

A masterpiece of luxury in Kitzbühl for sale, Austria - Kitzbühel



Overview

Building surface:	851 m ²
Plot of land:	1,171 m ²
Distribution:	5 Bed rooms, 5 Bathrooms
Ref.-No.:	2341
Price:	on request
Location:	Kitzbühel
View:	Country view, Modern

Location



Description

Nestled into the meadows surrounding Lake Schwarzsee, the chalet discretely blends into the exclusive neighborhood between the city of Kitzbühel and the romantic Lake Schwarzsee, surrounded by picturesque forests.

Timeless Architecture & Design

From the outside, it presents itself as a contemporary interpretation of the classic Tyrolean chalet. The sunburned vintage wood on the upper storey facades harmonizes with the large-format natural stone facades on the pool and garage levels. The intricately designed balcony railings echo the delicate branches of the surrounding trees. The nearly perfect symmetry of the building from both the East and West mirrors the property's carefully planned, straight-lined floorplan layouts.

The chalet is crafted using the finest construction materials, with bespoke carpentry by master craftsmen. Every detail reflects luxury, from the high-quality oak flooring sourced from boutique manufacturers in Austria to custom-designed furniture by renowned brands such as Minotti, Henge07, Living Divani, Van Rossum, and Rimadesio. The decorative lighting features premium designs by Henge07 and Bocci, enhancing the elegant and inviting atmosphere.

Exceptional Living Spaces

The chalet boasts an expansive living and dining area of nearly 150 m², located under a spectacular open roof structure. This space seamlessly connects the open concept show kitchen from Lanserring with an adjoining service kitchen fitted with Gaggenau appliances. The central dining area leads into a cozy living lounge centered around an open fireplace. A balcony and a spacious south-facing terrace with an outdoor dining area further extend the living space.

The two master suites occupy an entire floor, offering stunning views to the west through large window fronts. Each suite features an en-suite bathroom with a bathtub, double washbasin, and spacious showers, along with a dressing area. The design integrates organically shaped walls that contrast beautifully with the precise architectural symmetry of the chalet.

Luxury Wellness & Entertainment

The wellness level of the chalet is designed for ultimate relaxation and includes a steam bath and a sauna with views of the centrally positioned whirlpool. A stylish lounge with a fireplace provides the perfect setting for unwinding after a day in the mountains. The fitness room is fully equipped with high-end Technogym training equipment. The property also features an outdoor infinity pool with a counter-current system, completing the luxurious wellness experience.

For those who appreciate fine wines, the chalet features a custom-designed wine lounge with a uniquely curved stone wall, creating an intimate setting for tastings and gatherings. Additionally, a home office, entertainment spaces, and a dedicated sports wardrobe ensure that all practical and leisure needs are met.

Prime Location & Outdoor Activities

The chalet is situated in one of Kitzbühel's most desirable micro-locations, offering breathtaking views of the Wilder Kaiser mountain range and direct access to year-round outdoor activities. The Kitzbühel region is renowned for its world-class skiing, with the famous Hahnenkamm slopes just minutes away. In the warmer months, the area transforms into a paradise for hiking and golfing. With 188 km of ski slopes, 57 ski lifts, over 1.000 km of hiking trails, and 25 golf courses nearby, Chalet S offers a lifestyle of unparalleled luxury and adventure.

Key Facts

- Type of property: Ultra-Luxury Chalet
- Location: Kitzbühel
- View: Wilder Kaiser, Schwarzsee
- Plot Area: approx. 1.171 sqm
- Interior livable area: approx. 851sqm
- Exterior livable area: approx. 343sqm
- Parking: 6 garage lots, 3 exterior lots
- Bedrooms/Sleeps: 5/12
- Bathroom/ add. WC: 5/2