



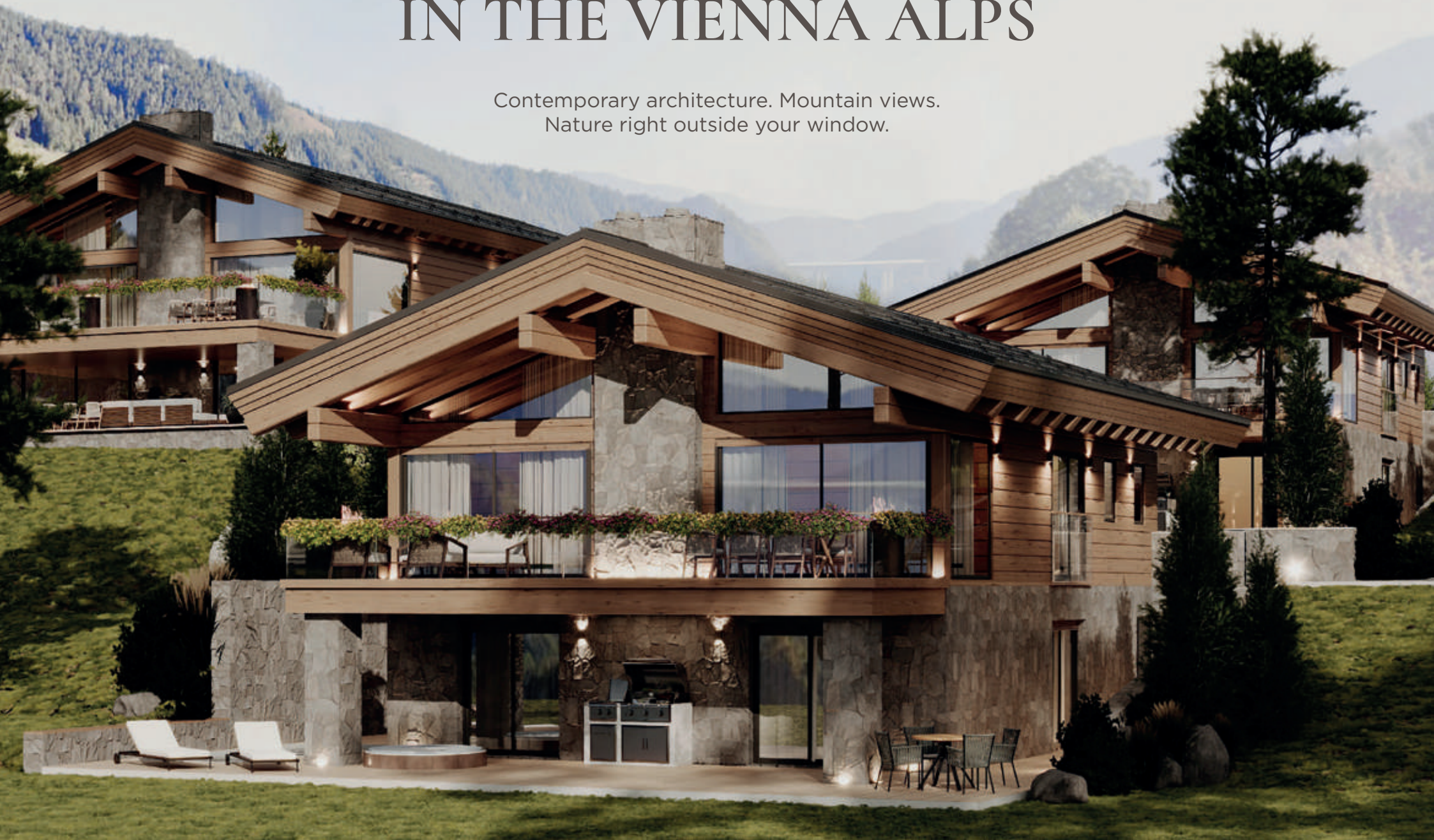
CHALET ALPEN TRAUM

MINIMALISM QUALITY
HARMONY



EXCLUSIVE CHALET IN THE VIENNA ALPS

Contemporary architecture. Mountain views.
Nature right outside your window.





CHALET ALPEN TRAUM



ALPEN TRAUM

LIFE IN THE ALPS, JUST AN HOUR'S DRIVE FROM VIENNA.

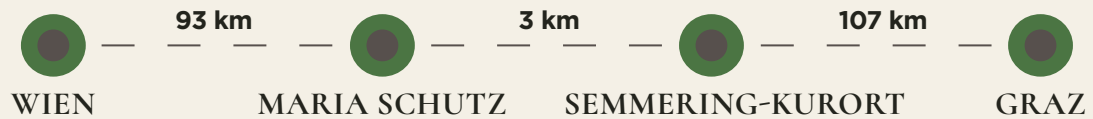
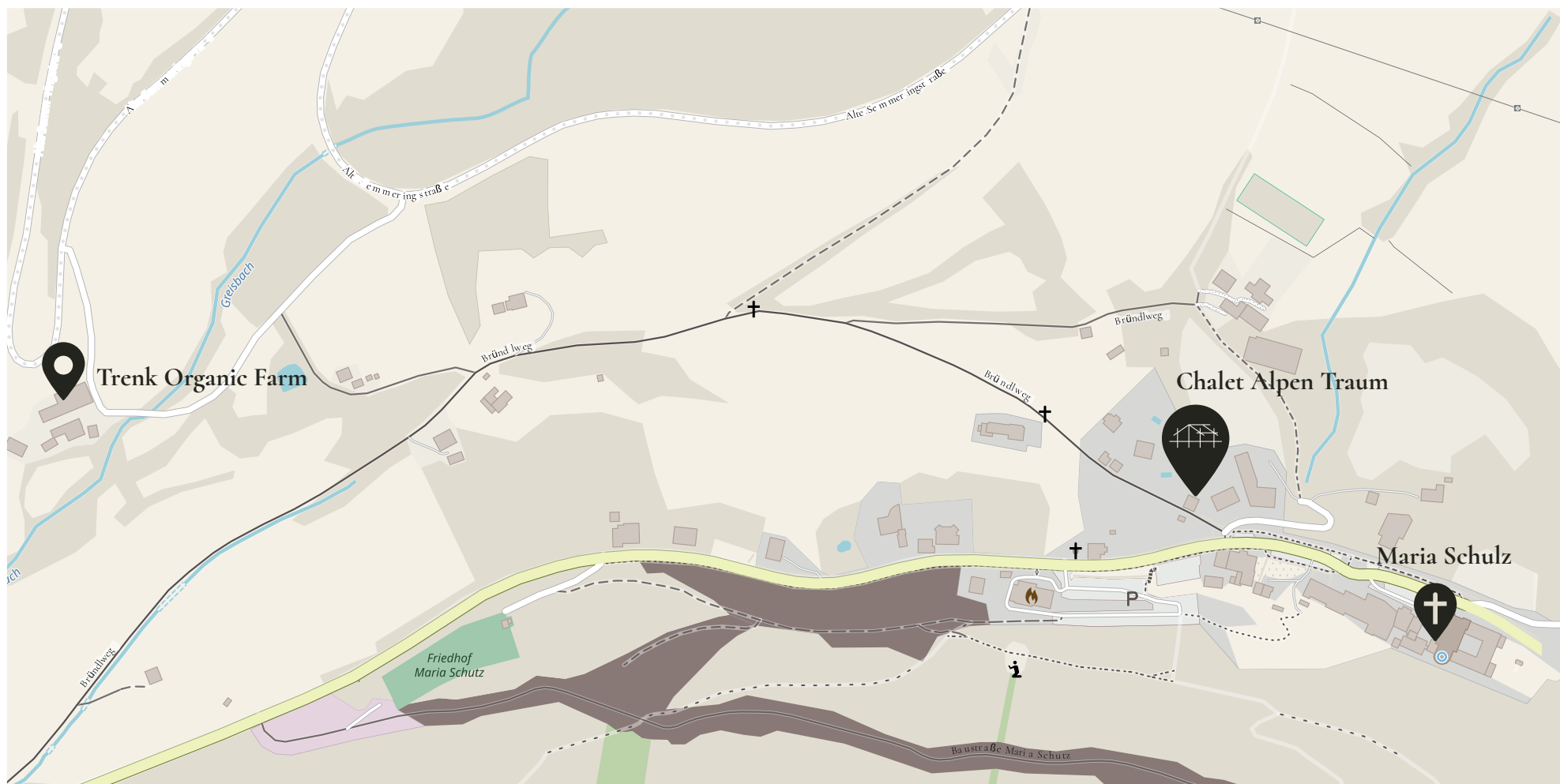
A unique combination of the comfort of Alpine resorts and proximity to Vienna: during the day – city life and business meetings, in the evening – tranquility, fresh air and Alpine views.

Alpen Traum Chalet is located in one of Austria's most distinctive settings – next to the Maria Schutz pilgrimage church, in the heart of the Semmering region.

Maria Schutz is one of Austria's most revered spiritual destinations. The sacred spring beside the historic church has for centuries been regarded as a symbol of purification, inner peace and renewal.







MORE THAN JUST MOUNTAIN LIVING



KURORT SEMMERING

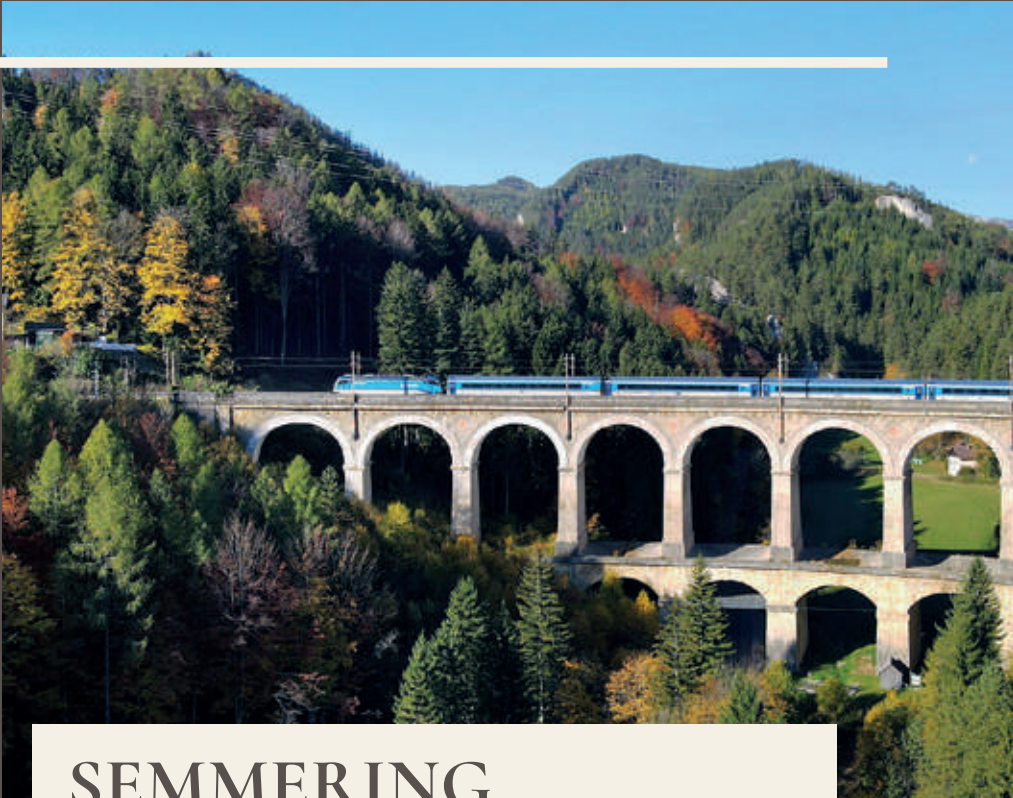
A traditional winter sports resort of imperial aristocracy – once a retreat for Viennese society and the European elite. Magnificent villas and legendary grand hotels from the 19th century still exude the charm of aristocratic elegance and a refined lifestyle. Today, Semmering combines this unique historical aura with modern living: perfectly groomed slopes, night skiing, toboggan runs, and a diverse cultural programme make it an exclusive place where history and contemporary entertainment meet.



GOLF CLUB SEMMERING

Austria's oldest golf course (opened in 1926), located at an altitude of 1,000 metres. Nine holes with unique challenges and a breathtaking Alpine panorama make playing here unforgettable. Sport and nature blend in the special atmosphere of a classic thermal resort.

THE BEST IS CLOSE BY



SEMMERING RAILWAY

A masterpiece of engineering – the world's first mountain railway, built between 1848 and 1854 and now a UNESCO World Heritage Site. This unique route, adorned with majestic 19th-century viaducts and bridges, brings you to Alpen Traum in just one hour.



MARIA SCHUTZ PILGRIMAGE CHURCH

The Maria Schutz pilgrimage church is a true gem of the Semmering region. For more than 250 years it has inspired both spiritually and artistically, and since 1925 it has been Austria's only Passionist monastery. The baroque basilica with its magnificent altar and the "holy spring" is known for its healing water, granting healing and consolation.







HIRSCHENKOGEI

Located in the picturesque Semmering region, Alpen Traum offers access to one of Austria's most legendary Alpine resorts closest to Vienna – a place where nature, sport and relaxation harmoniously combine all year round.

A popular year-round resort on the border of Lower Austria and Styria, just an hour's drive from Vienna and Graz.

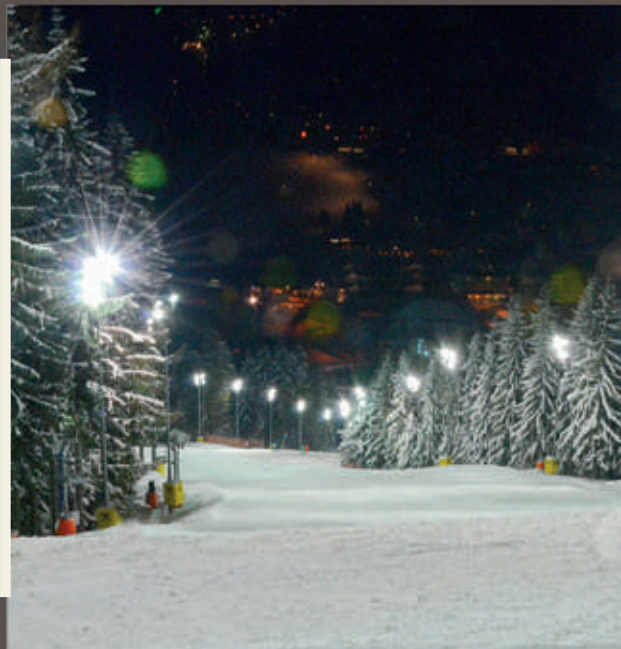
In winter:

- alpine skiing, snowboarding and toboggan runs,
- night skiing and modern lifts,
- 20km cross-country ski trail,
- panoramic routes of up to 90 km.

In summer:

- cycling along scenic mountain roads,
- bike park with trails of varying difficulty,
- hiking and walking routes with breathtaking views,
- rope park, zipline and outdoor relaxation areas,
- the famous "Millennium Jump" from the Millennium Tower – an impressive free fall for adrenaline lovers.

The Hirschenkogel summit, at 1,340 metres, is considered one of the region's main sports and recreation centres, thanks to its convenient location, excellent transport links and variety of activities all year round.





STUHLECK

Just a few minutes from Semmering-Hirschenkogel and not far from Alpen Traum lies Stuhleck – one of the leading ski resorts in Eastern Austria. Together with Hirschenkogel, it offers extensive opportunities for outdoor activities all year round.

Stuhleck is the largest ski resort in Eastern Austria and one of the region's main Alpine destinations.

In winter, the resort offers wide, perfectly groomed slopes, modern lifts, panoramic ski routes and the atmosphere of a true Alpine lifestyle. Thanks to its altitude of over 1,770 metres, it features particularly beautiful snowy landscapes and a long ski season.

In summer, Stuhleck transforms into a space for active recreation and rejuvenation:

- hiking routes with panoramic Alpine views,
- mountain bike and e-bike trails,
- walks through Alpine meadows,
- relaxation in an atmosphere of peace, nature and privacy.

Semmering and Stuhleck together create a unique setting for premium Alpine living and year-round holidays in the heart of the Austrian Alps.



ALPEN TRAUM – PREMIUM-CLASS REAL ESTATE

ATMOSPHERE

The fireplace and sitting area under the wooden roof beams imbue the house with a special aura of security, and the ringing of the bells of the old Maria Schütz pilgrimage church creates a sense of peace and harmony.

ARCHITECTURAL CONCEPT

A combination of traditional Alpine values and modern architecture, stability, reliability, and attention to detail.

МАТЕРИАЛЫ

- The ground floor is constructed of monolithic concrete and natural stone.
- The upper floor is constructed of high-quality Finnish laminated timber, the best in strength and durability.



MODERN TECHNOLOGY AND ENERGY EFFICIENCY

- Photovoltaic systems for self-sufficient energy supply
- Heat pumps for environmentally friendly heating
- Electric vehicle charging stations

INTERIOR

Large panoramic windows open up stunning mountain views, while natural wood and stone inside create an atmosphere of warmth and cosiness.

N 47° 38' 33''
E 15° 52' 00''

CHALET 1

living area 238,6 m²
plot 832 m²

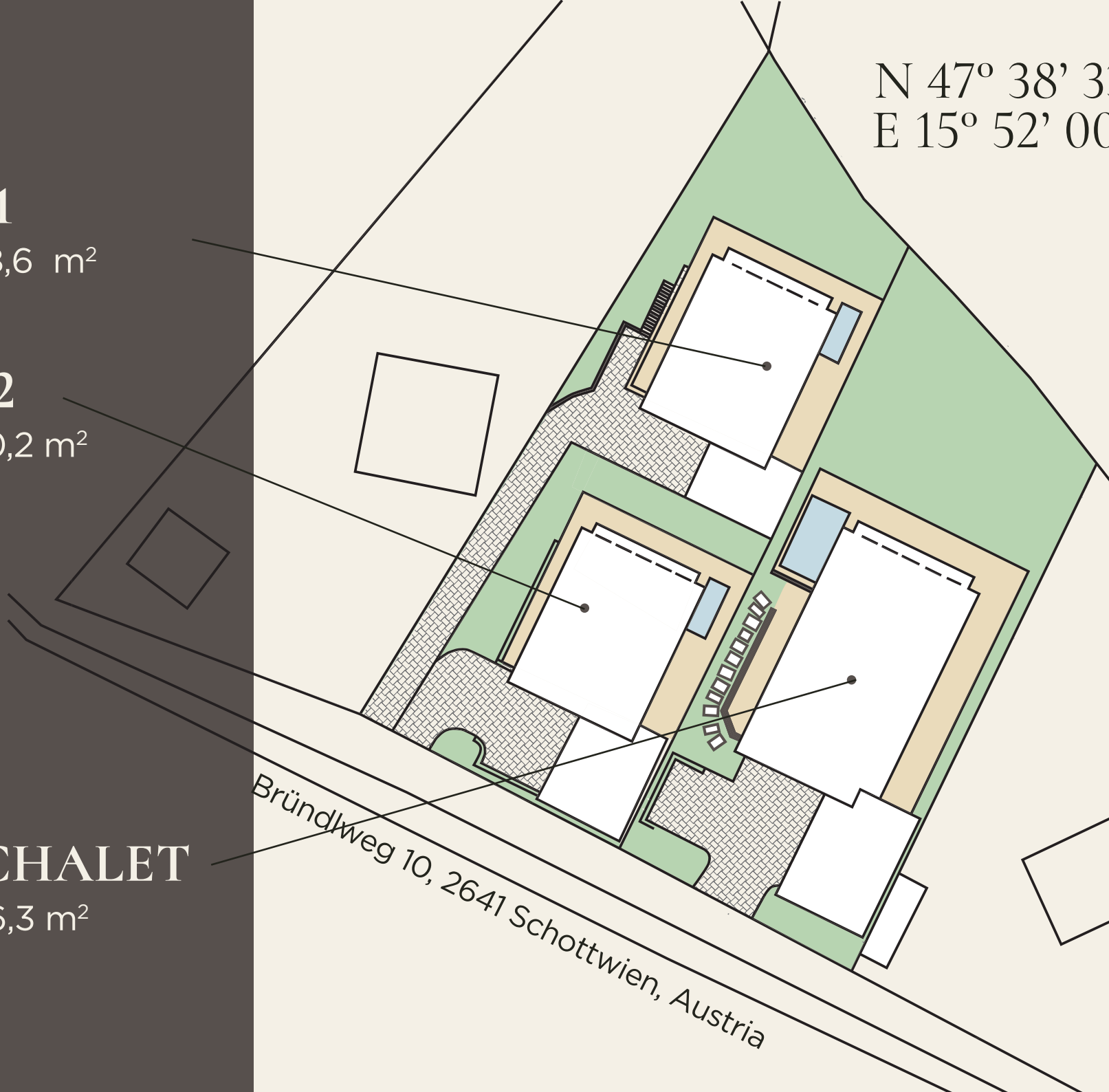
CHALET 2

living area 250,2 m²
plot 640 m²

GRAND CHALET

living area 456,3 m²
plot 1300 m²

Bründlweg 10, 2641 Schottwien, Austria



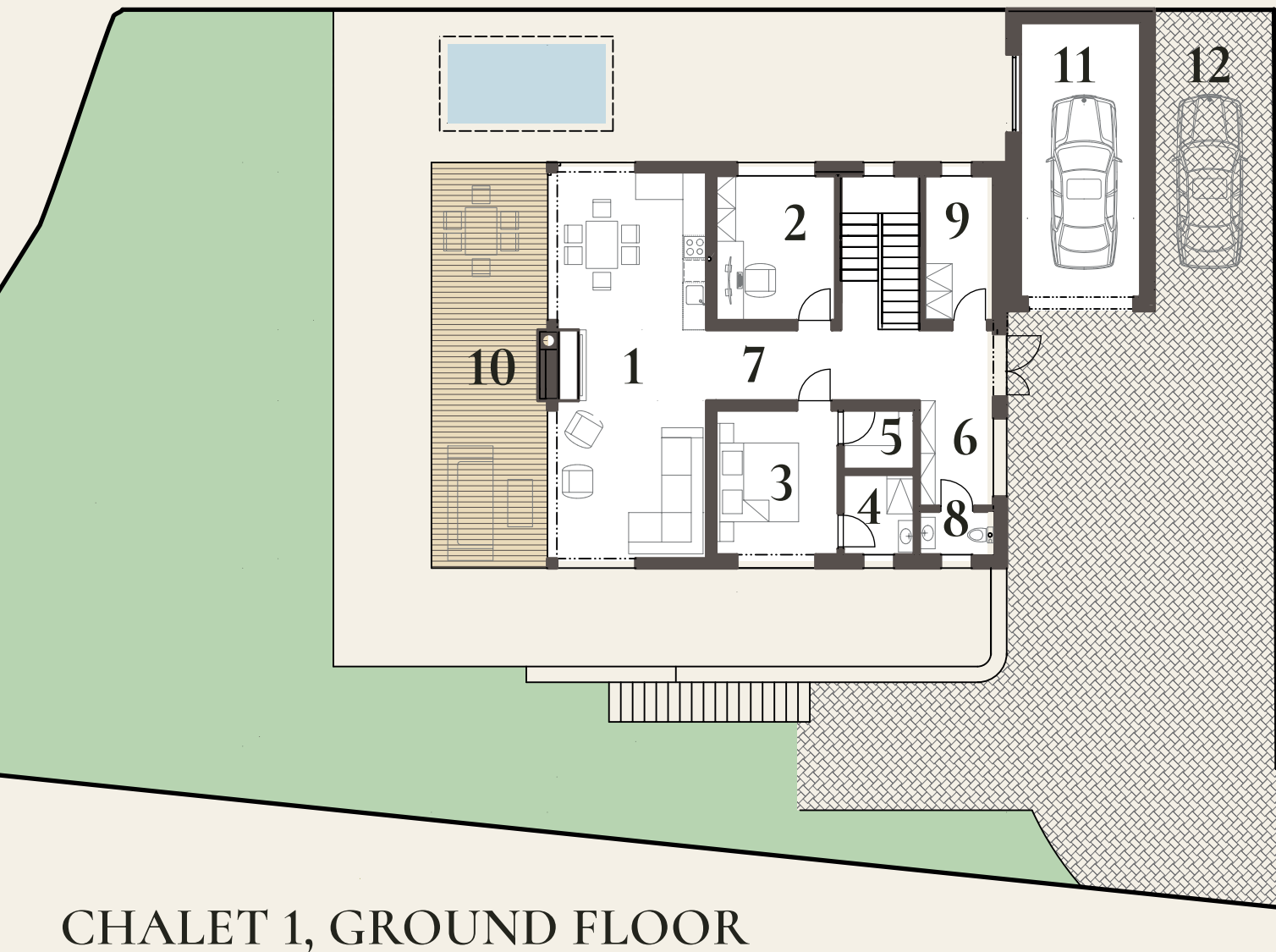


Alpen Traum - value in the heart of the Alps: architecture, durable materials and modern technologies ensure relevance and liquidity for decades.

Semmering – a new, dynamically developing, attractive Alpine region.

Your chalet here is an asset with long-term investment potential and prospects for value growth.

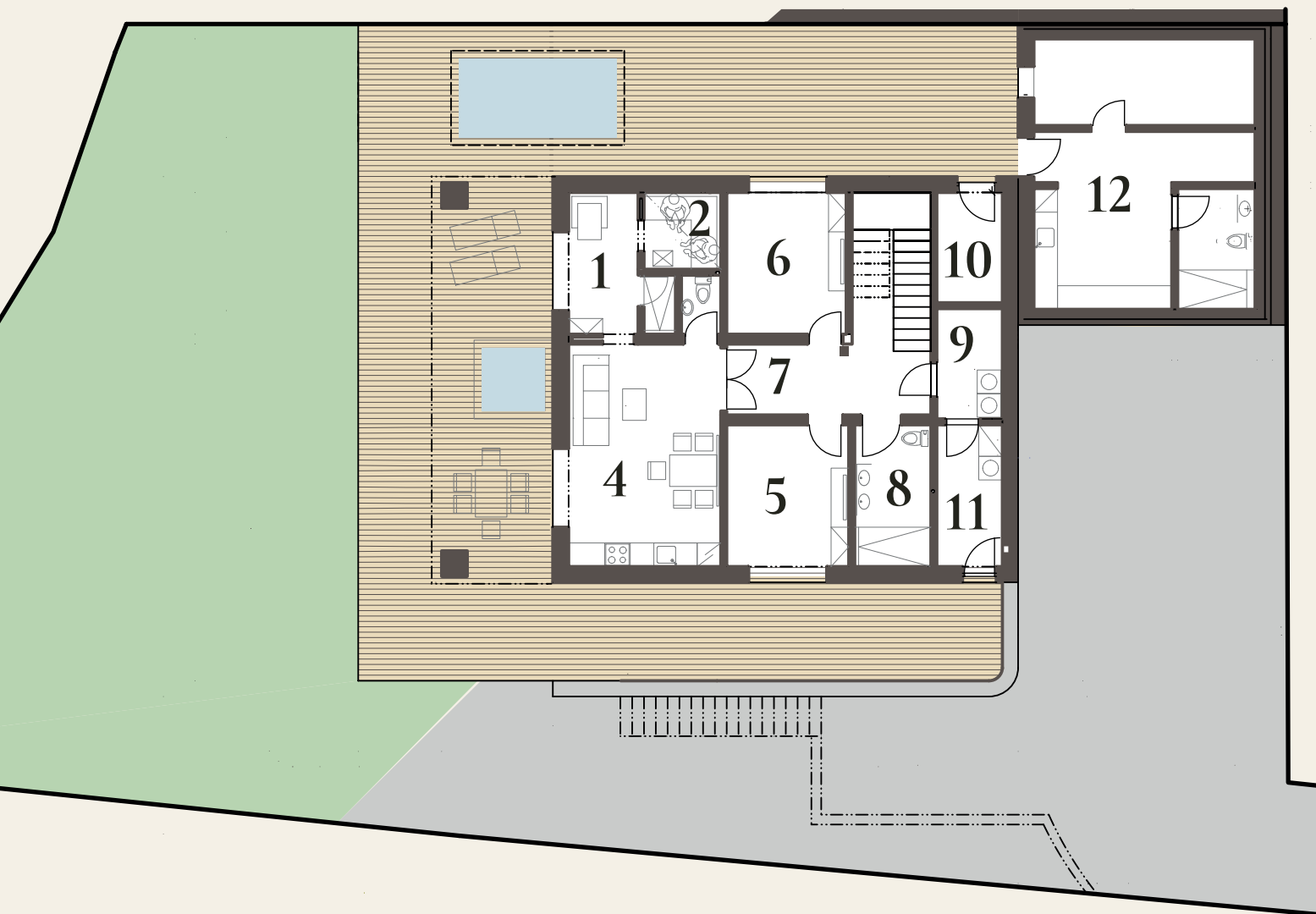
ALPEN TRAUM



- 1. Living room with kitchen 37.3 m²
- 2. Study 11.1 m²
- 3. Bedroom 11.4 m²
- 4. Bathroom 3.7 m²
- 5. Walk-in wardrobe 2.7 m²
- 6. Entrance hall 8.4 m²
- 7. Corridor 10.9 m²
- 8. Guest toilet 1.9 m²
- 9. Ski room 6.4 m²
- 10. Balcony-terrace 28.0 m²
- 11. Garage 21.2 m²
- 12. Covered parking 20.3 m²

832,0 m ²	220,0 m ²
AREA	NET LIVING AREA
160,0 m ²	490,0 m ²
TERRACE + GARDEN AREA	POOL AND PATHS
260,2 m ²	
USABLE AREA	

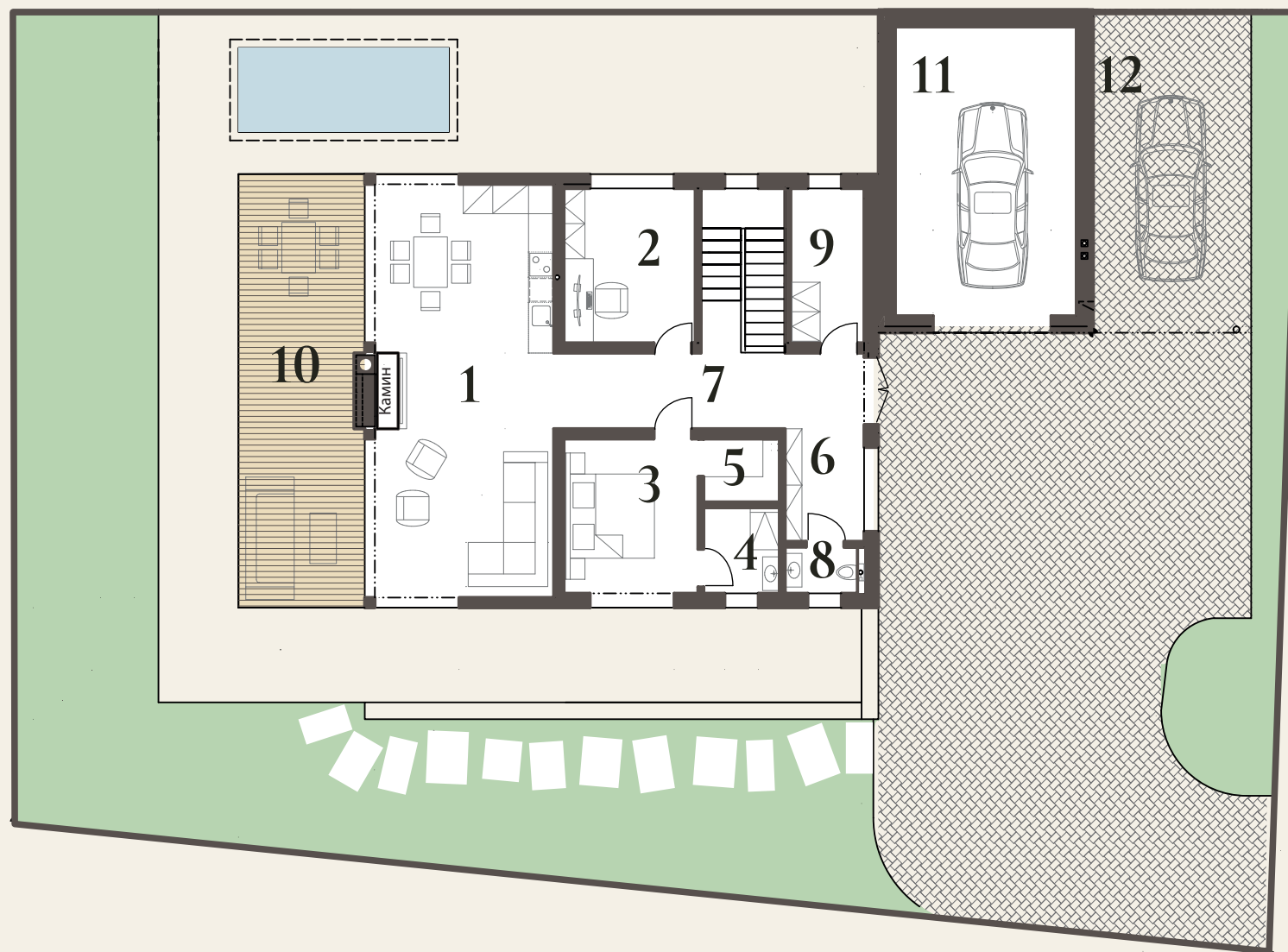
CHALET 1, GROUND FLOOR



1. Wellness area	7,7 m ²
2. Sauna	3,8 m ²
3. Guest toilet	1.5 m ²
4. Lounge area	21.8 m ²
5. Bedroom	11.1 m ²
6. Bedroom	11.1 m ²
8. Bathroom	6.5 m ²
7. Corridor	10.2 m ²
9. Laundry room	4.7 m ²
10. Garden tool storage	4.7 m ²
11. Utility room	6.0 m ²
12. Guest / work / leisure area	34.5 m ²

CHALET 1, LOWER GROUND FLOOR

ALPEN TRAUM



1. Living room with kitchen	40.7 m ²
2. Study	11.5 m ²
3. Bedroom	11.7 m ²
4. Bathroom	3.7 m ²
5. Walk-in wardrobe	2.7 m ²
6. Entrance hall	8.4 m ²
7. Corridor	11.1 m ²
8. Guest toilet	1.9 m ²
9. Ski room	6.4 m ²
10. Balcony-terrace	30.6 m ²
11. Garage	29.5 m ²
12. Covered parking	26.8 m ²

640,0 m²
AREA

220,5 m²
NET LIVING AREA

144,0 m²
TERRACE +
GARDEN AREA

273,0 m²
POOL AND
PATHS

276,6 m²
USABLE AREA

CHALET 2, GROUND FLOOR



1. Wellness area	9.4 m ²
2. Sauna	3.8 m ²
3. Guest toilet	1.5 m ²
4. Lounge area	24.4 m ²
5. Bedroom	11.5 m ²
6. Bedroom	11.0 m ²
7. Bathroom	6.5 m ²
8. Corridor	10.4 m ²
9. Laundry room	4.8 m ²
10. Garden tool storage	4.8 m ²
11. Utility room	6.1 m ²
12. Guest / work / leisure area	28.45 m ²

CHALET 2, LOWER GROUND FLOOR



LAYOUT AND CONCEPT OF THE SPACE

Ground floor: living room with a majestic fireplace, kitchen and lounge area, with direct access to the panoramic terrace; master bedroom with walk-in wardrobe and en-suite bathroom; study; guest toilet; and a separate ski storage room.

Lower floor: two bedrooms, bathroom, laundry room. Spacious wellness area with sauna, Jacuzzi, lounge area and small kitchen, with direct access to a terrace with barbecue and to the pool.



TERRACES AND VIEWS

On the lower level you are welcomed by a luxurious covered terrace accessible from the lounge and sauna – an ideal space for atmospheric barbecues in any season. A place for a Jacuzzi is also provided here. It is harmoniously complemented by an impressive open terrace with an exquisite wooden deck that gently surrounds the house and pool, creating the feeling of a private resort.

On the upper floor there is a breathtaking panoramic terrace accessible from the living room, where part of the space is elegantly sheltered by the overhanging roofline, creating natural shade and cosiness. From here you can enjoy truly mesmerising views of the picturesque Alpine valley and the legendary Schottwien bridge.



INFRASTRUCTURE AND AMENITIES

- Garage and carport with electric vehicle charging station
- Separate garden tool storage
- Cosy guest / work / leisure area with separate entrance
- Smart home system

Alpen Traum is a place where you can live, relax and invest. The chalet is ideal both as a permanent home and as a second home - a private Alpine residence for year-round retreats. Subject to compliance with current legislation, rental is also possible.



PRICE

The price includes:

- land plot
- fully finished turnkey house
- connection to all utilities (according to the project)
- landscaping (according to the project)
- parking spaces
- warranty in accordance with Austrian law.

PURCHASE PROCESS

The purchase agreement will be concluded in accordance with the provisions of the Austrian Developer Contract Act (BTVG) and will be handled by an appointed trustee.

Procedure:

- 1) Selection of the house;
- 2) Signing of the reservation agreement;
- 3) Signing of the purchase agreement;
- 4) Opening of an escrow account;
- 5) Start of construction;
- 6) Payment of construction stages according to BTVG (Ratenplan B);
- 7) Completion of construction;
- 8) Handover of the property;
- 9) Registration of ownership in the land register;
- 10) Start of the warranty period.

In case of discrepancies between this brochure and the contractual documentation, the contractual documentation shall prevail.

ADDITIONAL COSTS

In addition to the purchase price, the buyer pays the costs stipulated by Austrian law, including:

- notary fees
- legal fees
- registration of ownership
- land register fee (Grundbuch)
- property transfer tax (Grunderwerbsteuer)
- registration fee
- independent tax advisor fees (if required)
- bank charges, if applicable.

Total additional costs may amount to approximately 8% of the purchase price (depending on the transaction structure and the buyer's individual circumstances).

INFORMATION

Our support includes:

- pre-purchase consultation;
- explanation of the property acquisition process in Austria;
- arrangement of contract signing;
- assistance with opening an escrow account;
- liaison with lawyers;
- support with ownership registration;
- progress updates during construction;
- payment monitoring according to BTVG, Ratenplan B;
- organisation of property handover;
- post-transaction advice.

We ensure a transparent, comprehensible and secure property purchase process in Austria.

VISIT THE PROJECT

To get a complete impression of the Alpen Traum Chalet project, we invite you to visit Maria Schutz in person.

During your visit you will be able to:

- explore the surroundings
- inspect the plot
- see the layout of the houses
- view the current construction status (once started)
- assess the quality of materials used
- get answers to all technical and legal questions
- discuss possible customisations to the project.

DISCLAIMER

This brochure is for informational and promotional purposes only.

All architectural visualisations, images, floor plans, areas, dimensions, descriptions, materials, technical specifications and other information are presented solely for project presentation and may be subject to change.

Furniture, interior elements, decorative solutions, landscaping, equipment, lighting, finishing materials and other details shown in visualisations may differ from the final scope of delivery and may be optional.

Although the information in this brochure has been prepared with the utmost care, the developer does not guarantee that it is free from technical, typographical or other errors.

This brochure is not a public offer, contract, promise of sale or other legally binding document. Only the following have legal force:

- the signed purchase agreement
- notarised documents
- approved project documentation
- the technical specification of the property
- the applicable laws of the Republic of Austria.

The developer reserves the right, without prior notice, to change:

- architectural solutions
- floor plans
- room areas within permissible construction tolerances.

Also:

- building materials
- technical solutions
- utility systems
- equipment
- the purchase price
- construction deadlines

if required by government authorities, weather conditions, force majeure or other objective reasons.





For detailed information and videos, please visit our website:

www.alpentraumchalet.at