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SONNBICHL APARTMENTS SANKT MARTIN AM TENNENGEbirGE AUSTRIA

WWW.EXCELIONDEV.COM



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AUSTRIA

ALPINE BEAUTY & HERITAGE

Nestled in the heart of Europe, Austria is a land where verdant valleys, majestic mountains, and crystal-clear lakes compose a scenery of unparalleled beauty. This vibrant nation is celebrated for its rich cultural heritage, innovative spirit, and the high quality of life it offers.

Austria's climate, characterized by its distinct seasons, paints the landscape in various hues, making it a year-round destination for nature lovers, sports enthusiasts, and cultural aficionados.

Its pristine snowfields in winter and lush meadows in summer, provides a perfect backdrop for a myriad of outdoor activities, from skiing and snowboarding to hiking and cycling.

The country's rich tapestry is woven with threads of history and culture, from the baroque architecture of its cities to the traditional alpine villages that dot its countryside. Austria's musical legacy, home to classical composers and vibrant folk music, resonates through its concert halls and community festivals alike.

Investing in St. Martin not only places you in one of Austria's most picturesque settings but also connects you to a lifestyle that balances leisure, culture, and innovation. This is where the legacy of the past meets the promise of the future, offering an unparalleled living experience and an enticing investment opportunity in the heart of Europe.

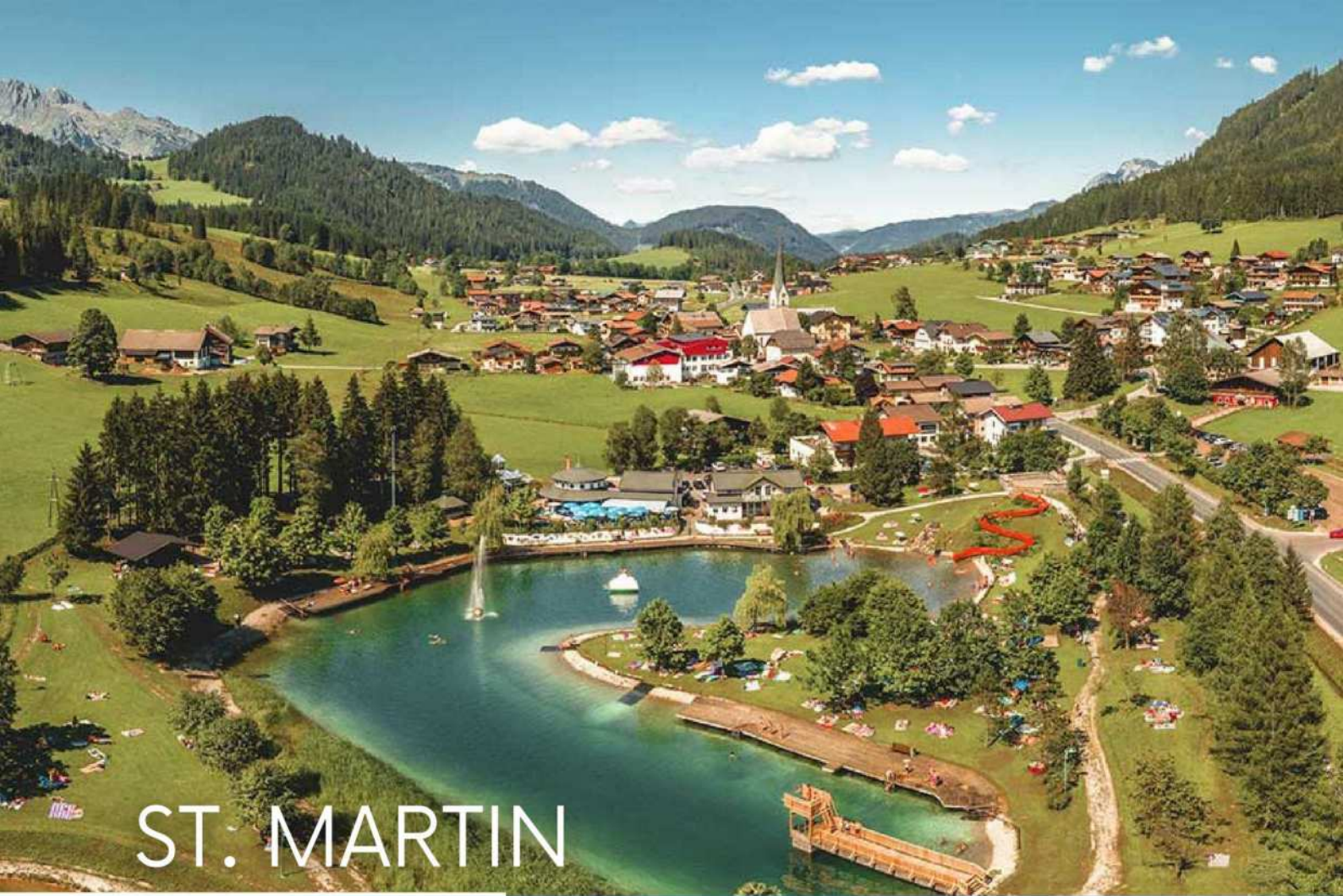
Discover the allure of Austria and the unique charm of St. Martin, where the beauty of the Alps is just the beginning of your journey.





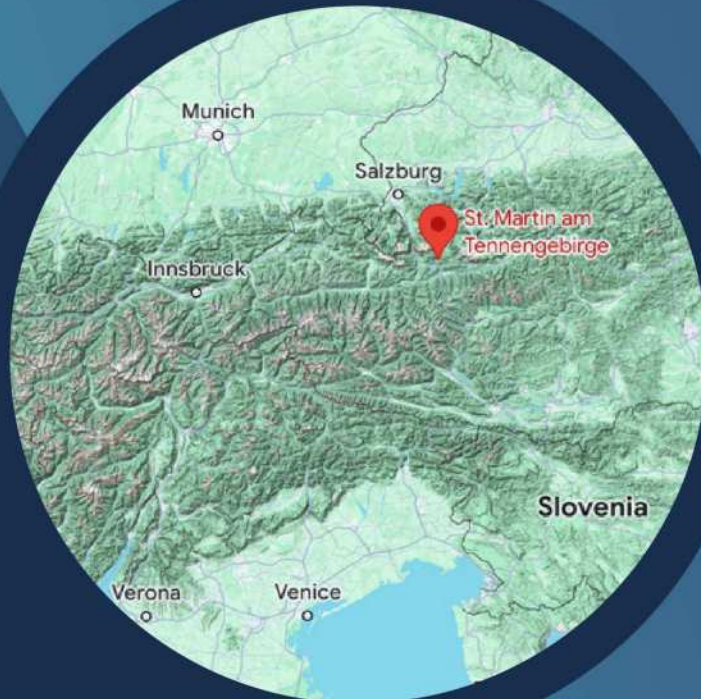
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ST. MARTIN

LOCATION



VIENNA 300KM

GRAZ 260KM

INNSBRUCK 220KM

SALZBURG 60KM

SALZBURG AIRPORT 55KM





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Nestled amidst the breathtaking Tennenengebirge mountain range, Sankt Martin am Tennenengebirge is not merely a location; it embodies the essence of Austrian alpine charm, cultural richness, and outdoor adventure. This idyllic village merges the tranquility of alpine life with the excitement of outdoor activities, offering a year-round haven for nature lovers, sports enthusiasts, and families.

This natural beauty combined with its access to pristine landscapes and a myriad of recreational opportunities, positions it as a premier destination for those seeking both relaxation and adventure in the heart of Austria's stunning scenery.



ST. MARTIN

SENSATIONAL MOUNTAIN HAMLET LIFESTYLE

Sankt Martin am Tennengebirge, nestled within the majestic Alps of Austria, is a haven of natural beauty, rich cultural heritage, and boundless outdoor activities. Renowned for its breathtaking landscapes, this village offers a tranquil escape with the promise of adventure at every turn.

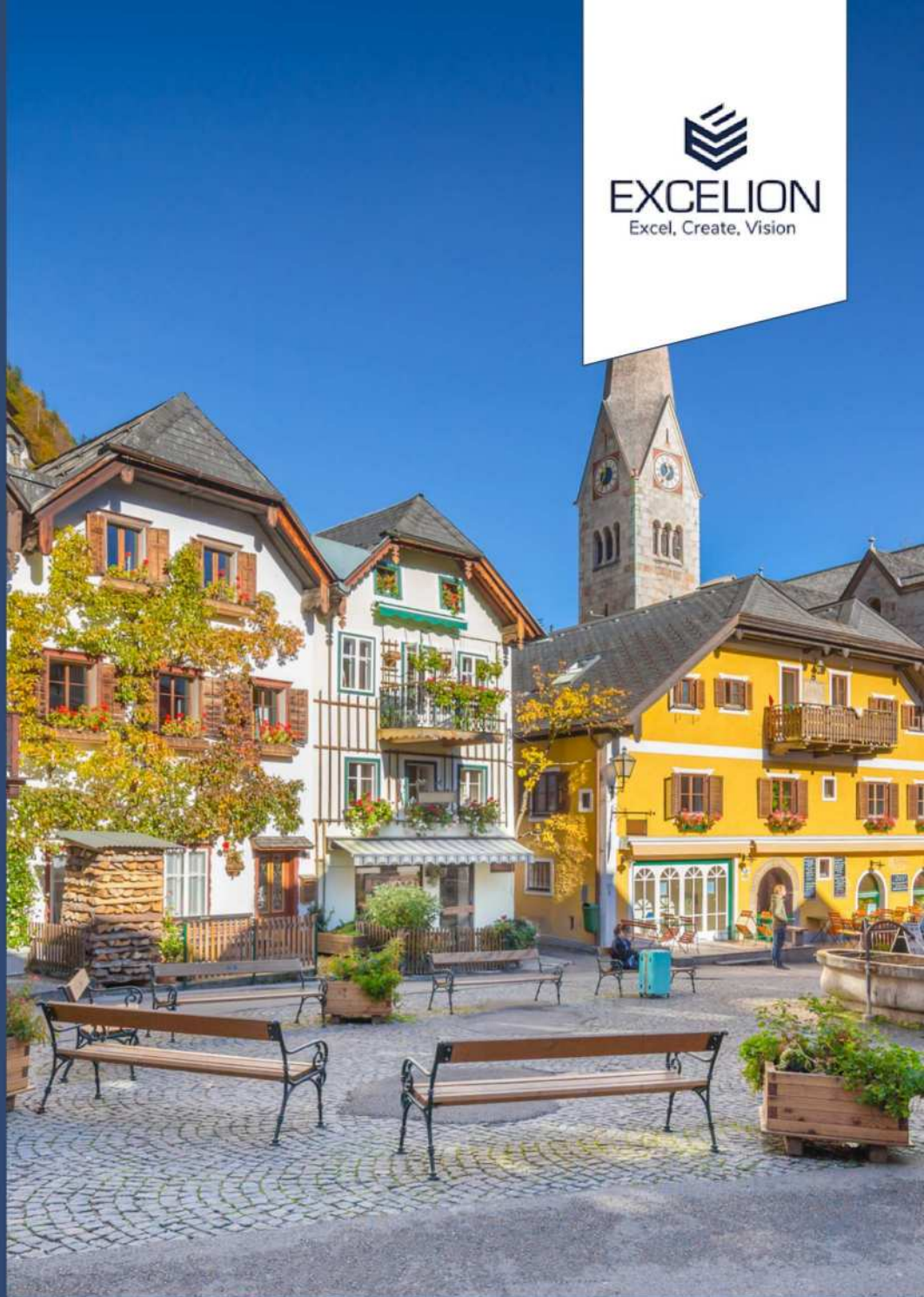
It attracts those eager for winter sports with its access to expansive ski areas and welcomes summer adventurers with its network of hiking and biking trails through verdant forests and alongside crystal-clear lakes. The village's traditional architecture and welcoming community spirit add a layer of charm that invites visitors to explore and connect with local customs and traditions.

St. Martin's cultural fabric is rich with historical landmarks, cozy inns, and vibrant festivals that celebrate Austrian traditions and culinary delights. Seasonal events and local gatherings in this picturesque setting create a sense of belonging and showcase the warm hospitality Austria is known for.

Investors and future homeowners can discover their alpine paradise here, benefiting from a lively community and the opportunity for attractive rental yields throughout the year.



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SONNBICHL APARTMENTS

FIRST-CLASS LIVING INSIDE & OUT

Sonnbichl Apartments offer an exclusive enclave of 56 modern residences, thoughtfully distributed across two architecturally stunning houses. Each has been designed to harmonize with the breathtaking Alpine landscape of St. Martin.

With living spaces ranging from cozy 18 sqm studios to spacious 60sqm apartments, Sonnbichl caters to a range of preferences and lifestyles, perfectly positioned in the heart of a charming mountain village.

This prestigious development is a beacon for investors and individuals seeking not just a property, but a lifestyle steeped in natural beauty and Alpine tranquility.

The apartments stand out with their blend of functional living and strategic location, promising robust rental demand throughout the year. The diversity in apartment sizes ensures broad market appeal, from solo adventurers seeking solitude to families and groups craving mountain escapades.

Beyond the allure of individual apartments, Sonnbichl introduces a communal outdoor pool, offering residents a unique outdoor experience amidst the scenic village backdrop.

Sonnbichl Apartments is where investment meets lifestyle, offering a serene Alpine haven with the promise of a rewarding return. Here, the majestic scenery of St. Martin converges with the sophistication of modern amenities, inviting you to discover a life where every day is an adventure waiting to unfold.






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SONNBICHL APARTMENTS

AMENITIES & FACILITIES

At the heart of this idyllic mountain village setting, residents and guests can indulge in both an outdoor pool, as well as an indoor heated pool, offering serene aquatic escapes regardless of the season.

A state-of-the-art spa and sauna provide sanctuaries of relaxation and rejuvenation, complementing the invigorating mountain air.

For the enthusiasts of winter sports, a dedicated ski room ensures that adventures on the slopes begin with ease and efficiency.

The inclusion of a modern, well-equipped gym caters to the fitness needs of our residents, allowing for a healthy and active lifestyle amidst the stunning backdrop of St. Martin's peaks.



POOLS



MOUNTAIN VIEWS



SAUNA



SKI ROOM



GYM



WELLNESS SPA





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MANAGEMENT & SERVICE

ELEVATING YOUR ALPINE EXPERIENCE

By engaging Wyndham Global Hotel Management's services, Sonnbichl Apartments reaches new heights in property management and guest satisfaction, ensuring first-class operational efficiency and adherence to global standards, harmoniously blended with Austria's distinct culture.

This engagement enhances Sonnbichl's profile, optimizes occupancy, and improves financial outcomes, presenting a compelling proposition for investors.

The commitment to operational excellence ensures that Sonnbichl Apartments is recognized as a top choice for living and investment, benefiting from the professional services provided.

WYNDHAM

HOTELS & RESORTS

www.wyndhamhotels.com

"Utilizing Wyndham's recognized hospitality services, Excelion enhances the living and investment quality at Sonnbichl Apartments. This approach ensures a seamless experience for investors and guests, aligning with high standards of property management and guest satisfaction."




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RENTING

MAXIMIZING YOUR INVESTMENT

Effortless Management & Lucrative Rental Opportunities

Sonnbichl Apartments delivers a worry-free ownership journey, offering promising returns via a rental scheme optimized for peak occupancy and revenue. Whether you seek personal refuge or wish to capitalize on your investment, our transparent and equitable financial models, coupled with strategic marketing, amplify your property's market presence.

Sustained Investment Growth

Positioned in a coveted locale and managed by experts, your Sonnbichl property is primed for enduring financial success, set for consistent investment returns.

A Premier Real Estate Destination

Sankt Martin am Tennengebirge transcends its picturesque landscapes to emerge as a prime real estate market, offering an unparalleled mix of lifestyle enrichment and investment maturity.

Where Elegance Aligns with Investment Excellence

Sankt Martin am Tennengebirge is not just a retreat — it's a strategic investment locale where functional living harmonizes with promising financial returns, set against Austria's captivating alpine backdrop.

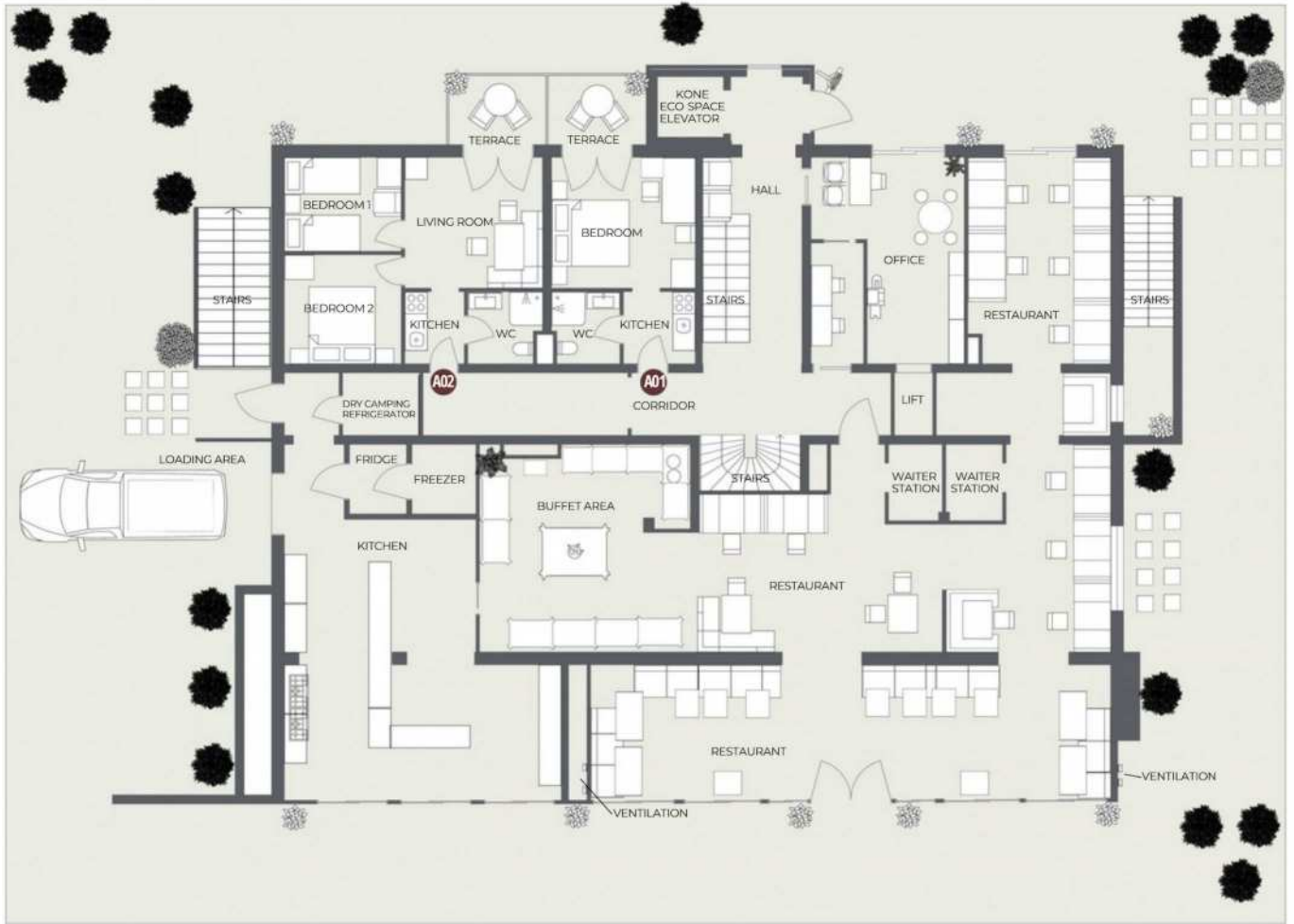




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BUILDING A GROUND FLOOR

Apartment	Area SQM	Balcony SQM
A01	20.57	-
A02	37.19	-





BUILDING A FIRST FLOOR

Apartment	Area SQM	Balcony SQM
A10	20.72	3.67
A11	36.97	9.66
A12	37.27	14.16
A13	20.77	5.95
A14	20.65	5.92
A15	37.05	14.25
A16	42.61	9.41







BUILDING A SECOND FLOOR

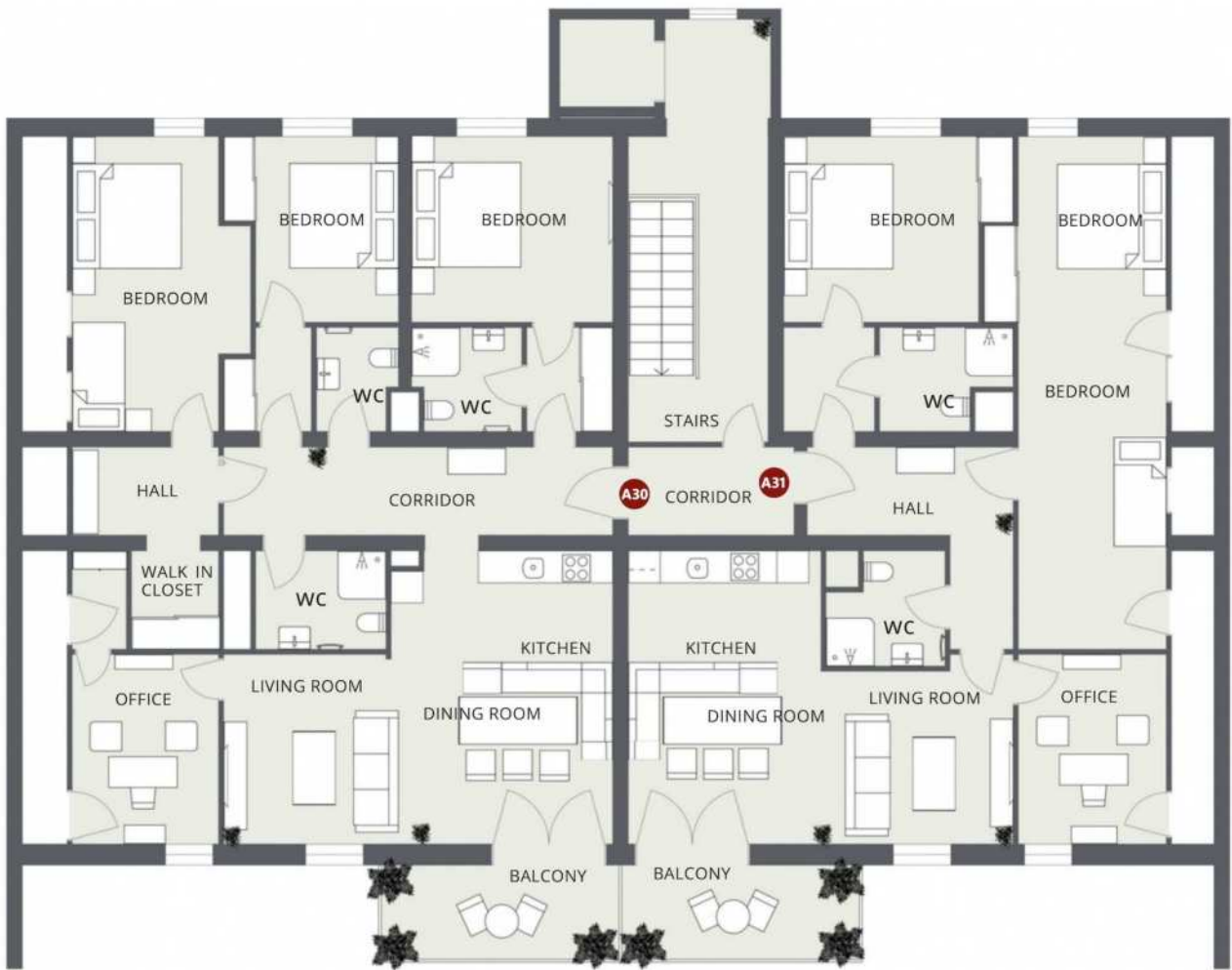
Apartment	Area SQM	Balcony SQM
A20	20.59	3.8
A21	36.97	9.66
A22	37.27	14.16
A23	20.77	5.95
A24	20.65	5.92
A25	37.05	14.25
A26	42.61	9.41





BUILDING A THIRD FLOOR

Apartment	Area SQM	Balcony SQM
A30	119.75	8.15
A31	105.78	8.15

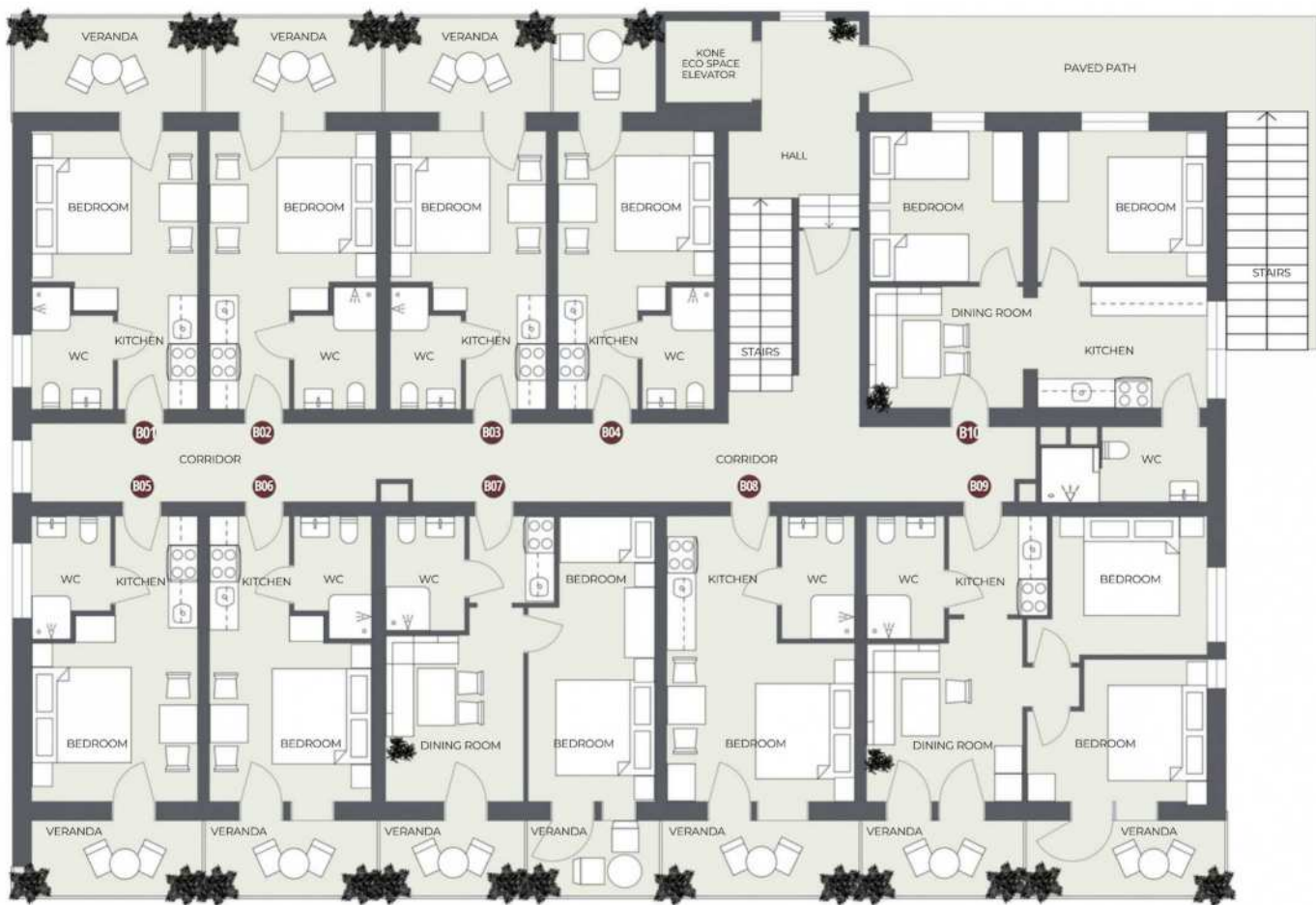




BUILDING B GROUND FLOOR

Apartment	Area SQM	Balcony SQM
B01	19.58	-
B02	19.58	-
B03	18.41	-
B04	18.41	-
B05	19.78	-
B06	19.77	-
B07	31.46	-
B08	22.31	-
B09	39.75	-
B10	44.72	-





BUILDING B FIRST FLOOR

Apartment	Area SQM	Balcony SQM
B11	37.84	7.73
B12	39.89	9.46
B13	26.03	5.14
B14	19.57	5.34
B15	37.24	5.32
B16	19.48	5.34
B17	19.42	5.4
B18	25.72	19.81
B19	39.56	19.73







BUILDING B SECOND FLOOR

Apartment	Area SQM	Balcony SQM
B20	37.84	7.73
B21	39.89	9.46
B22	26.03	5.14
B24	19.57	5.34
B25	37.24	5.32
B26	19.48	5.34
B27	19.42	5.4
B28	25.72	19.81
B29	39.56	19.73

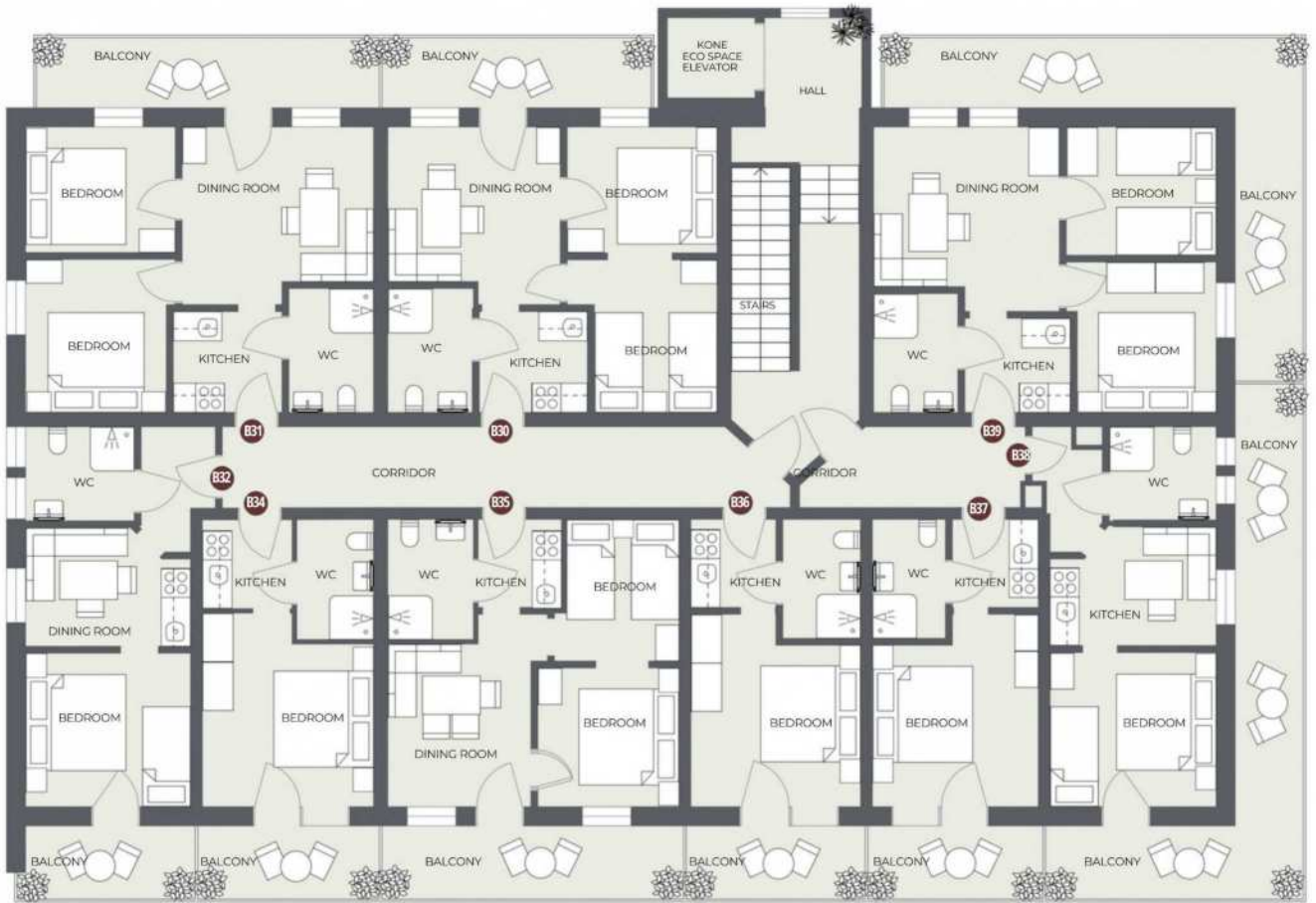




BUILDING B THIRD FLOOR

Apartment	Area SQM	Balcony SQM
B30	37.84	7.73
B31	39.89	9.46
B32	26.03	5.14
B34	19.57	5.34
B35	37.24	5.32
B36	19.48	5.34
B37	19.42	5.4
B38	25.72	4.8
B39	39.57	9.6

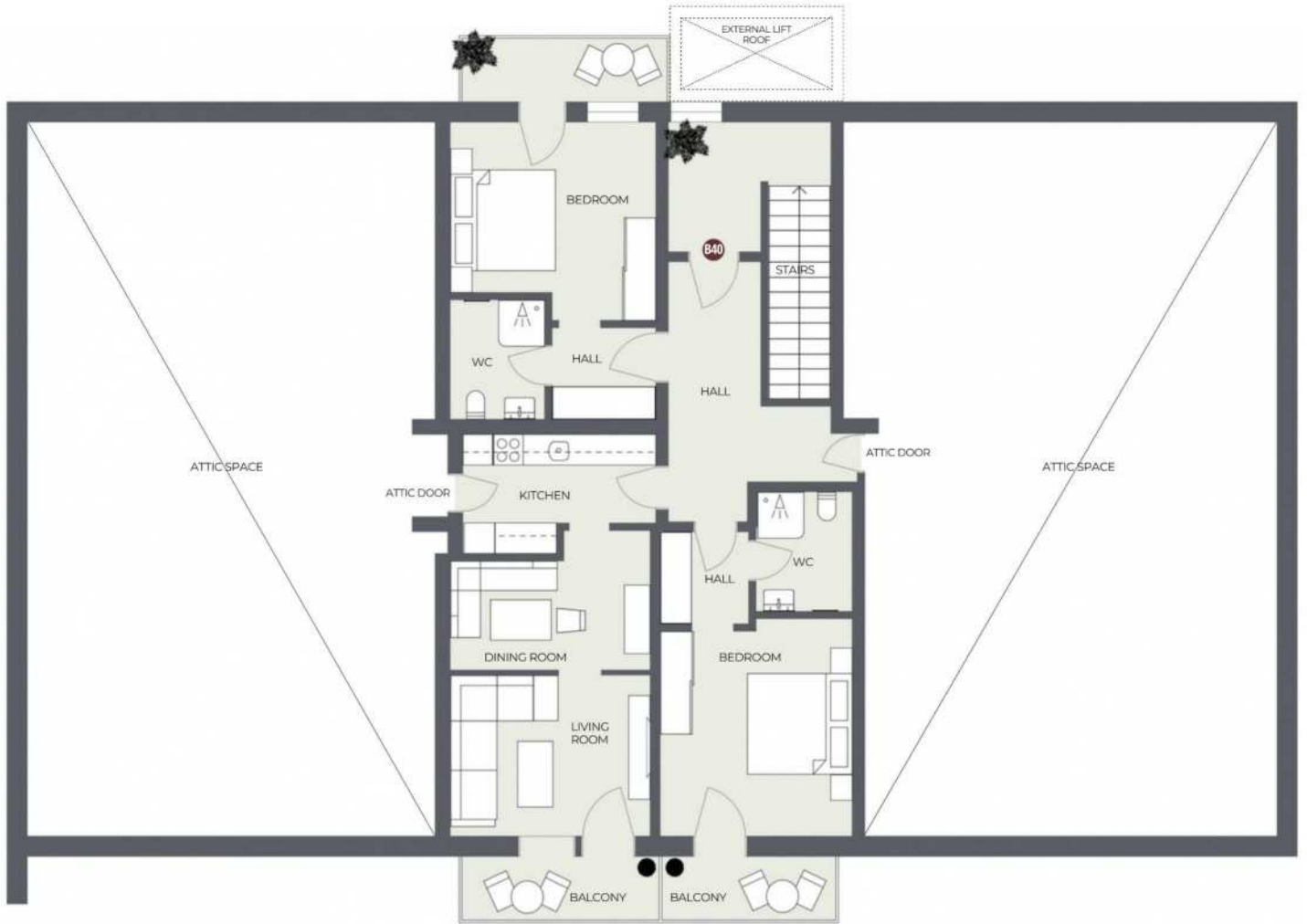






BUILDING B FOURTH FLOOR

Apartment	Area SQM	Balcony SQM
B40	86.29	15.53





LEGAL & FISCAL

ASPECTS

Austria's real estate regulations provide a solid and transparent structure that benefits both purchasers and vendors, ensuring a process marked by clarity and security from start to finish. As an investor in Sonnlichl Apartments, you'll navigate a seamless acquisition journey, from signing the initial reservation agreement and conducting due diligence, to the ultimate transfer of ownership, typically officiated by a notary.

Investing in Sonnlichl Apartments leverages Austria's stable market dynamics and Sankt Martin am Tennengebirge's growing popularity as a prime location, promising not just a sanctuary amidst the Alps but a wise financial venture. The country's investor-friendly legal and fiscal landscape further enhances the appeal, making Sonnlichl Apartments a distinguished choice for discerning investors.

Fiscal Benefits and Considerations:

Property Tax (Grundsteuer):

An annual levy by the local municipality, calculated on the assessed value of the property, contributing to local services and infrastructure.

Income Tax on Rental Earnings (Einkommensteuer):

Austria imposes income tax on rental income generated by non-resident property owners. However, the country's tax regime is known for its fairness, with provisions that often favor the investor.

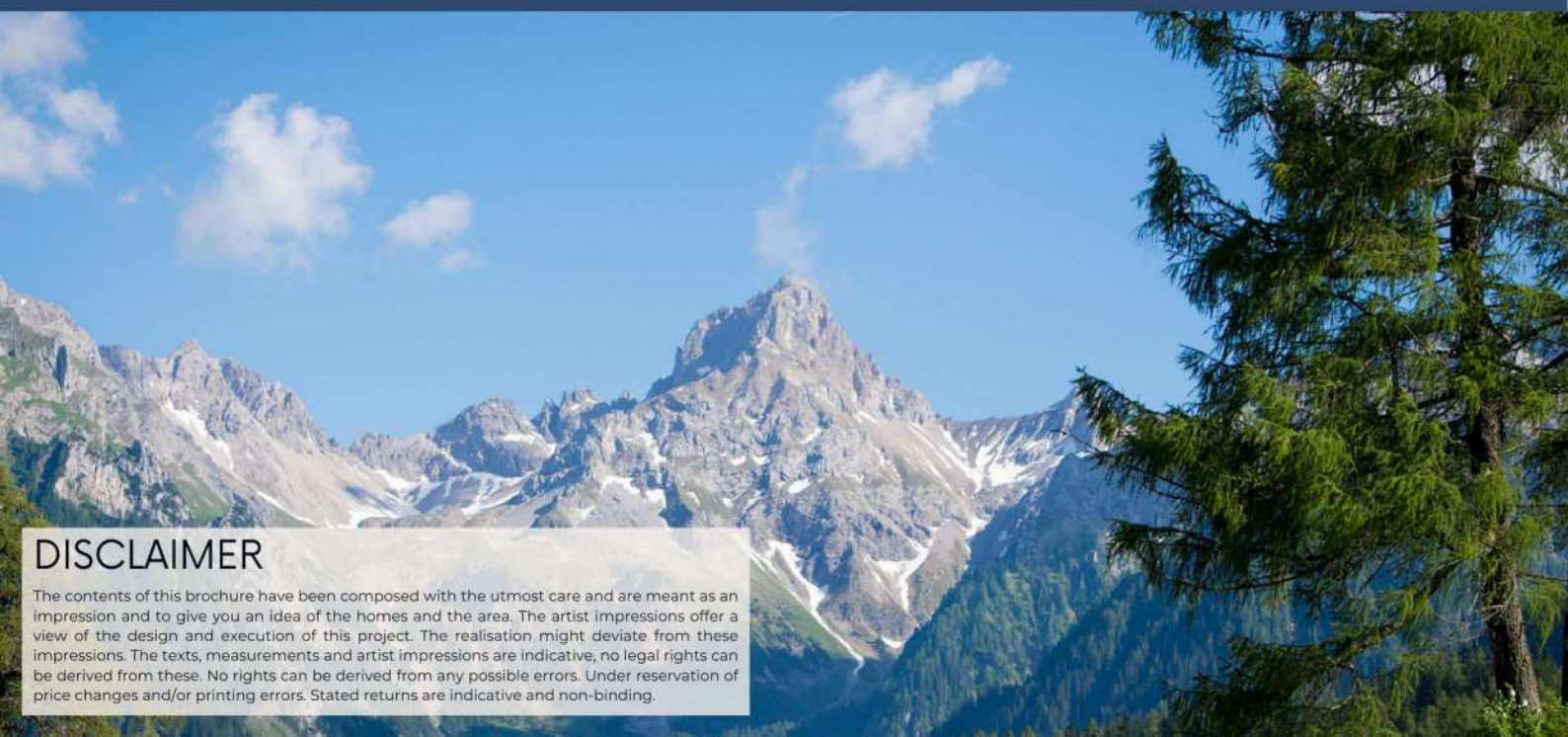
Capital Gains Tax (Kapitalertragsteuer):

Gains from real estate sales are subject to capital gains tax. Austria's approach considers the holding period of the property, with favorable conditions for long-term investments.






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