





Nestled in the idyllic nature of the Tyrolean Alps, not far from Kitzbühel, a place of peace and relaxation awaits you in Jochberg that appeals to all your senses.

Here, where the majestic mountain landscape meets the tranquillity of nature, personal retreats are created – two excellent chalets that combine comfort and exclusivity with the unique beauty of the Alps and offer you a breathtaking view of the Wilder Kaiser.

Welcome home. Welcome to

SENSE & SOUL



JOCHBERG &



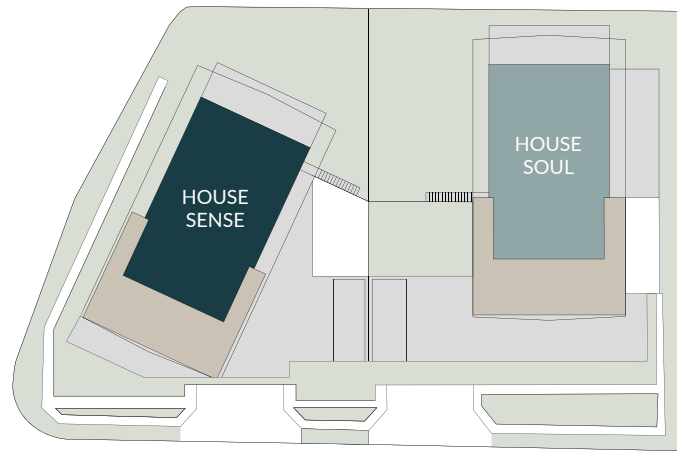
Surrounded by fresh mountain air and in the immediate vicinity of picturesque pistes and hiking trails, you will experience a sustainable symbiosis of closeness to nature and an exceptional living experience. Jochberg not only offers you a soothing break from everyday life, but also the opportunity to enjoy the Alpine lifestyle at its finest.

Just a short distance from the chalets, you will find stores for your daily needs as well as various educational institutions. The vibrant town of Kitzbühel is just a few minutes away – exclusive boutiques, upmarket restaurants and a lively cultural scene are accessible within approximately 12 minutes by car.

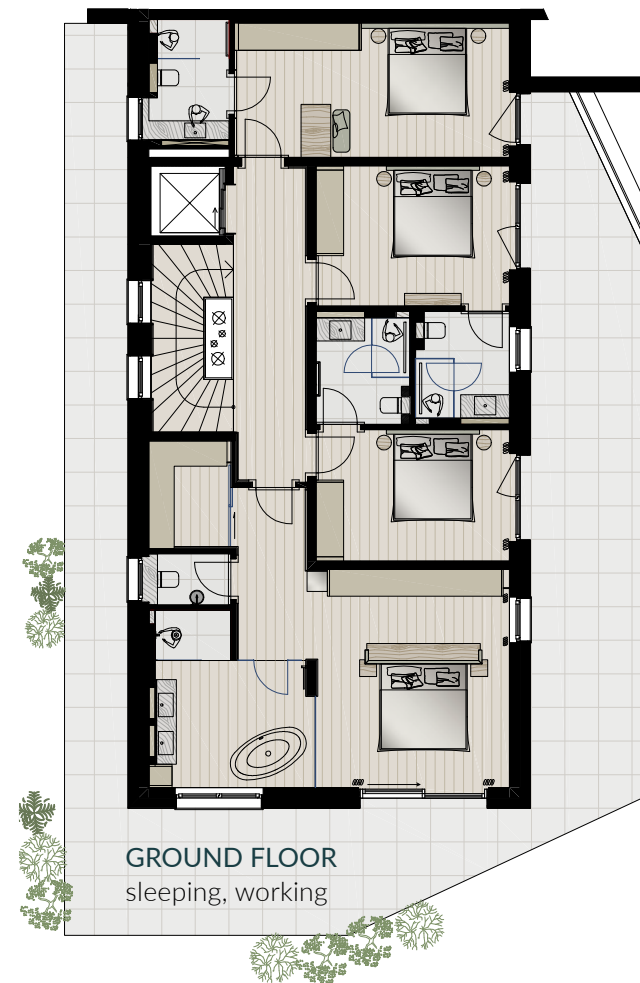
Jochberg perfectly combines the comfort of everyday life with the magic of the Alpine lifestyle – ideal for anyone who appreciates the best of both worlds.

SURROUNDINGS.

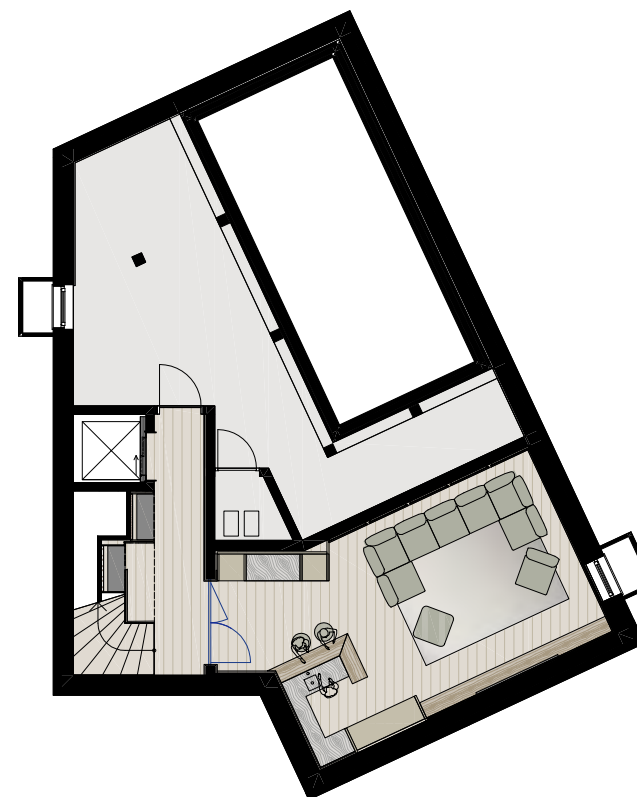




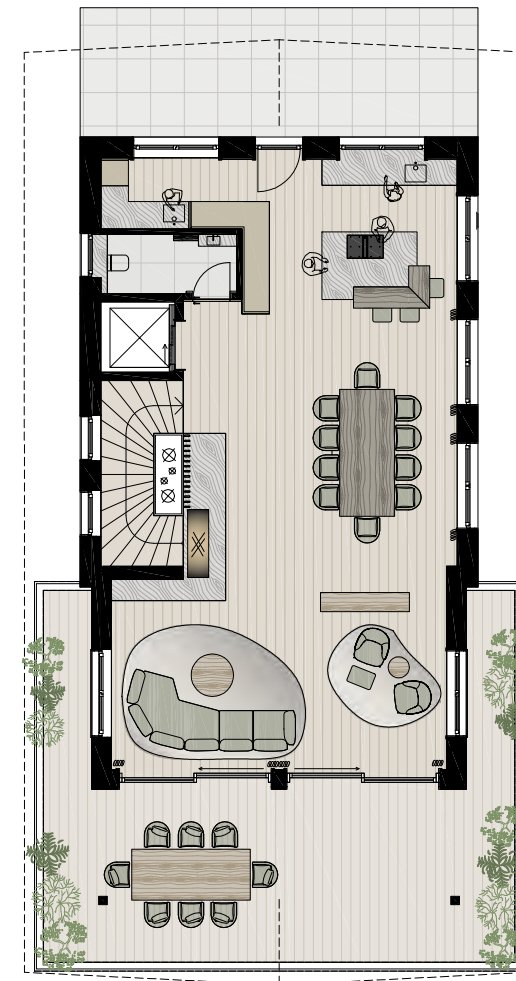
1ST BASEMENT
wellness, underground garage



GROUND FLOOR
sleeping, working



2ND BASEMENT
cinema, technology



TOP FLOOR
living, cooking, eating

SENSE FACTS

PROPERTY AREA
786 m²

LIVING SPACE
417.68 m²

PLUS BALCONY &
TERRACE AREAS
266.86 m²

ROOMS
(SLEEPING, WORKING)
FOUR

UNDERGROUND PARKING SPACES
FOUR

PLUS USABLE AREA
60.56 m²

PLUS UNDERGROUND
PARKING SPACE
124.16 m²

BATHROOMS
FOUR

HIGHLIGHTS
WELLNESS AREA, CINEMA,
GEOTHERMAL ENERGY,
PHOTOVOLTAICS

SOUL FACTS

PROPERTY AREA
850 m²

LIVING SPACE
451.97 m²

PLUS BALCONY &
TERRACE AREAS
272.85 m²

PLUS USABLE AREA
61.38 m²

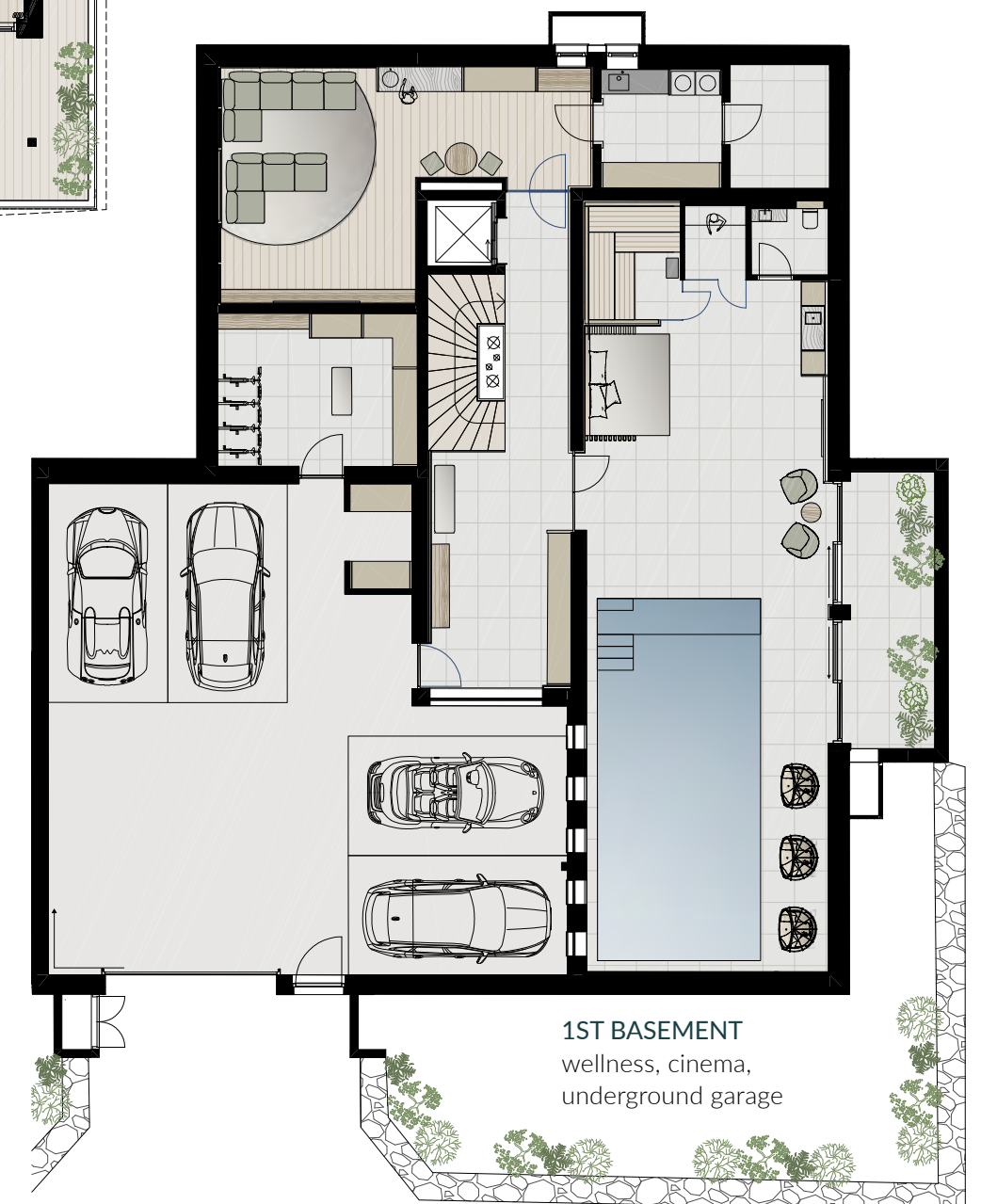
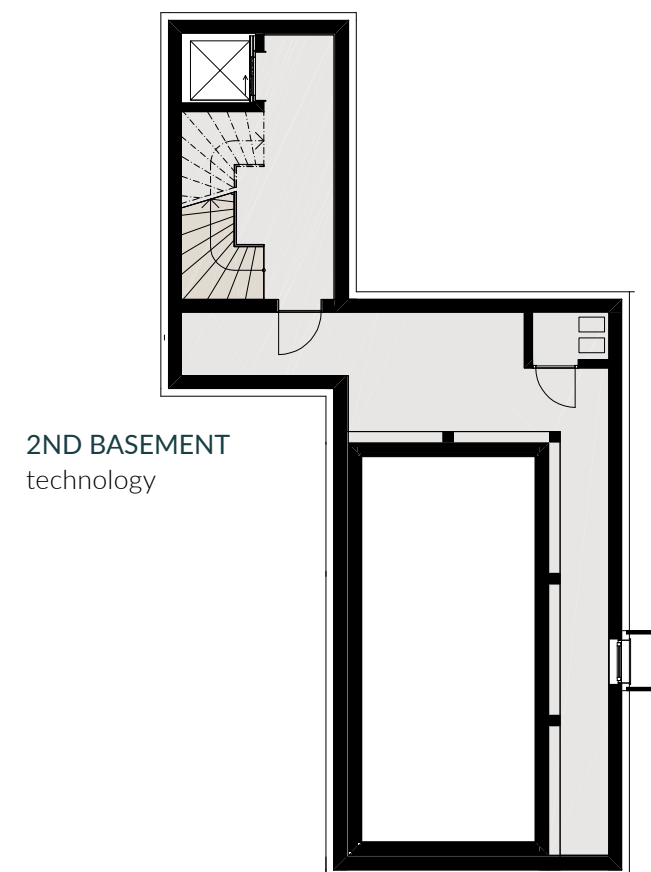
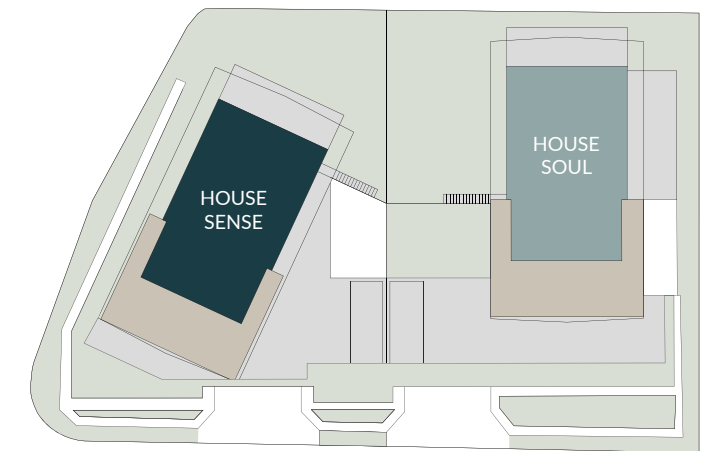
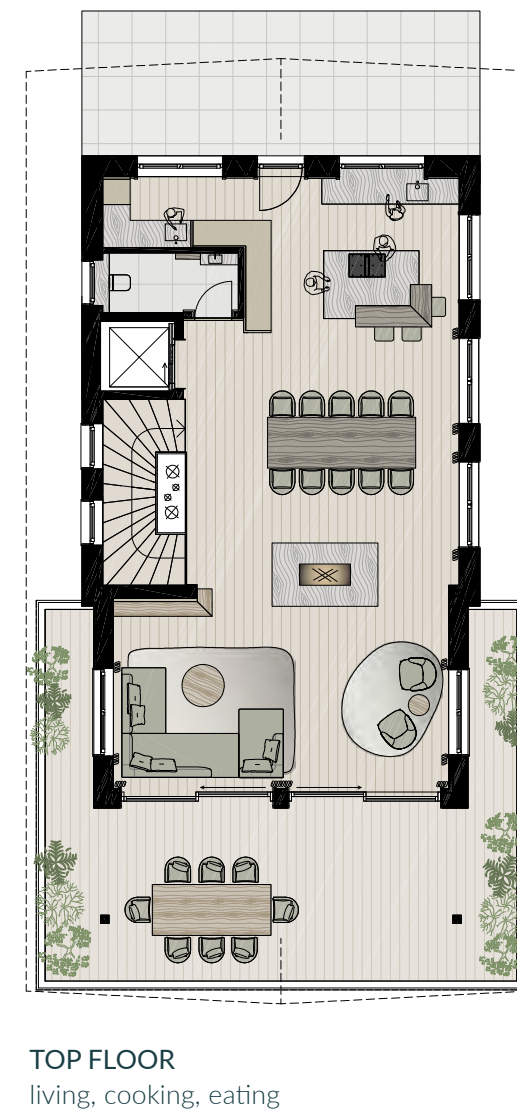
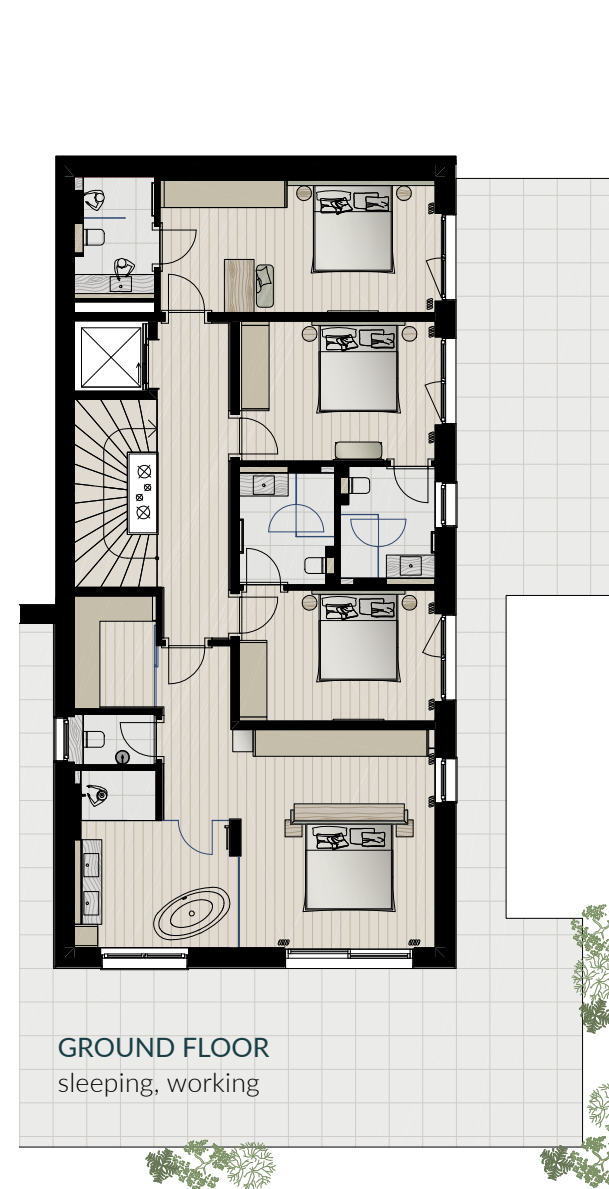
PLUS UNDERGROUND
PARKING SPACE
134.32 m²

ROOMS
(SLEEPING, WORKING)
FOUR

BATHROOMS
FOUR

UNDERGROUND PARKING SPACES
FOUR

HIGHLIGHTS
WELLNESS AREA, CINEMA,
GEOTHERMAL ENERGY,
PHOTOVOLTAICS





HIGHLIGHTS &

HOME CINEMA

The private home cinema offers state-of-the-art entertainment with a 98" 4K LED TV and Dolby Surround system. Acoustic panels and fabric coverings ensure effective soundproofing for an undisturbed experience. Apple TV 4K and a Sony PlayStation 5 complete the entertainment options.

WELLNESS AREA WITH POOL

Find deep relaxation in the spacious wellness area with indoor pool, sauna, daybed and tea bar. Elegant design with a sophisticated lighting concept creates an exclusive oasis of well-being.

STEAM SAUNA

Experience the soothing warmth of the custom-made steam sauna, surrounded by fine wood and soft indirect lighting. Continuous fresh air supply ensures a pleasant climate, while the sauna heater with sauna stones enables particularly intense infusions.

CENTRAL BUILDING SYSTEM TECHNOLOGY

The central building technology, powered by the KNX system, adapts to your preferences and allows precise control of heating, ventilation and lighting. Touch panels on each floor, combined with mobile control options, ensure full oversight at all times and promote energy efficiency, resulting in noticeable cost savings.

SKI AND BIKE ROOM

The functional ski and bike room offers secure and convenient storage for your equipment. Thoughtful features like a dog shower make this space a versatile highlight that adds comfort to your daily life.

BAR WITH WINE STORAGE

Enjoy the pleasure of fine wines in an elegant setting. The stylish bar with integrated wine storage invites you to round off relaxed evenings and celebrate special moments.

PHOTOVOLTAIC SYSTEM

The chalets' sustainable energy supply is ensured by high-performance photovoltaic systems and geothermal energy, which together provide environmentally friendly, green energy. An efficient battery storage system ensures that the electricity generated is used optimally even during low sunlight conditions or at night.

HEATED UNDERGROUND GARAGE

The heated underground garage combines comfort and security for you and your vehicles. With direct access to the chalet and generously sized parking spaces, it becomes an elegant and practical part of your home.

CLIENT

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SPECIAL FEATURES.



