

EUROBURO LTD

An English registered company.

Property for sale in Austria, Germany, Slovenia & Hungary

Contact : euroburo@alpinepost.com

Telephone 0044 (0)208 133 5826

RESIDENCE SAALBACH

H-083

Three Bedroom – Two Bathroom Loft Apartment



All details provided are correct to the best of our knowledge.
No responsibility is taken for the accuracy of the information

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Austria is a popular holiday country for many people and not only as a winter sports destination. It is becoming increasingly popular as a summer holiday and quick weekend break destination as well, with a continuous growth in visitor numbers. Only a quarter of Austria consists of low-lying country and hills. The remainder is made up of medium- to high mountains, of which the Grossglockner, at almost 3,800 m, is the highest. Austria has approximately 2,000 Alpine glaciers. Austria is also one of the most forested countries of Europe. Above 800 meters mostly deciduous trees can be found, while a bit higher there are many coniferous forests. The tree line is reached at an altitude of around 1,800 meters, above which are alpine meadows. These "alms" are covered in snow during the winter and carefully prepared as beautiful ski runs. The latter is done in such a way as to protect nature and the environment as much as possible.

Saalbach:

The Glemmer valley is located on the border of the Salzburger land and Tirol. The over twenty km long valley includes villages such as Viehhofen, Saalbach and Hinterglemm. The valley is surrounded by the peaks of the Kitzbühler Alps and those of the Wildenkarkogel. In the middle of the Glemmer valley, named after the sparkling mountain stream the Glemm, are the villages Saalbach and Hinterglemm. The villages are very popular among winter sports enthusiasts, who are part of the so-called "Ski circus", a skiing area with over 200 km of ski slopes and 60 ski lifts and one of the few skiing areas in the Alps where conditions allow beginners to get started quickly. During the winter months Austria offers a wide range of winter sports activities such as skiing, snowboarding, cross-country skiing, snowshoe hiking, curling, skating, ice hockey, bobsleighbing and luge tobogganing. Combined with the cosy après-ski in the villages this makes Austria the absolute number one global winter sports destination. The main winter sports areas are located in Tirol and in the Salzburger land, in which Saalbach- Hinterglemm stands out in particular.

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The "Ski circus" Saalbach Hinterglemm Leogang is the largest skiing area of Austria. Anyone wishing to do a full tour of all the most attractive ski runs on the southern and northern slopes has to get up early in the morning, though it's more than worth it! The family friendly, wide ski runs of the Kohlmaiskopf, Bernkogel, Reiterkogel and Spieleckkogel are highly suitable for beginners and advanced skiers. True challenges are offered by fast runs, such as the World Championship run of the 1984 m high Zwölfer, or the steep descent on the north side of the 2020 m high Schattberg. Whether you're a recreational carve skier or an ambitious competitive skier, there's a perfect run for everyone. Snowboarders can live it up on 12 km of snowboard runs with own lifts, while there is also an Event Park and Fun Park with a halfpipe. Besides regular skiing lessons at the ski schools, you're also in the right place for snowboard-, monoski- and cross-country skiing lessons.

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During the summertime, Austria's mountains and valleys offer almost endless possibilities for mountain biking, walking and golf. Many cable cars remain open during the summer months, making it possible for everyone to climb the mountains. Those places that are filled with skiers and snowboarders during the cold part of the year transform into kilometres of sun-drenched walking paths in the summer, welcoming both walkers and Nordic walkers. You can stop for a break in one of the many mountain huts, while getting to know life in the country side and enjoying the old folklore.

The Residence Saalbach was constructed in 2010 in the heart of Saalbach, next to the southern slope of the Koblmaisalm. The centre of town, with its many shops, bars and restaurants, is a short walk from here. These days it is very rare that a completely new apartment complex like this can be developed in such a top location like Saalbach, in the middle of the pedestrian zone. Residence Saalbach is located on the intersection of the ski runs; the Koblmaisalm is to the east, the Bernkogel to the west. There is a large underground parking garage. Upon arrival you can therefore simply park your car and leave it for the duration of your holiday, as everything is within walking distance .

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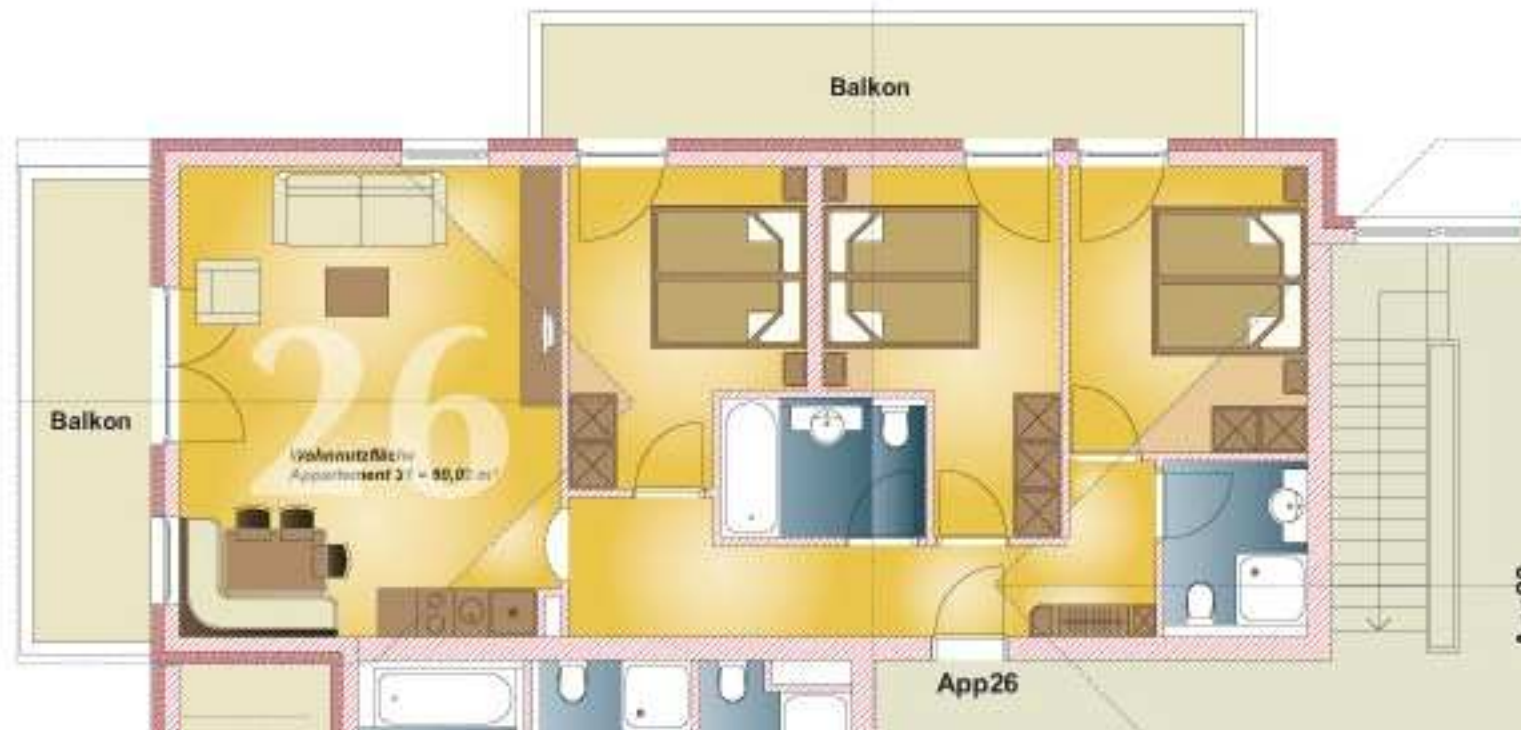
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The apartment:

The apartment for sale is situated on the top floor.



PURCHASE PRICE: €585,000 (PLUS 20% VAT) including fixtures & fittings
See below for details on VAT refunds

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SIZE OF THE PROPERTY: Apartment approx. 80 m² plus balcony approx. 21 m²



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The additional purchase costs:

- Property transferring tax 3,5%
- Fee for the registration in the land register 1,1%
- Agency commission 3,6% (incl. 20% VAT)
- Costs for drawing up the contract



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Legal information:

Own use / Letting

The apartment has to be offered for rental for at least 200 days a year. You decide on your own when you want to use your apartment for the other 150 days. The rental of the apartment will be professionally organised for you.

VAT refund / Tax

When you let out your apartment, however, you have the immediate right to a VAT refund. A treaty is in place between European countries and Austria for the prevention of double taxation. The exact amount of tax depends on your personal financial situation. Your tax consultant can inform you about this. Generally the tax authorities will grant you a discount on the basis of the treaty. On balance, practically no taxes will be charged in your country over the value of your apartment. You will have to declare any possible rental income to the tax authorities in Austria, while there will, next to income, of course be certain costs as well, such as maintenance, repair and replacement. These apartment costs can in turn be deducted from your income tax in Austria, meaning that again almost no tax will be payable.

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