



NATIONALPARK CHALETS

NEUKIRCHEN AM GROSSVENEDIGER

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GREEN MEADOWS
+ SNOW-WHITE SLOPES
+ CLEAR WATER
+ FRESH MOUNTAIN AIR
= NATIONAL PARK CHALETS

CHALETS BY ROSSBERG MOUNTAIN

A SPECIAL PLACE ON EARTH

South-West of the Wildkogel Mountain, in the Upper Salzachtal Valley, on the South-facing shore of the Salzach River – you will find the Rosental Valley. At the foot of the Rossberg Mountain is Venedigersiedlung, an Alpine region which has a long standing farming tradition and for many years relied heavily on horses as a working animal. During the summer, the horses – referred to by the locals as 'Ross' – were moved further up the mountain pastures, where they grazed on the slopes, thus leading to the horseshoe becoming the symbol for the Rossberg Mountain. Because of this history, the horseshoe is also part of the coat of arms of the National Park Chalets, while the mountain range on the coat of arms – which was one an important trade route to Italy – and features the Großvenediger Mountain as its main summit represents the Venediger Group of the National Park Hohe Tauern.

YOUR CHALET VILLAGE IS SITUATED IN A PLACE STEEPED IN HISTORY.

The Castle ruins, Hieburg, in the West, were once the residence of a Count and the setting of many traditional tournaments in which knights would compete – this is the perfect holiday destination where you can dive into the region's past, revealing a world full of legends and stories which are just waiting to be discovered.

TAKE A BREAK FROM EVERYDAY LIFE, RELAX AND SAVOUR THE AMBIENCE WHILST MARVELLING AT THE BEAUTIFUL VIEW!

= NATIONAL PARK CHALETS



CONSTRUCTION OF THE CHALETS

WELCOME TO THE ALPINE VILLAGE

The authentic solid wood construction of the National Park Chalets is every bit as characteristic as the National Park in the region of Hohe Tauern itself. The charm of the traditional elements of an idyllic Alpine village – wing walls, wooden shingles and bell towers – coupled with the magnificent mountain panorama of the Hohe Tauern range, extend a warm welcome to visitors.

IDYLLIC AND INDIVIDUAL

The great choice of materials, processing techniques and style elements means that all your wishes can come true and each chalet will become your personal dream house. The choice is yours: from shingle roof or tiled roof through to traditional stucco façades all the way to various types of wood including reclaimed wood, burnt spruce or natural larch. The construction method of course meets the highest standards with regard to indoor climate and energy requirements.

UP TO THREE FLOORS FOR THE THREE-THOUSAND CONSTRUCTION

The chalets have two or three floors, providing different room partitioning options. The construction method on a slope means that each of the approximately 60 chalets has breathtaking views of the National Park Hohe Tauern's Mountains! You can enjoy these views from your panorama window or while relaxing on the spacious terrace. The chalets offer convenient parking with two open garage spaces each.



CONSTRUCTION:

- solid construction
- alpine village
- mountain panorama
- all mod cons
- fireplace (optional)

VERSIONS

- 135 m², 3 bedrooms
- 155 m², 4 bedrooms



CHALET 3-SUMMIT

- town: Neukirchen
- living space: around 135 m²
- bedrooms: 3
- bathrooms: 3
- (The fourth bathroom and the sauna are one sanitary unit)
- land area: 250 m² - 450 m²
- furnished: partially furnished
- balcony: 23 m² + 6 m²
- garden
- open garage with 2 parking spaces



WEST

SOUTH

EAST



GROUND FLOOR

1ST FLOOR

2ND FLOOR

REPRESENTATIVE FLOOR PLAN



CHALET 4-SUMMIT

VERSION 1

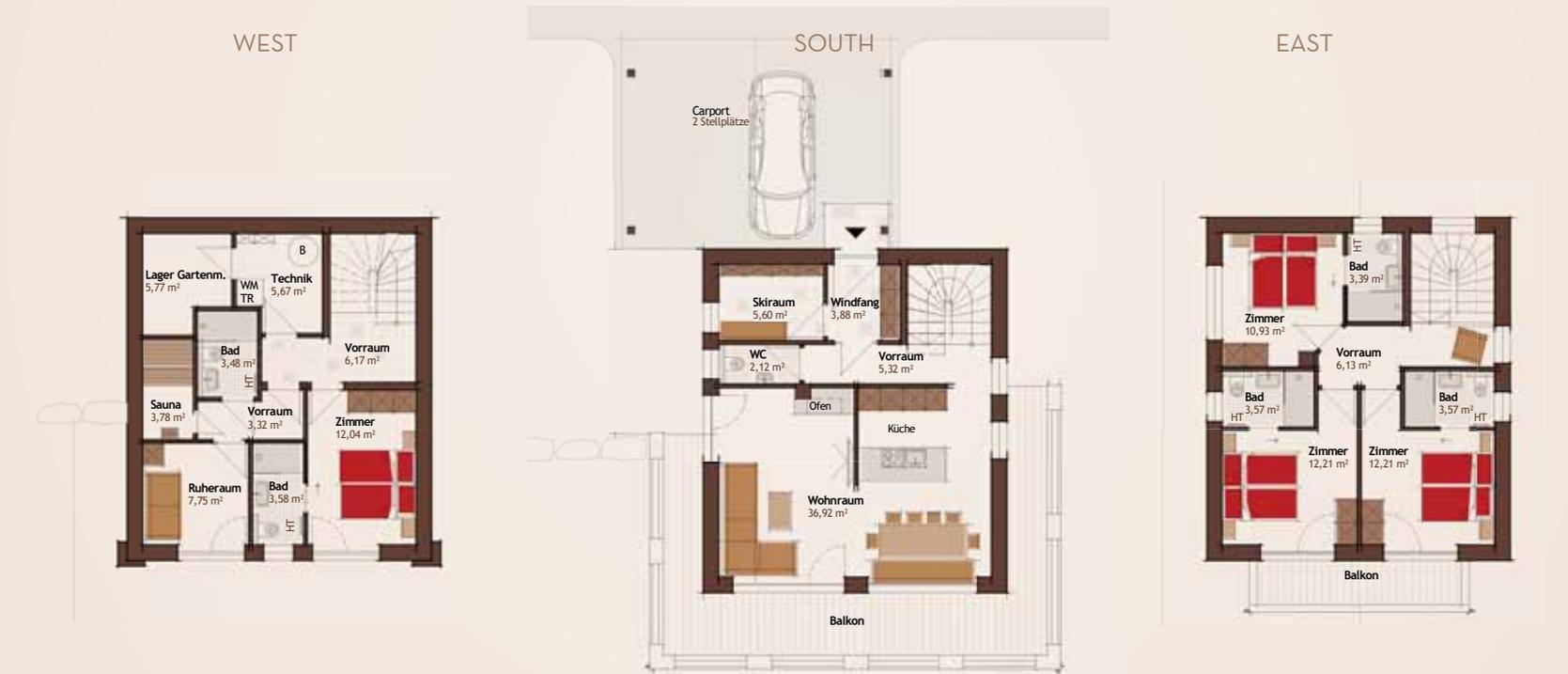
- town: Neukirchen
- living space: approx. 155 m²
- bedrooms: 4
- bathrooms: 4 (The fifth bathroom and the sauna are one sanitary unit)
- land area: 250 m² - 450 m²
- furnished: partially furnished
- balcony: 23 m² + 6 m²
- garden
- 2 roofed parking spaces



WEST

SOUTH

EAST



GROUND FLOOR

1ST FLOOR

2ND FLOOR

REPRESENTATIVE FLOOR PLAN



CHALET 4-SUMMIT

VERSION 2

- town: Neukirchen
- living space: approx. 150 m²
- bedrooms: 4
- bathrooms: 4 (The fifth bathroom and the sauna are one sanitary unit)
- land area: 250 - 450 m²
- furnished: partially furnished
- balcony: 20 m² + 6 m²
- garden
- 2 roofed parking spaces



WEST

SOUTH

EAST



GROUND FLOOR

1ST FLOOR

2ND FLOOR

REPRESENTATIVE FLOOR PLAN



FURNISHINGS

ALPINE-MODERN

A chalet with a charming character and modern Alpine interpretation: Using traditional Austrian materials such as wood, stone, hide, horn and loden, a modern feel is incorporated through the use of trendy and unusual accessories, creating a cosy ambience. The design is straightforward and without frills and all furnishings are expertly crafted with love.

A SAFE HAVEN THAT LEAVES NOTHING TO BE DESIRED

The layout is generous with plenty of private space. The quiet room adjacent to the sauna, for example, is a multifunctional room which can also be used as an additional sleeping area. A ski and shoe drying room provides plenty of space for all your sports equipment. Chalet owners also have access to a lockable storage room which is a safe place to store their private belongings throughout the year. The kitchen, which is arguably the heart of the chalet, is custom-made and fitted with Austrian branded appliances.



CLEAR MOUNTAIN AIR
+ TRANQUILITY
+ A GOOD NIGHT'S SLEEP
= NATIONAL PARK CHALET



SHOWS THE RANGE OF POSSIBILITIES!

A PICTURE IS WORTH A THOUSAND WORDS

Our first model house, through which we were able to impress so many enthusiastic prospects and future customers, has found a happy buyer. Therefore, we have now opened the doors of the second model house on the slopes of Rossberg for you. A house built with a huge portion of passion. Every individual person who was involved in the planning, construction and decoration has invested his/her lifeblood to be able to create an authentic home for the new chalet residents in Neukirchen. You are greeted in the garden which has been lovingly designed and detailed in the style of the Hohe Tauern National Park with distinctive stones from the Obersulzbachtal and native plants. Listening to the burble of water from the well's wooden trough, you feel immediately transported back to the alpine pastures high above. The facade of burnt spruce cladding, stone walls and roof ridge cross are only some highlights. Traditional housing design has been reinterpreted.

IT'S COSY INSIDE

Entering the chalet, you are immediately overcome with an "I want to stay here" feeling! The architectural design in the chalet is again a masterpiece of tradition and modernity. The rounded masonry corners, the old wood and the stone exude the charm of a traditional farmhouse. The cosy living room with its high-quality kitchen, the most modern equipment and a large dining table are all highlights on their own. Throughout the chalet one discovers individually crafted artworks. All materials stem from the surrounding nature. Rarities which are not available in this form to buy, yet which decorate your personal home in the Alps.

THE CHALET VILLAGE

BEING AND LIFE

To experience the idyllic setting and the authentic lifestyle of an Austrian mountain village, all you have to do is step outside your front door. The National Park Chalet village by Rossberg Mountain has a village centre of 35,000 m² as well as a unique and well thought-out infrastructure.

SPECIAL FEATURES

The romantic chapel, the traditional village fountain, the farmstead and the regional culinary delights will give you the feeling of having arrived. Feel at home on holiday - that's what our National Park Chalet service does for you. The all-inclusive service includes room service, cleaning, fresh bed linen and towels, all cleaning products, wood for the fireplace and a snow removal service.

SKI & HIKE - IN & OUT

Wake up in the morning in your own home in the Alps, enjoy the view of the Großvenediger Mountain and then strap on your skis or put on your hiking shoes right outside your front door - you can only do that in the National Park Chalet Village Hohe Tauern.

INFRASTRUCTURE

- reception
- restaurant and café
- village square
- chapel
- village fountain
- sport shop with ski and bike hire, e-bike charging station
- natural swimming pond
- ski school
- ski practice slope with its own ski lift
- children's playground
- barbecue area
- charging station for electric cars

EVERYTHING YOU WANT FROM A PLACE OF REFUGE. COSINESS, CHARM, PROXIMITY TO NATURE AND OUR UNIQUE AND COMPREHENSIVE SERVICE!

= NATIONAL PARK CHALET





MAKE THE BEST DECISION
OF YOUR LIFE!
= NATIONAL PARK CHALETs

PURCHASE & INFORMATION

ALPINE HOME AND INVESTMENT

In addition to the purchase of your dream property in an idyllic mountain village, you will have made a secure and attractive investment with an excellent rate of return. With its good economic situation and a high level of legal security, Austria offers excellent conditions for investment.

The high quality of the chalets and the unique infrastructure of the village ensure optimal utilisation and thus earnings for you. All infrastructure components are included in the purchase price. A team of experts handles the purchase transaction locally, ensuring a relaxed and secure purchase for the customer.

➔ GOOD REASONS

- a home in the Alps ✓
- high-quality construction ✓
- secure investment ✓
- high level of legal security in Austria ✓
- good economic situation ✓
- value appreciation ✓
- rental income ✓
- professional, integrated rental service, and complex is managed by ChaletsPlus ✓
- comprehensive local service: no additional work for chalet owners ✓
- VAT is reimbursed and tax deduction for commercial use can be claimed ✓
- retirement provision ✓
- enhanced quality of life ✓

WORRY-FREE PACKAGE
= NATIONAL PARK CHALETs

RENTAL SERVICE

WWW.CHALETSPUS.COM



ChaletsPlus is an expert in the management and rental of large luxury chalets and apartments in Austria, especially in the Wildkogel Arena region. The company has more than 15 years of experience in renting out quality properties. More than 350.000 of the overnights in Oberpinzgau are booked through ChaletsPlus. The company effectively manages 300 apartment buildings.

For ChaletsPlus an exceptionally good service and friendly communication is of the utmost importance. With its committed and enthusiastic staff ChaletsPlus meets all the wishes of home owners and holidaymakers. Professional collaboration ensures that your chalets are let in the best possible way. ChaletsPlus deals with the entire booking process and management. There is no financial contribution or risk for you, as a commission is only charged on a successful let.

PARTNERS

WITH COMMITMENT & EXPERTISE

- developer:
Nationalpark Chalets Projekt GmbH & Co KG
- landlord: ChaletsPlus
- lawyer: Dr. Kainz
- tax advisor: Fritzenwallner & Gandler
- notary: Dr. Eberl
- bank: Raiffeisen Verband Salzburg
- architect:
Hölzl Baumanagement GmbH+Co.KG
- interior designer:
Bruno Berger Ges.m.b.H.



NATIONAL PARK PEOPLE

WITH HEART AND SOUL

We care about your wishes. We put our heart and soul into your new home in the Alps. In our planning we take into consideration your wishes and the benefits of the local, authentic materials (which are not just fashionable today, they are also durable), and our ChaletsPlus team provides a high-quality rental service that ensures your satisfaction.

Awaken your love of the region in the heart of the National Park Hohe Tauern. Be on first-name terms with the region and its people. We extend a warm welcome to you, or 'Griaß di!' as the locals say. Allow us to introduce ourselves.



BRUNO BERGER

MASTER BUILDER AND DESIGNER OF ALPINE LIVING ENVIRONMENTS

WHEN THE WAY YOU LIVE IS BASED ON THE LOVE FOR YOUR REGION

"As an enthusiastic mountaineer I am deeply rooted in the countryside and the people in the National Park Hohe Tauern. Spending time in nature grounds me and it provides me with the inspiration I need to advise the customers of the furniture store. Working and dealing with the original Alpine materials of this region has always appealed to me. We have developed our own style of furnishing based on the competence and experience of our craft workshops: 'Alpine modern' and 'Alpine rustic'! Here, hide, loden, horn, rootstocks, Alpine stones, and the ancient wood from high Alpine areas are integrated into a modern furnishing style.

Wood reclaimed from farmhouses and barns also gets integrated into the interior design and is combined with contemporary accessories - cosy, but never kitschy. Inspired by the way old farmhouses, Alpine huts and stables were built, we bring this old and traditional art of building back to life and integrate it into modern residential projects. The National Park Chalet Village is a truly unique project."



TON JANSEN

CHALET SPECIALIST IN AUSTRIA

ON TRUST IN THE REGION

"At first it was the mountains of the National Park and the offers throughout the year that won my heart. I soon recognised the potential of the Oberpinzgau region and I became one of the initiators of new projects in the region. I was so excited about the tradition and authenticity of the region and of its people that we built an old farmhouse here. Königsleiten has become the centre of our life in the winter. In the past few years I got together with local businesses and we built more than 100 houses and we manage more than 300 properties with 350,000 overnight stays per year. The National Park Chalet Village is an unusual project for us. An authentic Austrian village with a lively village centre and an extensive infrastructure – that's really unique and there is no other like it. We strongly believe in the potential of the village and ... so far I have always been right!"

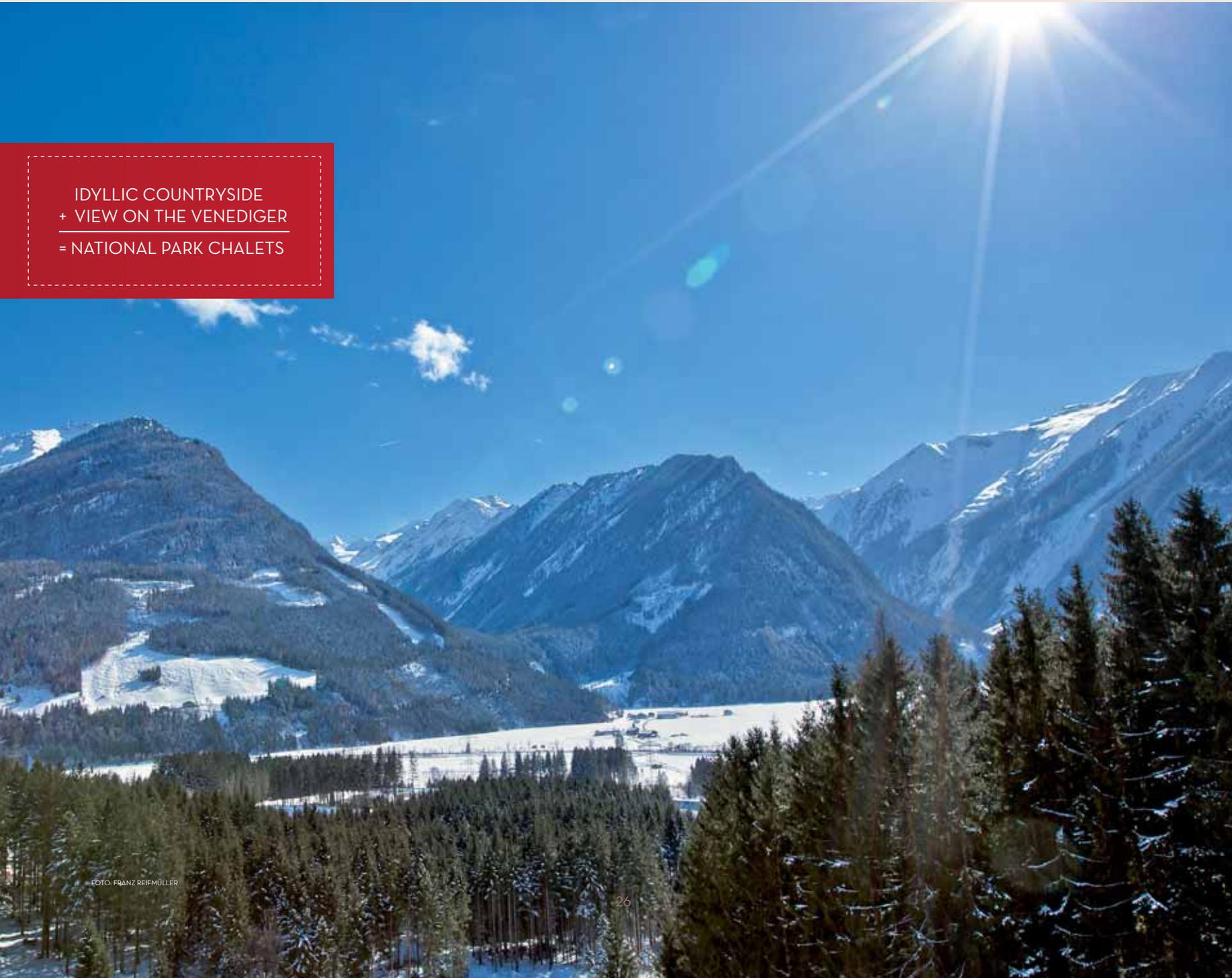


BAUER EBI

FARMER DEVOTED TO HIS NATIVE REGION

A HOME FOR GENERATIONS AND THEIR STORIES

"Our farm here by Rossberg Mountain accommodates several generations of our family. It used to belong to a count. It has been the scene of many Neukirchen stories. In February 1985 a major fire destroyed the old farmhouse and it had to be rebuilt. As the name Rossberg suggests ('Ross' is German for 'horse') it was mostly horses and sheep that grazed here on the slopes, and we are still breeding our sheep today. In the summer the animals are moved further up onto the mountain pasture. One of the highlights is the Almbtrieb (bringing the cattle down from the mountain pastures) in mid-September with around 1000 sheep. We are always delighted when the children of guests come to our farm and we can tell them all about our traditions and our stories. You wouldn't believe it, but Neukirchen was once the scene of knightly contests and smugglers. There really are many exciting myths and legends in this region. The Rossberg mountain has always been a special place, and we are looking forward to new life and new stories that the National Park Chalet Village will bring."

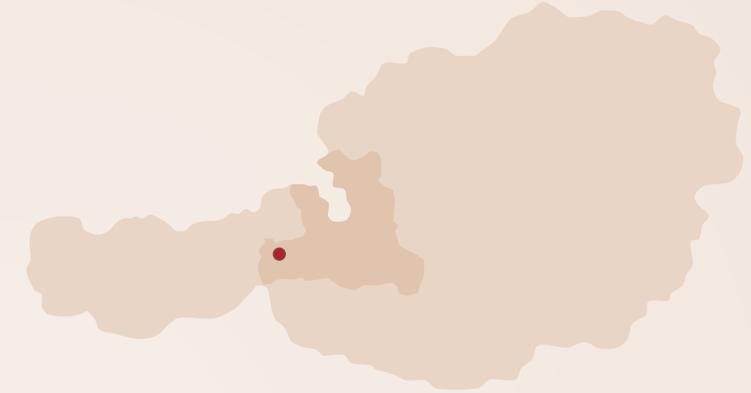


IDYLIC COUNTRYSIDE
+ VIEW ON THE VENEDIGER
= NATIONAL PARK CHALETs

THE REGION

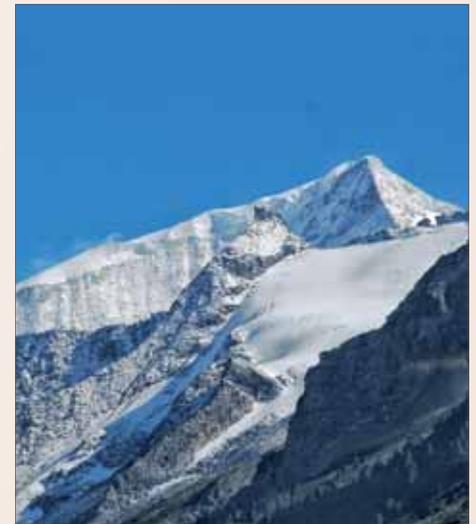
NEUKIRCHEN AM GROSSVENEDIGER

Neukirchen am Großvenediger (856 m) is an exclusive jewel in the heart of the National Park Hohe Tauern. The village-cape, grown over centuries and perfectly preserved, has won multiple national and international awards. Austria's highest mountains form the spectacular backdrop of the village, which offers its guests an abundance of treasures. Holiday amenities, many sports facilities and a varied cultural offering promise relaxation and entertainment.



THE MAJESTY AS OLD AS THE WORLD

The Großvenediger Mountain, the 'majesty as old as the world', is the main summit of the Venediger Group in the Hohe Tauern at the border between East Tyrol and Salzburg. With an altitude of 3,666 metres it is Austria's fifth-highest mountain and the fourth-highest that's completely on Austrian territory. There is some confusion as to the origin of its name; it may derive from travelling traders from Venice ('Venedig' is German for Venice). The long-distant views all the way to Venice are the basis of another popular theory.





BREATH IN
+ BREATH OUT
+ ARRIVE
= NATIONAL PARK CHALETs

IN YOUR VICINITY

ON SITE IN NEUKIRCHEN

- National Park Hohe Tauern with many valleys and 3,000-metre summits » www.nationalpark.at
- Wildkogel Arena with 61 km of perfectly groomed and snow-covered pistes and an enormous hiking and biking network » www.wildkogel-arena.at
- natural bathing facilities
- Tauriska events and exhibitions. » www.tauriska.net

WITHIN 10 KILOMETRES

- Krimml Waterfalls, the largest waterfalls in Europe
- Kristallbad Wald
- museum and national park exhibition with emeralds and crystals in Bramberg
- Panoramabahn Hollersbach and your entry to the Kitzbühel ski region

WITHIN 20 KILOMETRES

- entry to the Zillertal Arena ski region in Königsleiten
- astronomical observatory
- National Park Centre Mittersill
- golf club Mittersill
- Weißsee glacier world in Uttendorf
- Celtic village in Uttendorf

WITHIN 50 KILOMETRES

- Gerlos und Zillertal valley
- Kitzsteinhorn mountain (glacier ski region)
- high mountain reservoirs Kaprun
- Sigmund Thun gorge
- Tauern spa
- Schmittenhöhe ski region
- Lake Zell (including cruises)
- Zell am See-Kaprun golf course
- Großglockner high Alpine road
- Ferleiten game park
- Kitzbühel and 4 Kitzbühel golf clubs

SKI IN
+ SKI OUT
+ SKI AT HOME
+ SKI AT THE BEST PLACES
= NATIONAL PARK CHALET



SKI REGIONS

WILDKOGEL ARENA

- local - ski in & out
- Entry in Neukirchen and Bamberg with 61 kilometres of pistes, of which 85% red & blue pistes. Ideal for families, beginners and those giving it another try.

KITZBÜHEL ALPS PANORAMABAHN

- 10 kilometres away
- Entry in Hollersbach, Pass Thurn – Mittersill, Kitzbühel with 170 kilometres of pistes. The longest continuous downhill run is 8.5 kilometres long.

ZILLERTAL ARENA

- 15 kilometres away
- Entry in Königsleiten, Gerlos and Zell im Zillertal with 143 kilometres of pistes. Fun on skis at up to 2,500 metres altitude and snow is virtually guaranteed.

ZELL AM SEE / SAALBACH-HINTERGLEMM

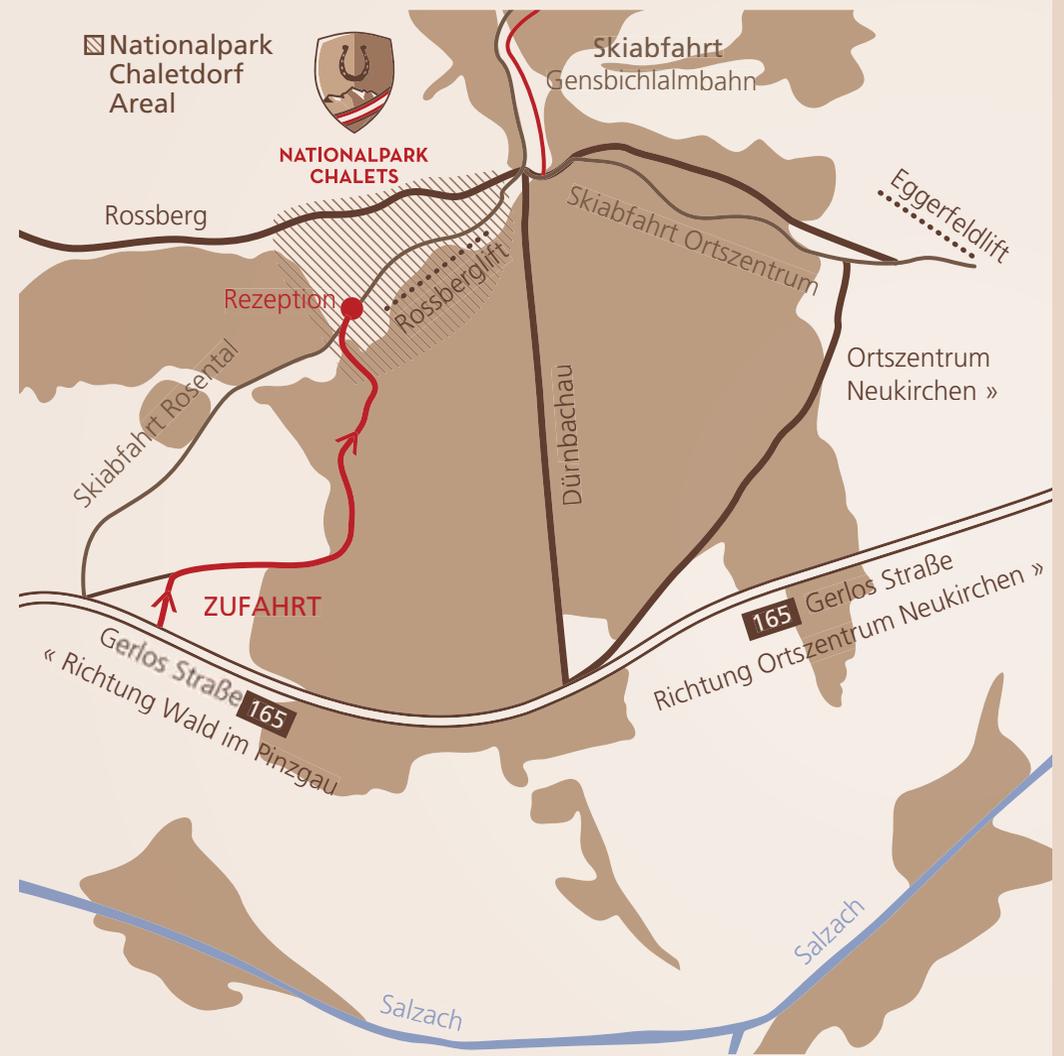
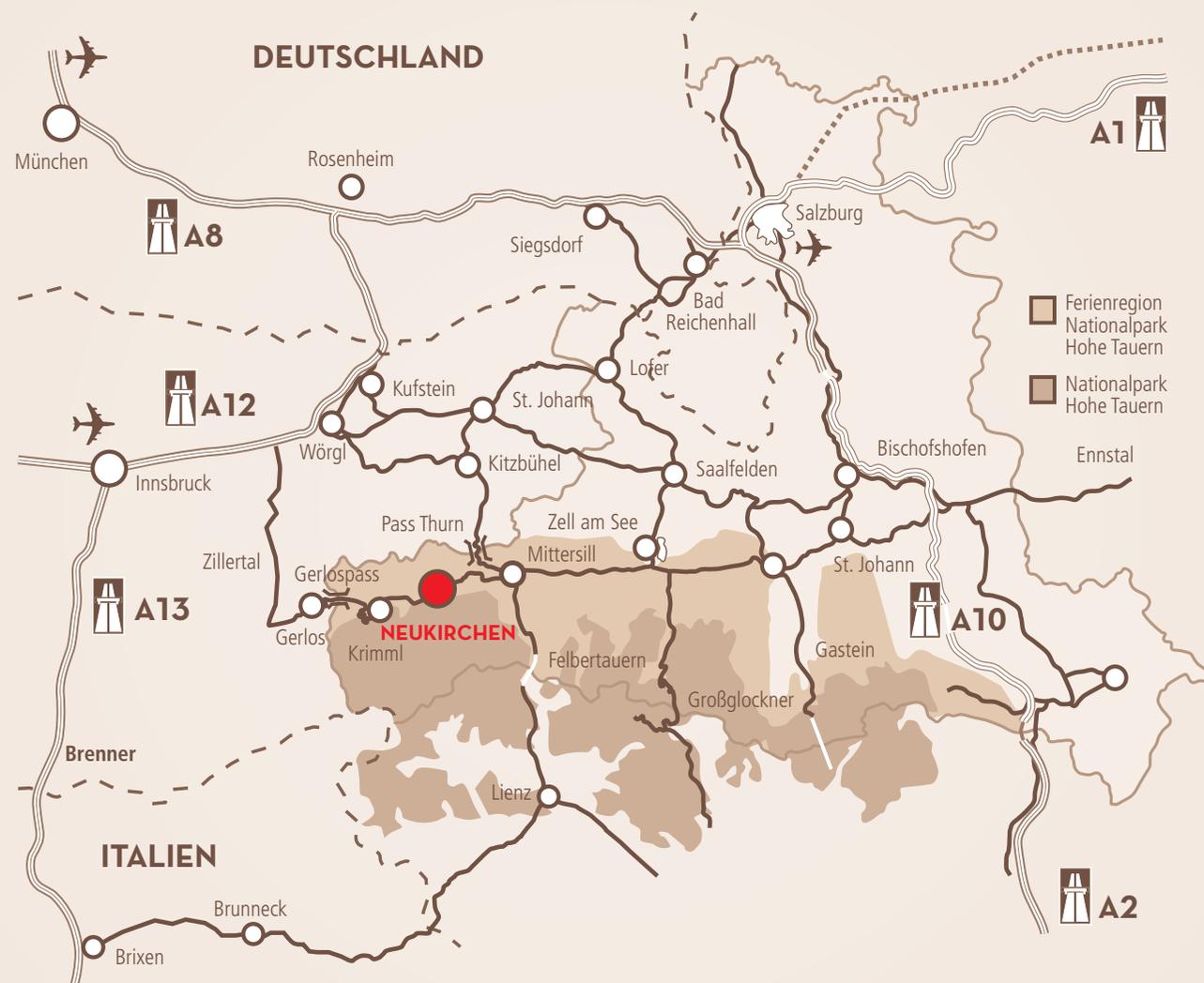
- 40 kilometres away
- Entry in Schüttdorf, Zell am See and Saalbach/Hinterglemm with 338 kilometres of pistes and 106 lifts. Austria's largest ski region for unlimited fun on skis.

WEISSSEE GLACIER WORLD

- 40 kilometres away
- Entry in Uttendorf – Stubachtal. A small glacier paradise in the heart of the national park. A world of adventure for skiers, freeriders, tour hikers, ice climbers and snowshoe hikers.

KITZSTEINHORN MOUNTAIN (GLACIER SKI REGION)

- 45 kilometres away
- Entry in Kaprun with 50 kilometres of pistes. The glacier world at an altitude of 3000 metres features many exhibitions, museums and ski and holiday fun almost all the year round.



WE LOOK FORWARD TO MEETING YOU!!

Nationalpark Chalets Projekt GmbH & Co KG
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YOUR NOTES



SEE YOU SOON IN NEUKRICHEN AM GROSSVENEDIGER!
TO ARRANGE A VIEWING: INFO@NATIONALPARK-CHALETS.COM

IMPRESSUM:

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+ SECURE INVESTMENT
+ SKI & HIKE IN & OUT
+ HAPPINESS & QUALITY OF LIFE
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