

Four exclusive luxury chalets with modern elegance that offer direct access to the slopes for sale at Jochberg, Austria - Kitzbühel



## Overview

|                          |                            |
|--------------------------|----------------------------|
| <b>Building surface:</b> | 1,019 m <sup>2</sup>       |
| <b>Plot of land:</b>     | 2,144 m <sup>2</sup>       |
| <b>Distribution:</b>     | 14 Bed rooms, 14 Bathrooms |
| <b>Ref.-No.:</b>         | 2346                       |
| <b>Price:</b>            | on request                 |
| <b>Location:</b>         | Kitzbühel                  |
| <b>View:</b>             | Country view, Modern       |

## Location



## Description

Nestled in the heart of Jochberg, the Lodges redefine alpine luxury living. These four exclusive Ski-in/Ski-out chalets offer direct access to the slopes and a seamless blend of traditional craftsmanship and modern elegance. Inspired by the rich heritage of the region, each lodge has been meticulously designed using authentic materials such as reclaimed wood and natural stone, creating an atmosphere of warmth and sophistication.

### A Unique Alpine Retreat

Spacious living areas, bespoke interior furnishings, and stunning mountain views make these lodges the perfect retreat for families and friends seeking a private and exclusive mountain escape. The 4 luxury villas have a total of 1,019m<sup>2</sup> of living space, divided as follows :

- First Lodge: 290m<sup>2</sup>, 4 bedrooms
- Second Lodge: 285m<sup>2</sup>, 4 bedrooms
- Third Lodge: 225m<sup>2</sup>, 3 bedrooms
- Fourth Lodge: 219m<sup>2</sup>, 3 bedrooms

Each chalet features a handcrafted kitchen with high-end Gaggenau appliances, bespoke dining spaces, and luxurious bathrooms equipped with Italian designer brands like Gessi and Antoniolupi.

### Unparalleled Comfort & Exquisite Details

The Lodges offer more than just a home. Whether unwinding by the open fireplace, enjoying the private sauna, or simply taking in the breathtaking panoramic views from the terrace, every detail has been carefully curated to elevate your alpine retreat.

- View: Mountain range from Kitzbüheler Horn to Schützkogel
- Plot Area: approx. 2.144 sqm
- Interior livable area: approx. 210-290 sqm
- Exterior livable area: approx. 128 -156 sqm terraces and 40-99 sqm gardens
- Parking: 3 garage lots per chalet
- Bedrooms/Sleeps: 3-4 bedrooms, 7-10 sleeps
- Bathroom/ add. WC: 3-4 bathrooms, 2 additional WCs
- Technology: KNX-BUS system, Sonos sound system, high-speed WiFi
- Sustainability: Efficient geothermal heating and cooling system with underfloor heating
- Interior Design: Luxury brands such as Minotti, Henge07, and Living Divani

### The Ultimate Kitzbühel Experience

Situated in one of Austria's most prestigious ski regions, the Lodges offer unparalleled access to outdoor activities year-round. The Wagstätt gondola provides direct access to the extensive Kitzbühel ski area, while in summer, the region boasts over 1.000km of hiking trails and 25 golf courses. Kitzbühel itself is renowned for its exclusive boutiques, fine dining, and world-famous events like the Hahnenkamm downhill race and the ATP tennis tournament.