

Kitzbühel

# Country house Amethyst - Charming new build with sunny views

Property ID: 0441206



PURCHASE PRICE: 3.300.000 EUR • LIVING SPACE: ca. 235 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 636 m<sup>2</sup>

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## At a glance

Property ID	0441206
Living Space	ca. 235 m²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2025
Type of parking	2 x Outdoor parking space, 2 x Garage

Purchase Price	3.300.000 EUR
Commission	3,60% des Kaufpreises inkl. 20% MwSt.
Condition of property	First occupancy
Construction method	Solid
Equipment	Terrace, Guest WC, Sauna, Fireplace, Garden / shared use

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## Energy Data

Type of heating	Underfloor heating
Power Source	District heating
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property



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## A first impression

This fantastic, exclusive country house is being built in an absolute dream location in Oberndorf in Tyrol and boasts a fantastic, quiet and sunny location as well as unique views of the Kitzbüheler Horn, the Wilder Kaiser and the Loferer Steinberge mountains. The village center is just a few minutes' walk away. A total of 4 fantastic country houses are being built here. Each one will impress with its exceptionally high quality, attention to detail and top furnishings: House Aventurin: 5 bedrooms, 4 bathrooms - 358 m² - € 5.9 million Amethyst house: 3 bedrooms, 2 bathrooms - 235 m² - €3.3 million House Amber: 3 bedrooms, 2 bathrooms - 235 m² - € 3.3 million SOLD House Karneol: 4 bedrooms, 3 bathrooms - 320 m² - € 4.9 million (leisure residence) All four houses are named after a gemstone and promise a special energetic effect. This house - House Amethyst - is a gemstone that stands for purification, tranquillity, transformation and peace. It is said to have many healing effects, such as dissolving negativity, helping with migraines and inspiring the imagination with its violet color. The stone is worked into the floor slab when the house is built. The Amethyst country house on offer here extends over a total usable living space of approx. 235 m². As soon as you enter the entrance area, you can see the spaciousness that is reflected throughout the country house. In addition to a spacious entrance area, the basement also offers the new owner a utility room, a storage room and a double garage. On the actual first floor is the master area with dressing room, bedroom and bathroom en suite with sauna, as well as 2 further bedrooms and 1 further bathroom. Each bedroom has its own access to the terrace and garden. On the top floor is the large living/dining area, which creates a particularly cozy atmosphere with its open exposed roof truss. There is also a storage room and a guest WC. From the living area, you can access the large sunny terrace, which promises a fantastic view of the surrounding mountains thanks to its perfect sun orientation. Features include a passenger elevator, a fireplace, high-quality bathrooms, underfloor heating, external blinds, country-style floorboards, old wood exposed roof trusses and a sauna.

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## Details of amenities

- Fantastically quiet and sunny prime location
- View of the Kitzbüheler Horn and the Wilder Kaiser
- High-quality and exclusive furnishings
- Smart Home control
- fireplace
- Exposed roof truss made from old wood
- Master bathroom with sauna
- passenger lift
- Solid brick construction
- Combination of reclaimed wood and stone façade
- Grandeur water station installed (increased drinking quality)
- Total terrace area approx. 170 m²



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## All about the location

The municipality of "Oberndorf in Tirol" is just a 5-minute drive from Kitzbühel and, with its almost 2000 inhabitants, has retained the lovely charm of a small, idyllic community on the outskirts of Kitzbühel. But the market town of "St. Johann in Tirol", the largest town in the district of Kitzbühel, with all its amenities, is also just a 5-minute drive away. In summer, Oberndorf offers the "Bichlachbad" leisure pool and many hiking and mountain bike trails, so that there are plenty of activities available all year round. The Oberndorf i.T. ski area is connected to the St. Johann i.T. ski area on the slopes of the Kitzbüheler Horn and comprises approx. 43 km of pistes (38 km of which can be covered with snow), which can be accessed with the help of 17 cable cars and lifts. Culinary delights are provided by around 20 mountain huts and inns. If that's not enough - and you don't want to drive - you can get off at the "Oberndorf-Wiesenschwang" cable car station in around 8 minutes directly at the valley station of the Kitzbühel Hahnenkammbahn and explore the 215 km of pistes available there.

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## Other information

The information on the property is provided on behalf of our client and serves as initial information. No liability is assumed for the accuracy and completeness of the information. Overview of additional costs for the buyer of a property 3.5 % land transfer tax 1.1 % land register entry fee (title) Costs of drawing up the purchase contract and execution in the land register according to agreement within the framework of the tariff regulations of the respective contracting agent plus cash expenses for notarizations, etc. 3.6 % brokerage fee ( incl. 20 % VAT ) LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

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