

Oberndorf in Tirol – Oberndorf in Tirol

Double chalet as a family wonder

Property ID: 0441288



PURCHASE PRICE: 7.730.000 EUR • LIVING SPACE: ca. 488 m² • ROOMS: 12 • LAND AREA: 1.088 m²

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

At a glance

Property ID	0441288	Purchase Price	7.730.000 EUR
Living Space	ca. 488 m ²	Commission	3,60% des Kaufpreises inkl. 20% MwSt.
Roof Type	Gabled roof	Condition of property	First occupancy
Rooms	12	Construction method	Solid
Bedrooms	6	Usable Space	ca. 0 m ²
Bathrooms	8	Equipment	Terrace, Guest WC, Sauna, Fireplace, Built-in kitchen
Year of construction	2023		
Type of parking	4 x Car port, 2 x Outdoor parking space		

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

Energy Data

Type of heating	Underfloor heating	Energy efficiency class	C
Energy Source	Geothermal energy		
Power Source	Geo Thermal		

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

The property



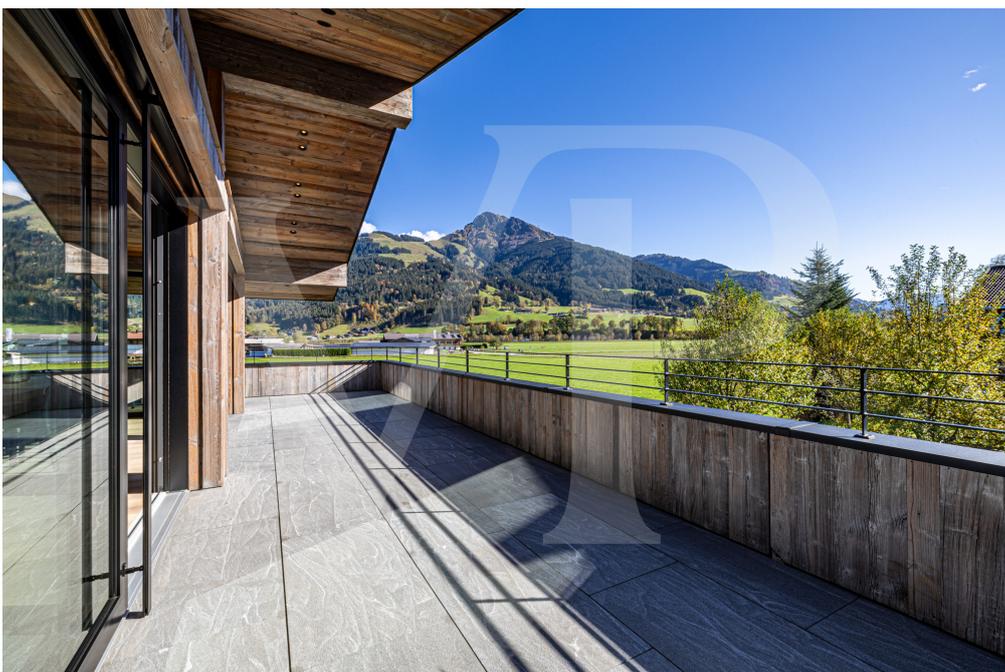
Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

The property



Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

The property



Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

The property



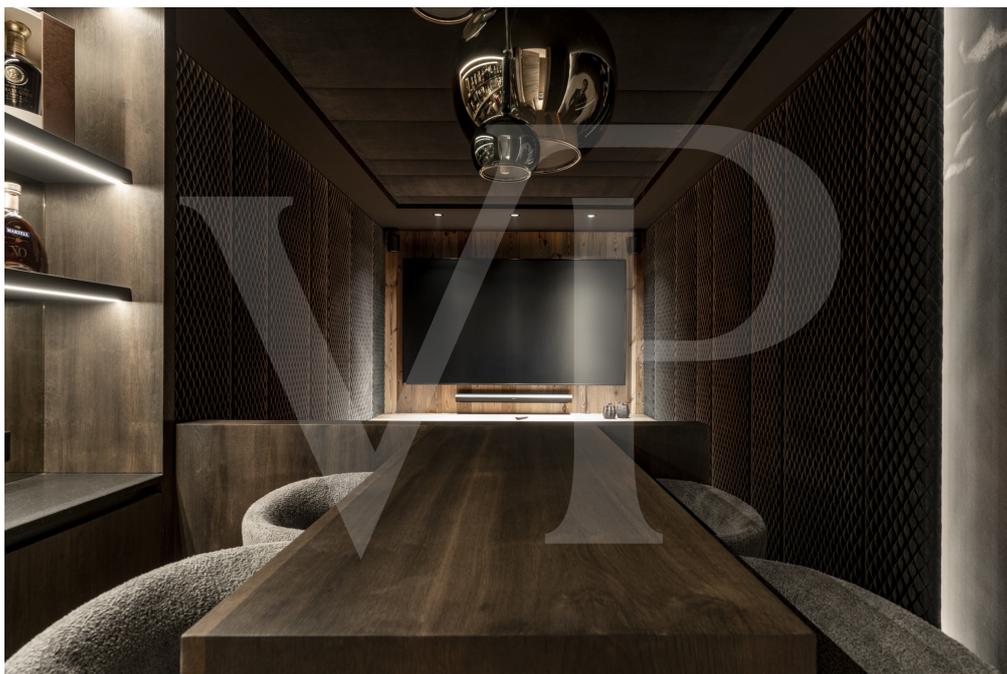
Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

The property



Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

The property



Ihre Immobilienspezialisten
in Kitzbühel und Umgebung.

Für Sie in den besten Lagen.



Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

A first impression

These elegant chalets are situated in a quiet and sunny location in Oberndorf in Tirol. Built in 2023, the houses offer a total living area of around 488 m² on a plot of around 1,088 m². The properties impress with their breathtaking panoramic views, which extend from the Kitzbüheler Horn to the Wilder Kaiser, as well as their high-quality fittings with the finest materials and custom-made designer furnishings. As you enter each chalet, you are greeted by a spacious entrance hall with a checkroom. There are two bedrooms on this level, each with its own en-suite bathroom, as well as the master suite. This impresses in both chalets with an en suite bathroom that includes a shower, toilet, double washbasin, free-standing bathtub and a large closet with changing area and flows seamlessly into the large garden. The respective in-house elevator or staircase takes you to the upper floor, where a light-flooded living and dining area with a cosy fireplace and exposed roof trusses awaits you. From here you have access to a spacious terrace, which is equipped with weatherproof lounge furniture and an outdoor kitchen. The respective basement impresses with a modern wellness area, which includes a sauna, a rain shower and a relaxation room. This area can be converted into an additional bedroom if required. Both chalets also have a home cinema with its own bar on this floor. This fantastic offer is rounded off by a technical and utility room as well as various amenities, including a carport for two vehicles, a further outdoor parking space, a photovoltaic system, a BUS system, a connection for electric cars and electric blinds, a ceiling cooling system and much more.

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

Details of amenities

- high-quality furnishings
- elevator
- sauna
- Home theater / bar
- Outdoor kitchen
- Carport for two cars
- E-connection for e-cars
- Photovoltaic system
- Ceiling cooling
- BUS system
- Electric external blinds

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

All about the location

The municipality of "Oberndorf in Tirol" is only a 5-minute drive from Kitzbühel and, with its almost 2000 inhabitants, has retained the lovely charm of a small, idyllic community just outside 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.

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

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.

Property ID: 0441288 - 6372 Oberndorf in Tirol – Oberndorf in Tirol

Contact partner

For further information, please contact your contact person:

Gabriele Paas & Andreas Paas

Im Gries 19 Kitzbühel
E-Mail: kitzbuehel@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com