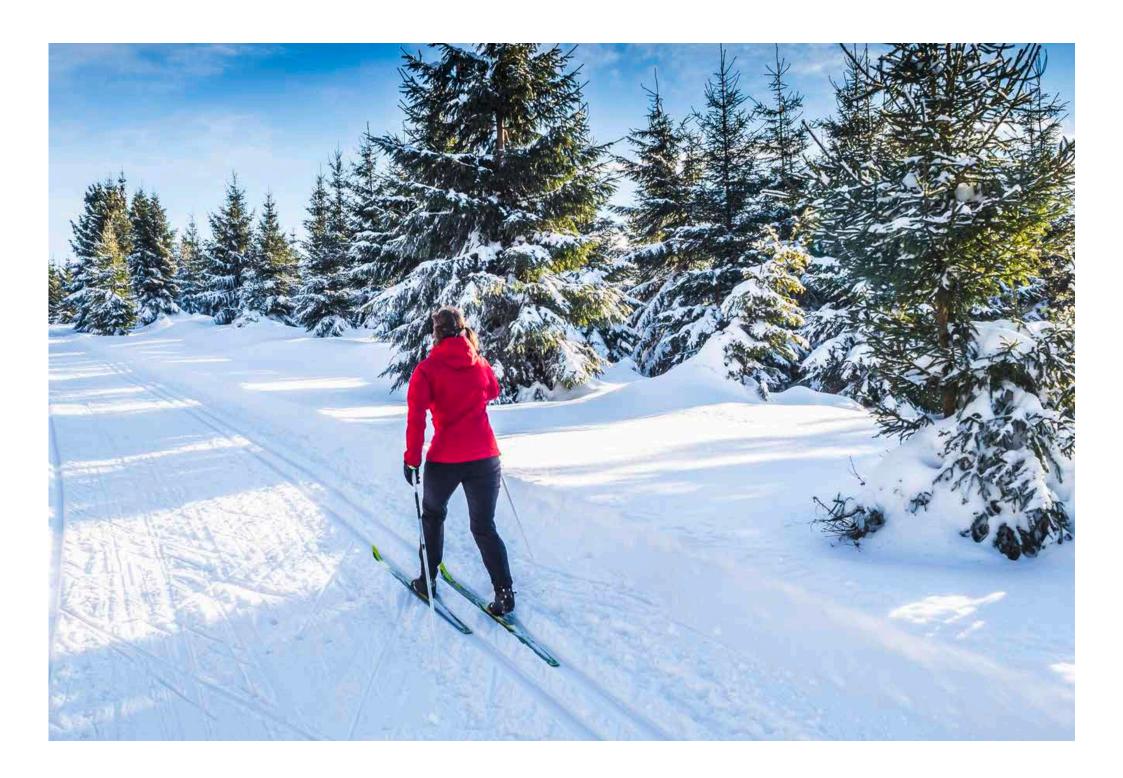
We are a dynamic, upward-striving and modern company seeking to acquire building lots, houses and touristic properties, including in cases where massive renovations are necessary.

We also handle the sale and rental of these properties.

We would be happy to advise you. We will take time to counsel you personally, competently and comprehensively.

www.m3-immobilien.at





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