



For Sale: A Chalet in Austria's Most Expensive Ski Resort.

With a price tag of €35,000,000 (USD \$47,540,525), the most exclusive property in Austria's most luxurious ski resort is up for sale. The 13-bedroom chalet in Kitzbühel, Austria, has a 16-seater cinema, a gym, sauna, and spa complex, as well as an underground heated garage for eight cars. [propertyfinder qatar](#)

"This is the largest private home in Austria's most prestigious ski resort," says Savills Alpine Homes managing director Jeremy Rollason. "In the Alps, you'll be hard pressed to find a home of this caliber and size. The Tyrol is Austria's most popular tourist destination, and Kitzbühel, with its elegance and all-year appeal, draws a truly international crowd."

The Kitzbühel Estate, located on the village's northern outskirts, was founded in 2008 by two Munich-based industrialist brothers. The main chalet, which has 2200 square meters of living space and includes indoor and outdoor pools, a temperature-controlled wine cellar, and separate staff quarters, is situated on a one-hectare plot. Ninety percent of the rooms have views of the Hahnenkamm downhill race course in Kitzbühel, as well as the Wilder Kaiser and Kitzbüheler Horn mountain ranges.

"People from Munich and Vienna come to weekend in Kitzbühel," says Lars, the younger brother who grew up skiing in the resort. "It's a great little Alps town with lovely shops and restaurants and complete quiet. I'll still have a place here."

In recent years, the Austrian real estate market has proven to be the most competitive in the Alps, owing to the availability of affordable property in traditional, family-friendly resorts. Property prices have risen 34.7 percent since 2008, compared to 26.5 percent in Switzerland and 0.9 percent in France, and transaction numbers have doubled year on year in the first half of 2013, according to Savills Alpine Homes data.

"In Kitzbühel, property prices start at €8,000 per square meter, more than double the average in Zell am See, a common town an hour away," says Rollason. "Although the Tyrol remains more restrictive for international buyers, buyers of any nationality may purchase this Estate because it is owned by a German corporation."

The mighty Hahnenkamm, the most extreme and respected downhill on the World Cup circuit, is located in Kitzbühel, a former silver mining area. The two-mile slope drops 2,830 vertical feet to the finish line in Kitzbühel's typical and deceptively pretty core, with an incline of up to 85 degrees at its steepest point.

Kitzbühel, unlike Austria's other elite ski resorts of Lech and St Anton, is a true year-round destination, drawing both summer and winter tourists. Summer activities revolve around

Schwarze Lake and five surrounding golf courses, with an international tennis tournament and a music festival among the annual sporting and cultural events.

Kitzbühel is an hour from Munich and 90 minutes from Salzburg and Innsbruck airports, with a private airport ten miles away in St Johann.