



Two Chalets. Three ways to call it home.

CHALET 1 · CHALET 2 · CHALET DUO

GRIESBACHWEG 56 · REITH BEI KITZBÜHEL



Not a promise for
tomorrow.
*A place that is already
here.*

767 m²
LIVING + USABLE AREA

8
EN SUITE BEDROOMS

1.340 m²
PLOT



The two chalets remain entirely independent above ground, joined only below by the shared underground garage. Close enough to belong together. Private enough to live entirely on your own terms.

2

RESIDENCES

6 + 6

GARAGE + OUTDOOR SPACES

360°

ALPINE VIEWS

Individually 8.250.000 EUR
Together as Chalet DUO 16.000.000 EUR



LOCATION – REITH BEI KITZBÜHEL

Close to Kitzbühel. At Home in Reith.

Set within the idyllic landscape of Reith bei Kitzbühel, the chalets offer a peaceful retreat just minutes from the energy of Kitzbühel. Here, the calm of the Tyrolean mountains meets the town's year-round possibilities. A gentle stream flows alongside the chalets, lending the setting its own quiet rhythm and a natural sense of serenity.

GRIESBACHWEG 56

REITH BEI KITZBÜHEL



Quietly set. Exceptionally connected.

Reith bei Kitzbühel has a quiet charm that stays with you. Home to just 1,860 residents, the village feels intimate and unhurried, while everything needed for daily life remains close at hand.

Framed by the Wilder Kaiser, Kitzbüheler Horn and Hahnenkamm, Reith offers a genuine sense of retreat without ever feeling remote. The village lies just three kilometres from Kitzbühel, placing its restaurants, boutiques, ski slopes and year-round culture within easy reach.

LOCATION

Just 6 km from Kitzbühel and surrounded by the imposing peaks of the Tyrolean Alps, the village enjoys a peaceful mountain setting while remaining ideally connected to Innsbruck (90 km), Salzburg (80 km) and Munich (115 km).

READY TO LIVE

Chalet 1

No construction.

No waiting.

Just arrive.

372 m²

LIVING + USABLE
AREA

4

EN SUITE
BEDROOMS

Süd-West

ORIENTATION

372 m² · FULLY FURNISHED · 8.250.000 EUR



CHALET 1

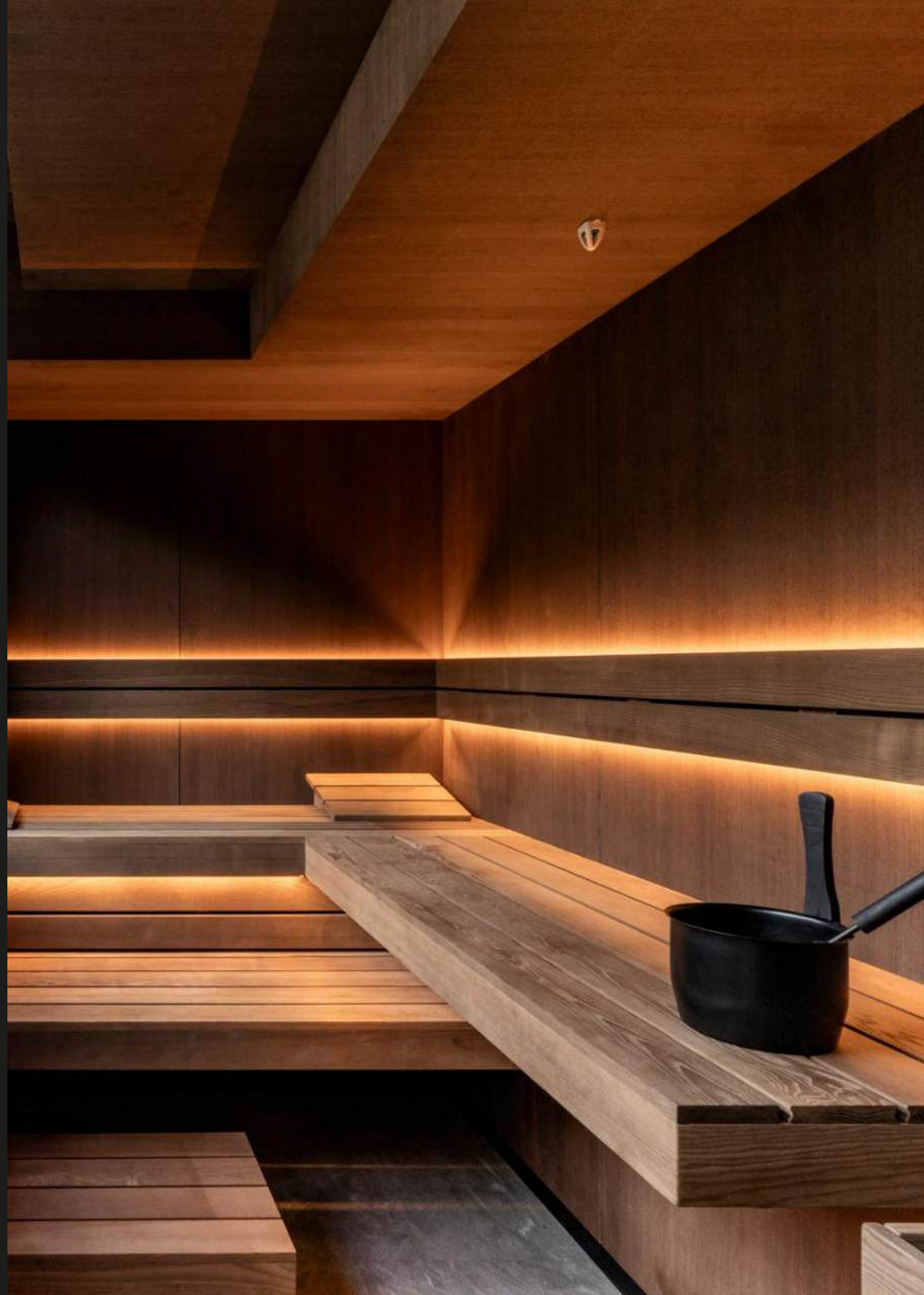
The real luxury *is TIME.*

Architecture, interiors and furnishings are complete. Chalet 1 is no longer a project, but a fully realised home ready from day one, with four en suite bedrooms, a fireplace, private wellness, cinema and wine bar.



CHALET 1

*Warmth,
already built in.*



CHALET 1



PRIVATE SUITES

Four private rooms.
*Every one en
Suite.*

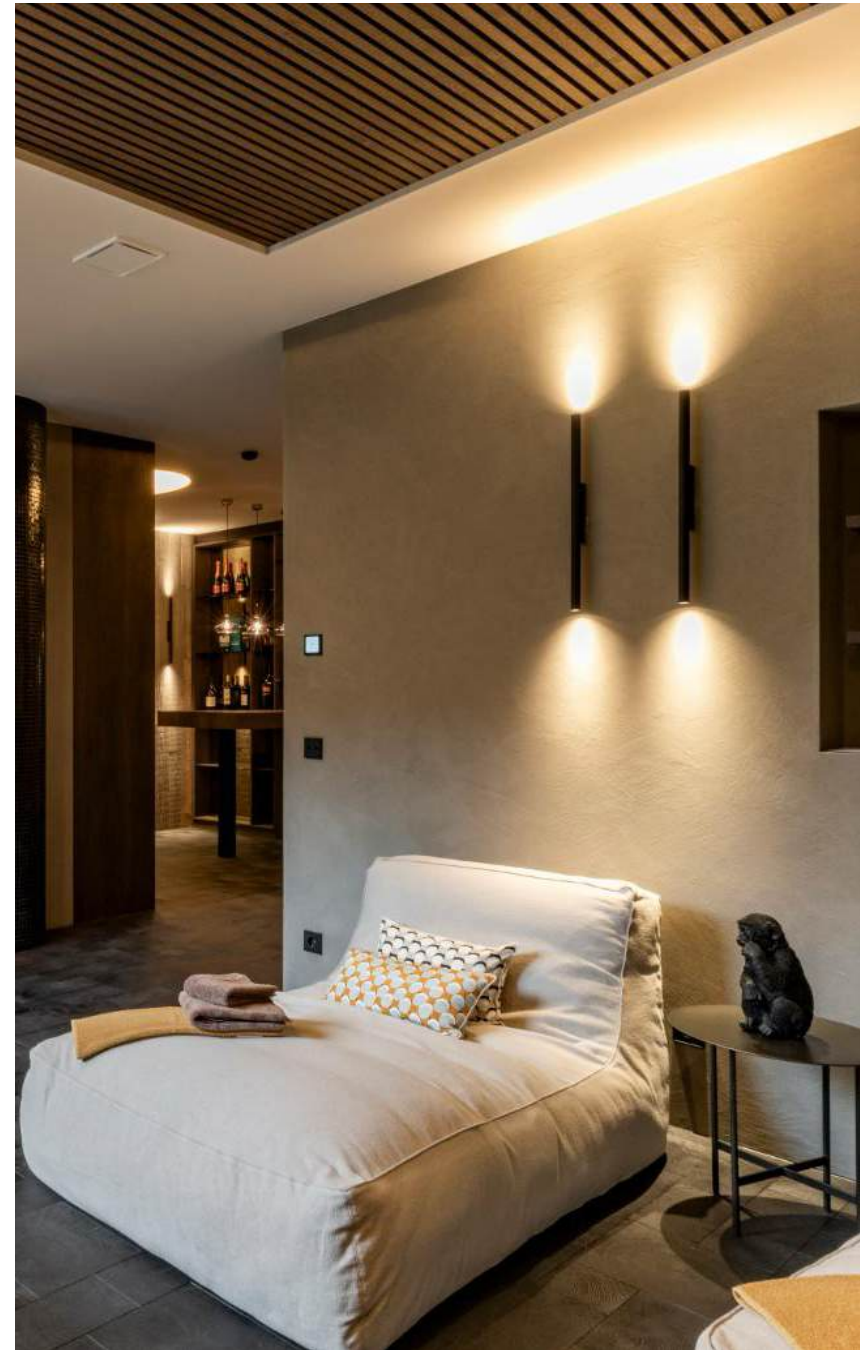
The private rooms continue the same quiet material language as the living spaces. Timber, indirect light and clean lines create retreat without performance.



CHALET 1

Retreat, *without leaving home.*

Sauna · Steam Bath · Cinema · Weinbar



MADE FOR YOUR TASTE

Chalet 2

More space.
More freedom.
Set beside the stream.

Chalet 2 offers the larger living and usable area, a private indoor pool and a generous garden beside the stream. Its interiors remain deliberately open ready to be completed around the future owner's materials, atmosphere and way of living.

395 m²

LIVING + USABLE AREA

Süd-Ost

ORIENTATION

4

EN SUITE SUITES

395 m² · Indoor pool · Garden by the stream · 8.250.000
EUR

CHALET 2



YOUR INTERIOR

Bespoke to the way you live.

Freedom does not begin with a list of finishes. It begins with how you want home to feel.

A photograph of a modern, multi-level chalet with a dark, gabled roof and extensive wooden cladding. The building features large windows and balconies. In the foreground, there is a stone retaining wall with a flat roof covered in colorful autumn foliage. A set of stone steps leads up from the foreground to the chalet. The background shows a green valley and snow-capped mountains under a blue sky.

CHALET DUO

Two residences.
One private world.

Chalet DUO

767 m² · 8 En Suite Bedrooms · 16.000.000 EUR

CHALET DUO

Together, *yet entirely private.*

Two independent homes offer space for family, guests and generations to live side by side. One address, two distinct residences– with the freedom to come together or retreat into complete privacy.

2

INDEPENDENT
RESIDENCES

8

EN SUITE BEDROOMS

1

PRIVATE ESTATE



Alpine in spirit. Contemporary in comfort. *Effortless by design.*

¹ Geothermal underfloor heating

³ BUS home controls

⁵ Contemporary building services

The chalets bring together intelligent building automation, geothermal underfloor heating and rooftop photovoltaic systems to enhance everyday comfort, energy efficiency and long-term sustainability. The integrated BUS system provides intuitive control of lighting, heating and security, while geothermal underfloor heating distributes warmth evenly and efficiently throughout the interiors.

The photovoltaic system generates clean energy on site, helping to reduce reliance on external electricity and supporting a more independent approach to modern living.

² Photovoltaics

⁴ Lift

⁶ Energy performance: HWB 31.9 – fGEE 0.54



Which residence suits you?

	CHALET 1	CHALET 2	CHALET DUO
POSITIONING	Ready to live	Your interior	Private Alpine Estate
LIVING + USABLE AREA	372 m²	395 m²	767 m²
BEDROOMS	4 en suite	4 en Suite	8 en Suite
WELLNESS	Sauna + steam bath	Indoor pool	Both worlds
STATUS	Complete + furnished	Interiors, designed around you	One ready + one bespoke
PURCHASE PRICE*	8.250.000 EUR	8.250.000 EUR	16.000.000 EUR



DISCOVER THE WEBSITE

Discover *Reith.*



Request the complete project details or arrange a private viewing of the chalets in Reith bei Kitzbühel.

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www.kitzleben.at



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Chalet 1

UNTERGESCHOSS

living and usable area 372,32 m²

TOTAL



PROPERTY FIGURES

110,62 m²

LIVING AREA

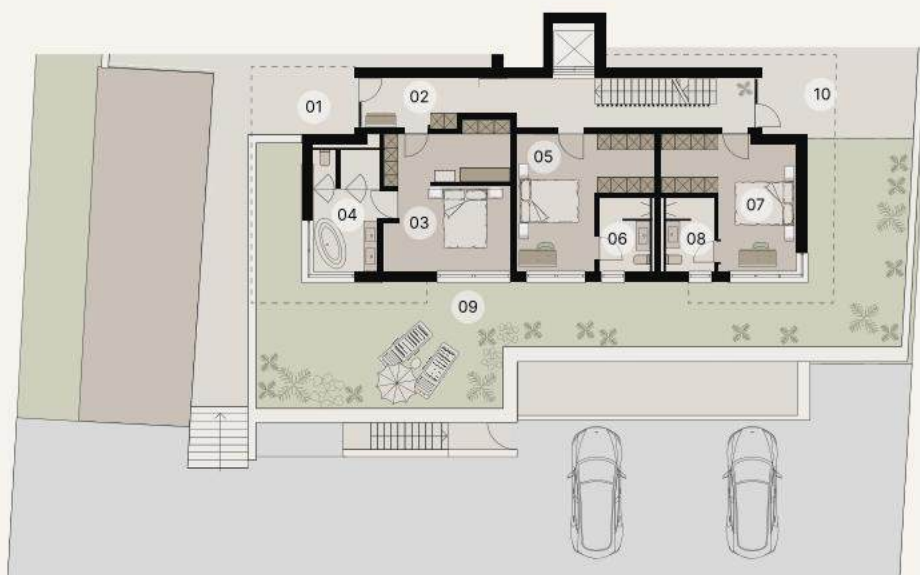
01	Hallway	26,17 m ²
02	Storage	11,09 m ²
03	Guest bedroom	11,81 m ²
04	Guest bathroom	7,03 m ²
05	Wine cellar	2,02 m ²
06	Wellness	38,31 m ²
07	Sauna	7,43 m ²
08	Steam bath	4,66 m ²
09	Hobby room	13,61 m ²
10	WC	1,71 m ²
11	Utility	9,17 m ²
12	Plant room	8,36 m ²
13	Lift	3,04 m ²
14	Storage	27,57 m ²
15	Lightwell	23,62 m ²

Chalet 1

GROUND FLOOR

living and usable area 372,32 m²

TOTAL



All information is non-binding and reflects the current planning status. Changes during detailed design remain reserved.
Only the documents notarised in the purchase agreement are binding. Visualisations and furnishings are illustrative and do not form part of the contract.

PROPERTY FIGURES

124,44 m²

LIVING AREA

96,82 m²

GARDEN AREA

01	Entrance	8,21 m ²
02	Dressing Room	23,02 m ²
03	Master bedroom	27,60 m ²
04	Master bathroom/WC	12,77 m ²
05	Bedroom 1	21,02 m ²
06	Bathroom 1	5,61 m ²
07	Bedroom 2	20,23 m ²
08	Bathroom 2	5,69 m ²
09	Outdoor area	96,82 m ²
10	South terrace	28,24 m ²

Chalet 1

UPPER FLOOR

living and usable area

TOTAL

372,32 m²



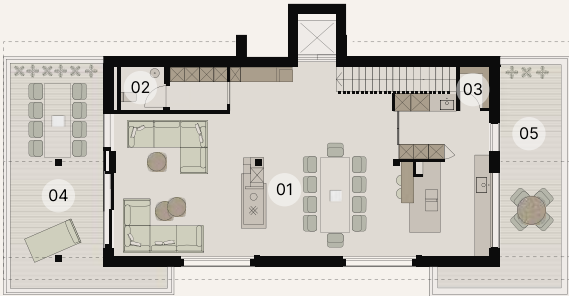
PROPERTY FIGURES

103,87 m²

LIVING AREA

56,41 m²

TERRACES



01	Kitchen / dining / living	100,77 m ²
02	WC	3,10 m ²
03	Storage	2,83 m ²
04	North terrace	36,21 m ²
05	South terrace	20,20 m ²

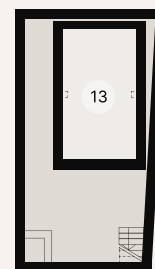


Chalet 2

LOWER GROUND FLOOR

living and usable area 394,51 m²

TOTAL



PROPERTY FIGURES

136,11 m²

LIVING AREA

01	Hallway	26,17 m ²
02	Hobby room	20,58 m ²
03	Guest bedroom	13,08 m ²
04	Guest bathroom	6,55 m ²
05	Wellness	69,73 m ²
06	Sauna	7,40 m ²
07	WC	1,86 m ²
08	Plant room	7,92 m ²
09	Utility	15,46 m ²
10	Lift	3,04 m ²
11	Storage	13,84 m ²
12	Lightwell	27,41 m ²

13	Pool plant	25,30 m ²
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Chalet 2

GROUND FLOOR

living and usable area 394,51 m²

TOTAL



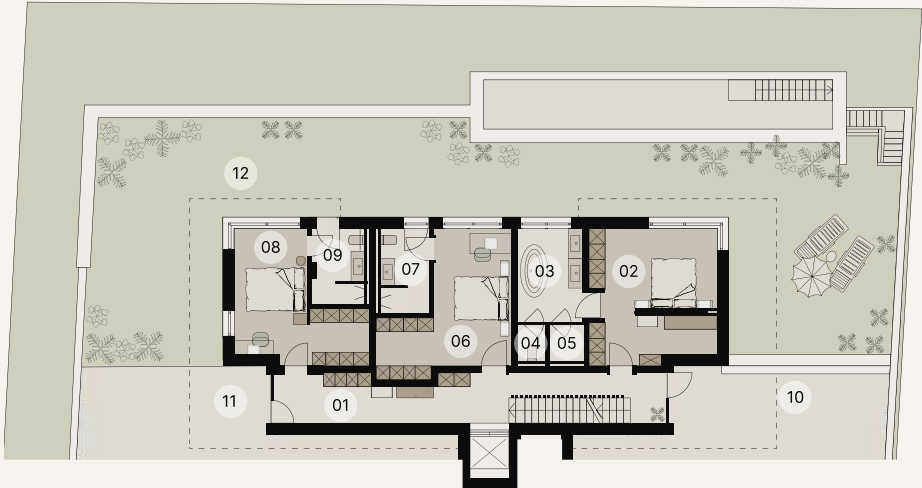
PROPERTY FIGURES

123,96 m²

LIVING AREA

330,54 m²

GARDEN AREA



01	Hallway	22,69 m ²
02	Master bedroom	25,34 m ²
03	Master bathroom	10,20 m ²
04	WC	1,59 m ²
05	Shower	2,10 m ²
06	Bedroom 1	21,99 m ²
07	Bathroom 1	6,41 m ²
08	Bedroom 2	20,63 m ²
09	Bathroom 2	5,81 m ²
10	South terrace	18,39 m ²
11	Entrance	14,34 m ²
12	Outdoor area	330,54 m ²

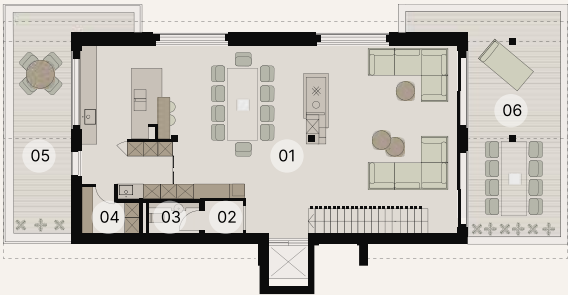


Chalet 2

UPPER FLOOR

living and usable area 394,51 m²

TOTAL



PROPERTY FIGURES

102,19 m²

LIVING AREA

60,57 m²

TERRACES

01	Kitchen / dining / living	97,51 m ²
02	Wardrobe	2,11 m ²
03	WC	2,57 m ²
04	Storage	3,77 m ²
05	North terrace	24,41 m ²
06	South terrace	36,16 m ²

Chalet DUO

living and usable area 766,83m²

UNTERGESCHOSS

TOTAL

246,73 m²

LIVING AREA

1340,00 m²

PLOT

303,98 m²

UNDERGROUND GARAGE



CHALET 2

01	Hallway	26,17 m ²
02	Hobby room	20,58 m ²
03	Guest bedroom	13,08 m ²
04	Guest bathroom	6,55 m ²
05	Wellness	69,73 m ²
06	Sauna	7,40 m ²
07	WC	1,86 m ²
08	Plant room	7,92 m ²
09	Utility	15,46 m ²
10	Lift	3,04 m ²
11	Storage	13,84 m ²
12	Lightwell	27,41 m ²

CHALET 1

13	Hallway	26,17 m ²
14	Storage	11,09 m ²
15	Guest bedroom	11,81 m ²
16	Guest bathroom	7,03 m ²
17	Wine cellar	7,49 m ²
18	Wellness	38,31 m ²
19	Sauna	7,43 m ²
20	Steam bath	4,66 m ²
21	Hobby room	13,61 m ²
22	WC	1,71 m ²
23	Utility	9,17 m ²
24	Plant room	8,36 m ²
25	Lift	3,04 m ²
26	Storage	27,57 m ²
27	Lightwell	23,62 m ²

28	Pool plant	25,30 m ²
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Chalet DUO

living and usable area 766,83m²

GROUND FLOOR

TOTAL



249,00 m²

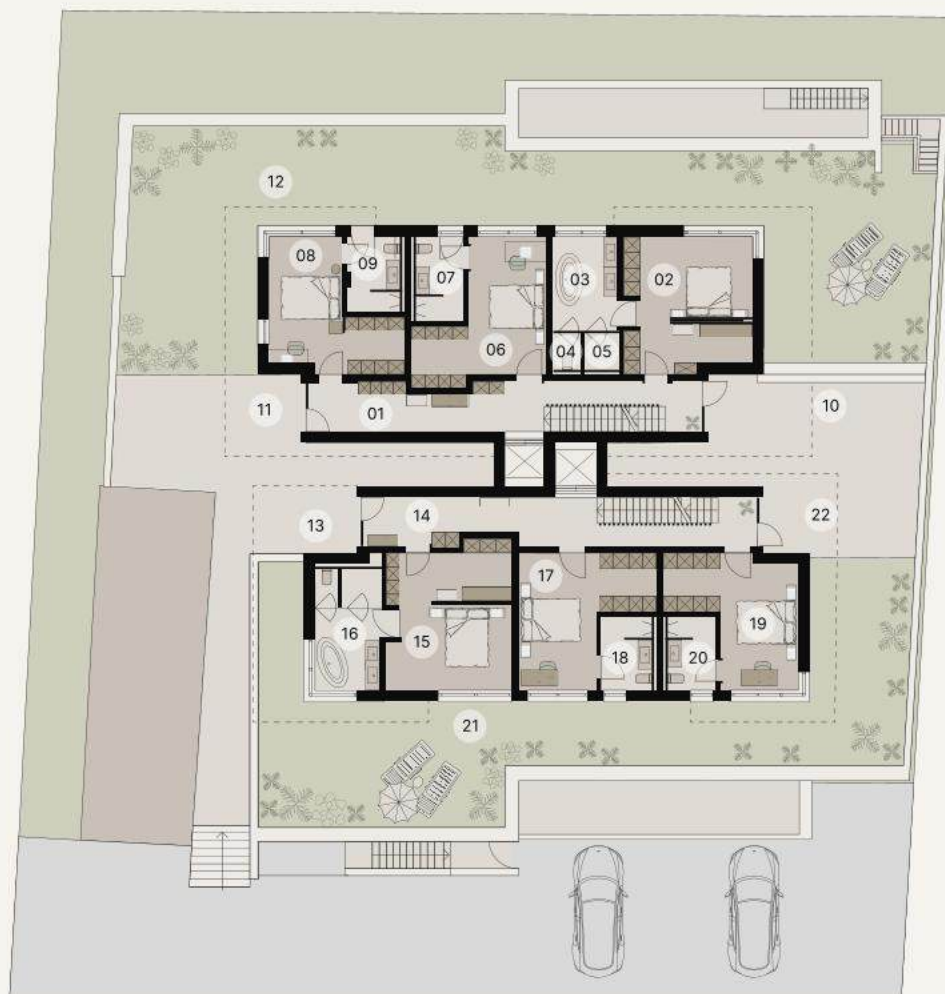
LIVING AREA

1340,00 m²

PLOT

GARDEN AREA

GARDEN AREA



CHALET 2

01	Hallway	22,69 m ²
02	Master bedroom	25,34 m ²
03	Master bathroom	10,20 m ²
04	WC	1,59 m ²
05	Shower	2,10 m ²
06	Bedroom 1	21,99 m ²
07	Bathroom 1	6,41 m ²
08	Bedroom 2	20,63 m ²
09	Bathroom 2	5,81 m ²
10	South terrace	18,39 m ²
11	Entrance	14,34 m ²
12	Outdoor area	330,54 m ²

CHALET 1

13	Entrance	8,21 m ²
14	Dressing Room	23,02 m ²
15	Master bedroom	27,60 m ²
16	Master bathroom/WC	12,77 m ²
17	Bedroom 3	21,62 m ²
18	Bathroom 3	5,61 m ²
19	Bedroom 4	20,23 m ²
20	Bathroom 4	5,69 m ²
21	Outdoor area	96,82 m ²
22	South terrace	28,24 m ²



Chalet DUO

UPPER FLOOR

living and usable area 766,83m²

TOTAL

206,06 m²

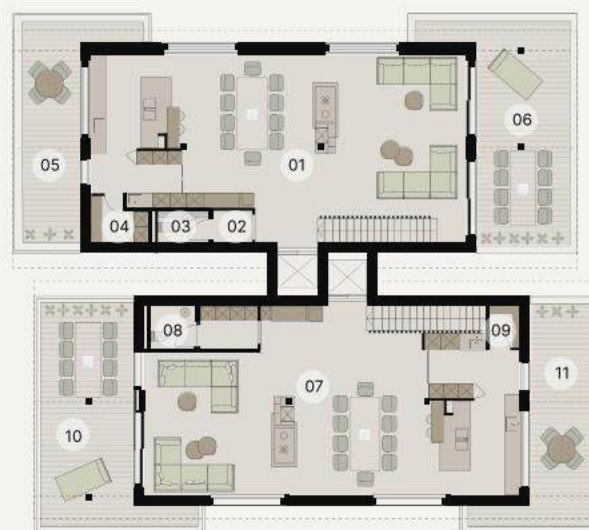
LIVING AREA

1340,00 m²

PLOT

116,98 m²

TERRACES



CHALET 2

01	Kitchen / dining / living	97,51 m ²
02	Wardrobe	2,11 m ²
03	WC	2,57 m ²
04	Storage	3,77 m ²
05	North terrace	24,41 m ²
06	South terrace	36,16 m ²

CHALET 1

07	Kitchen / dining / living	100,77 m ²
08	WC	3,10 m ²
09	Storage	2,03 m ²
10	North terrace	36,21 m ²
11	South terrace	20,20 m ²

