



147 m<sup>2</sup>

Reith bei Kitzbühl, Rakousko

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7358	Price	on request
Address	Reith bei Kitzbühl, Rakousko	Type	Apartments
Disposition	4 + kitchenette	Usable area	147 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Device	Yes	Parking	2
Balcony	Yes		

## About real estate

We offer for sale a newly completed penthouse spanning 147 sqm, offering a unique lifestyle in one of the most prestigious locations in the Austrian Alps, Reith bei Kitzbühel. This picturesque village is located in the Tyrol region, close to the world-famous town of Kitzbühel.

The penthouse is spread over two levels. On the ground floor, you will be welcomed by an elegant entrance hall and two bedrooms, each with its own en-suite bathroom, ensuring complete privacy and comfort for family or guests. High-quality materials, including rustic oak floors, emphasize the luxurious character of this home. On the upper level, you'll find an open-plan living and dining area that is flooded with natural light thanks to its south-facing orientation. The generous space, complemented by a designer fireplace and a premium Poliform kitchen, creates the perfect place for socializing and relaxation. The master bedroom with its own bathroom offers breathtaking views of the imposing Wilder Kaiser, making this space truly exceptional. The luxurious atmosphere is further enhanced by a private sauna, a smart home system with a modern bus system, and eco-friendly underfloor heating powered by sustainable geothermal energy. The property includes two covered parking spaces, an outdoor parking space, and a practical storage room for skis and sports equipment.

The location offers access to one of the most prestigious ski and mountain resorts in Austria, hiking trails, and other activities such as mountain biking, golf, paragliding, and hiking.

Excellent accessibility is also ensured by the proximity to several international airports. Salzburg Airport is 80 km away, Innsbruck is 100 km, and Munich is 140 km. This is the perfect place for those seeking a combination of luxurious living, natural beauty, and opportunities for active relaxation in an area that is synonymous with alpine hospitality and traditional Austrian culture.