

New 4 star development in the heart of the Salzkammergut region of lakes and mountains.



Feriendorf Obertraun offers an ideal opportunity, for discerning buyers, seeking a holiday home and investment income. Developed by an established Dutch construction company, with many years experience in the holiday home market, Feriendorf Obertraun combines investment in one of the most stable markets in Europe with the chance for you and your family to enjoy holidays in this unspoilt region of Austria.



All details provided are correct to the best of our knowledge. No responsibility is taken for the accuracy of the information. The charges for purchasing this property include estate agents commission of 3% of the purchase price (plus VAT of 20%). These charges are not included in the purchase price of the property as shown on the property details. All purchasers will be advised, in writing, of the extra costs for purchasing the property. All sales are carried out under the jurisdiction of Bad Ischl, Austria.

Location: Obertraun lies on the shores of Lake Hallstatt beneath the Dachstein mountains . A traditional village whose 700 residents have, for many years, been welcoming visitors to their special corner of the Salzkammergut. This location is truly “4 season” with something to offer guests of all ages. In winter there is a wide range activities. Downhill skiing on well prepared and blissfully uncrowded pistes at Dachstein Krippenstein, Dachstein West and Loser-Sandling. Cross country skiing in Obertraun and at Gosau, winter walks, snow shoe walking, and sleigh rides.



In Spring, Summer and Autumn a whole range of activities is available. Walking and cycling on miles of marked trails, watersports on the lake (including scuba diving), horseriding , caving, climbing, paragliding and rafting.



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There's also plenty of sightseeing opportunities. In Obertraun there are the Ice Cave, Mammoth Cave and 5 Fingers viewing point. In 1997 the area was granted UNESCO World Heritage protection status and the world famous village of Hallstatt is just a short boat ride away. The historic spa town of Bad Ischl and the city of Salzburg are both within easy reach Feriendorf Obertraun



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The Property: Feriendorf Obertraun will comprise of 75 chalets in various layouts sleeping from 4 to 10 guests (2, 3 and 4/5 bedrooms). The chalets are in typical Salzkammergut farmhouse design and range from 65 sq m to 150 sq m plus balcony or terrace. Built to the highest standards, each fully fitted chalet features en-suite bathrooms to every bedroom and private parking. All chalets have a sauna or “sun shower”.



The village will feature a central building with reception, 4 star restaurant, indoor pool, spa area, children’s play area, supermarket and seminar room.

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Access to the whole village will be via a secure entrance.

Construction is already underway and completion is scheduled for April 2012.

Investment Programme: Feriendorf Obertraun offers a flexible opportunity to own a holiday home in Austria and earn rental income. Rentals will be managed by an on-site professional management company.



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There are 2 rental package options

Variable – This option is designed for those owners who want to have more personal use. Chalets can be used for up to 10 weeks each year. Personal use can be in any weeks in the year. For the remainder of the time the chalet will be rented by the management company. Income will be based on a “pooled income” basis with all chalets on the development.

Fixed – This option is designed for those owners who want to have limited personal use and generate a fixed rental return on the property. Owners can use the chalet for 1 week in winter and 2 weeks in summer -again with completely free choice on which weeks are used. For the remainder of the time the chalet will be rented by the management company for an annual return of 4%, guaranteed for 5 years.

For more information and viewings please contact us.

Ideal combination of Holiday home and Investment Income!

-  Lakeside location
-  4 Star development – all bedrooms en-suite
-  Flexible rental packages to suit personal use preferences
-  On-site facilities including restaurant, indoor pool, spa area and supermarket
-  Professional rental management

Size: ca. 65 m² - 150 m²

**Price: From 233,000 euros
(plus VAT)**

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