



ELEMENTS RESORT

Zell am See ★★★★★





# ELEMENTS RESORT

Zell am See ★★★★★

## HOLIDAY JOY AS ADDITIONAL INCOME!

### GRÜSS GOTT AND WELCOME TO ZELL AM SEE!

We have already developed a large number of successful projects priding ourselves on innovation and the pioneering spirit. Above all, the **Ski & Golf Suites** which, with their high-quality design and construction, are extremely popular with holiday-makers. Now, we are about to realise the next project. The **Elements Resort \*\*\*\* Zell am See**. Luxury Alpine-style apartments, located on a uniquely central location in the middle of the Zell am See-Kaprun holiday paradise. This wonderful destination with the guaranteed glacier-snow offers many other fascinating experiences in the immediate proximity. From wellness to golf to a complete range of mountain activities. You have a solid investment and, as an additional bonus, priceless holiday pleasure!

LUXURY  
ALPINE-STYLE  
APARTMENTS

ELEGANT  
INTERIOR  
DESIGN

HIGH QUALITY  
CONSTRUCTION











## SIMPLY AUSTRIA...

### IN REAL LIFE

The beautiful nature in connection with the many sports and leisure facilities and warm Austrian hospitality make Zell am See a popular year-round holiday destination. Here you are in the middle of life. Close enough to be there quickly. Far enough that you can actually switch off. Austria guarantees a true holiday spirit.

## AUSTRIA SCORES WITH SECURITY!

### GOOD REASONS WHY YOU SHOULD MAKE AN INVESTMENT IN AUSTRIA:

- Austria is a country with a stable financial and political climate.
- Stable, robust housing market without extreme fluctuations, but with solid growth.
- No mass project development, but strong regulation that strikes a balance between supply and demand.
- All payments through escrow.
- Any mortgage rates/interest can be settled from the rental income in Austria.
- Austria has no inheritance tax, no gift tax and no property tax.







# WHERE THE LAKE TRIES TO OUTSPARKLE THE SNOW

ZELL AM SEE-KAPRUN



# 4 SEASONS OF LUXURY

365 DAYS OF  
RELAXATION,  
ADVENTURE  
AND PLEASURE!

SPRING



SUMMER



AUTUMN



WINTER



## THE FABULOUS MOUNTAIN CITY

### ZELL AM SEE

As the name suggests, idyllic Zell am See nestles on the lake surrounded by the Pinzgau mountains and the Kitzsteinhorn glacier. No other region offers such a unique combination. Zell is famous for its medieval centre, cosy shops, good restaurants and an all-year snow guarantee, as the glacier is open almost 365 days a year. The Zell am See-Kaprun region offers fascinating experiences all year round, such as rafting, mountain biking, playing golf or simply unwinding at the „Tauern Spa“ resort.



# MOUNTAINS, GLACIER, LAKE!

## ZELL AM SEE-KAPRUN FASCINATING EXPERIENCES

- Glacier skiing from September until the summer
- Absolutely snow-sure! (up to 3.029 m)
- Extensive cross-country skiing area (approx. 250 km)
- Largest golf course in the Alps
- Mountain sports
- Hiking all year round
- Cycling
- Mountainbiking
- Water sports, sailing, windsurfing, swimming in Lake Zell
- Tauern Spa World wellness centre
- Maisflitzer (rollercoaster on the Maiskogel)
- Atmospheric hamlets, Kaprun und Zell am See
- Großglockner only a few kilometres away





# 90 HOLES WITH ALPINE PEAK PANORAMA

PLAY  
WELL!



**Golfclub**

Zell am See · Kaprun  
Saalbach-Hinterglemm

2 X 18 HOLE GC ZELL AM SEE-KAPRUN + 18 HOLE GC URSLAUTAL + 18 HOLE GC BRANDLHOF + 18 HOLE GC MITTERSILL

The two 18-hole golf courses of Zell am See-Kaprun-Saalbach-Hinterglemm leave many a golfer's heart beating faster. Both courses offer beautiful views of the region and the snow-capped Kitzsteinhorn glacier. If you fancy a change - no problem. Within half an hour you will find five different 18-hole golf courses.





# K-ONNECTION

Kaprun – Maiskogel – Kitzsteinhorn

In December 2019, an ultra-modern tri-cable gondola, the 3K Kaprun-Kitzsteinhorn-K-connection, will link the Maiskogel with the Kitzsteinhorn. With this K-connection, the Maiskogel family ski area essentially fuses with the Kitzsteinhorn glacier ski area to create a single compelling ski destination.

## KITZSTEINHORN

● TOP OF SALZBURG 3.029 m

**3K** Bergstation  
(Langwied 1.975 m)

**3K**

**MK** Bergstation  
**3K** Talstation  
(1.570 m)

## MAISKOGEL

**MK** Mittelstation  
(1.137 m)

**MK** Talstation  
Kaprun-Center  
(768 m)

## KAPRUN

**MK**

Eröffnung **MK**  
Dezember 2018

Eröffnung **3K**  
Dezember 2019





4 SKI AREAS,  
ENDLESS SLOPE-  
KILOMETRES

# ABSOLUTE SNOW SURETY

KITZSTEINHORN, THE GLACIER SKI RESORT · MAISKOGEL, THE FAMILY SKI RESORT · SCHMITTENHÖHE, THE ZELL SKI MOUNTAIN

In Kaprun, the 3,200 metre high **Kitzsteinhorn glacier** enables you to practice winter sports all year round. In winter, this glacier is transformed into a real **skiing paradise** from which one can ski long downhill runs from impressive altitudes. » [www.kitzsteinhorn.at](http://www.kitzsteinhorn.at) « For those who want take it a little easier, Kaprun offers the **Maiskogel ski area** with downhill runs into the village. Ideal for **families** with small children. In the future the two ski areas become one and the two new gondola lifts take you from the center of Kaprun up to the Kitzsteinhorn glacier ski area! Located in the middle of the village is the Lechnerberg – the perfect area for beginners. » [www.maiskogel.at](http://www.maiskogel.at) « The Zell am See ski resort, the **Schmittenhöhe**, at about 2,000 metres altitude, offers variety. A total of approximately **138 kilometres of slopes** are waiting for you. » [www.schmitten.at](http://www.schmitten.at) « If that is not enough, within 30 to 40 minutes drive you will find a further 2,200 kilometres of magical slopes, all of which can be used with the special **Salzburg Superskicard**.

## APRÈS SKI FOR EVERY TASTE

For party animals, the après-ski options both on the slopes and in the villages are overwhelming. From a cosy **bar** to a modern **disco**, from a gastronomic **exclusive restaurant** to a **Grand-Café** – you will find it all in the Zell am See-Kaprun alpine region.



NEW







GIPFELWELT 3.000 | 3.029 m  
Gipfel Restaurant  
Nationalpark Gallery, Cinema 3000  
Panorama-Plattform „Top of Salzburg“

Großglockner 3.798 m

Kitzsteinhorn  
3.203 m

ALPINCENTER 2.450 m  
Alpincenter, Skyline,  
Parasol, Gletschermühle  
Bundessport- und  
Freizeitzentrum

Hochgebirgs-  
stauseen  
Kaprun

LANGWIED 1.976 m  
Sportsshop  
Hausalm

LECHNER-  
BERGLIFTE  
Rodelbahn  
Burg Kaprun

Kaprun

<Bruck-Fusch

- leichte Abfahrt | beginner slope
- mittlere Abfahrt | intermediate slope
- schwere Abfahrt | expert slope
- Freeride-/Ski route | freeride/ski route
- Winterwanderweg | winter hiking trail
- i Info Service
- S Schischule | ski school
- S Intersport Service Network
- + Pistenrettung | rescue service
- o Panoramaterasse | panorama terrace
- o Photopoint
- o WISBI-Rennstrecke | racetrack
- o Snowpark o Halfpipe o Eagle Line
- o Höhenloipe | high-altitude cross-country trail
- o Maisiflitzer | Alpine Coaster
- o Ski Depot
- o Kinderland | children's area
- o Funslope o SpotOn o Kiddslope
- o Nightslope o Skimovie
- o Skibushaltestelle | ski bus stop

Schüttdorf

AREITBAHN I Talstation 760 m  
Cabrio Bar  
Restaurant

Tennisställe

Enzianhütte

CITYXPRESS  
Talstation 780 m

Zell am See

Thumersbach

Hotel Bellevue bis Panorama Camp  
69 bis 72

RONACHKOPF  
Skitouren & Schnee-  
schuhwandern

Großvenediger  
3.798 m

Maurerkogel  
2.074 m

Schmittenhöhe  
2.000 m

SCHMITTENHÖHEBAHN  
Bergstation 2.000 m  
Schmitt Café  
Berghotel  
Schnaps-Hans Alm

AREITBAHN III  
Bergstation 1.900 m  
Panorama  
Restaurant

Breiteckalm

Hoch-  
zelleralm

Pinzgauer  
Hütte

Eder Hütte

Kettingalm

Glocknerhaus

AREITBAHN I  
Bergstation 1.400 m  
Areitalm

Maiskogelalm

Saulochalm

Stangerbauer

Eisbär-Bar

Unterlagen

Maisi-Alm

Tauern SPA

Schmittentunnel

Schöberalm

AREITBAHN I

Ebenbergalm

Gasthof  
Mittelstation

CITYXPRESS

AREITBAHN I

AREITBAHN II

GLOCKNERBAHN

AREITBAHN III

BREITECKBAHN

SCHMITTENHÖHEBAHN

SONNENALMBahn

SONNENKOGELBAHN

HOCHMAISBAHN

Berghotel  
Blaickner's  
Sonnalm

Berghotel  
Jaga-Alm

TRASSXPRESS  
SCHMITTENHÖHEBAHN &  
SONNENALMBahn  
Talstation 945 m  
Häferl

SONNENALMBahn

SONNENKOGELBAHN

HOCHMAISBAHN

Schmiedhofalm

Sonnalm  
1.400 m

HOCHMAISBAHN  
Bergstation 1.765 m

Saalebach  
Viehofen

ZELLAMSEEXPRESS

SAALBACH

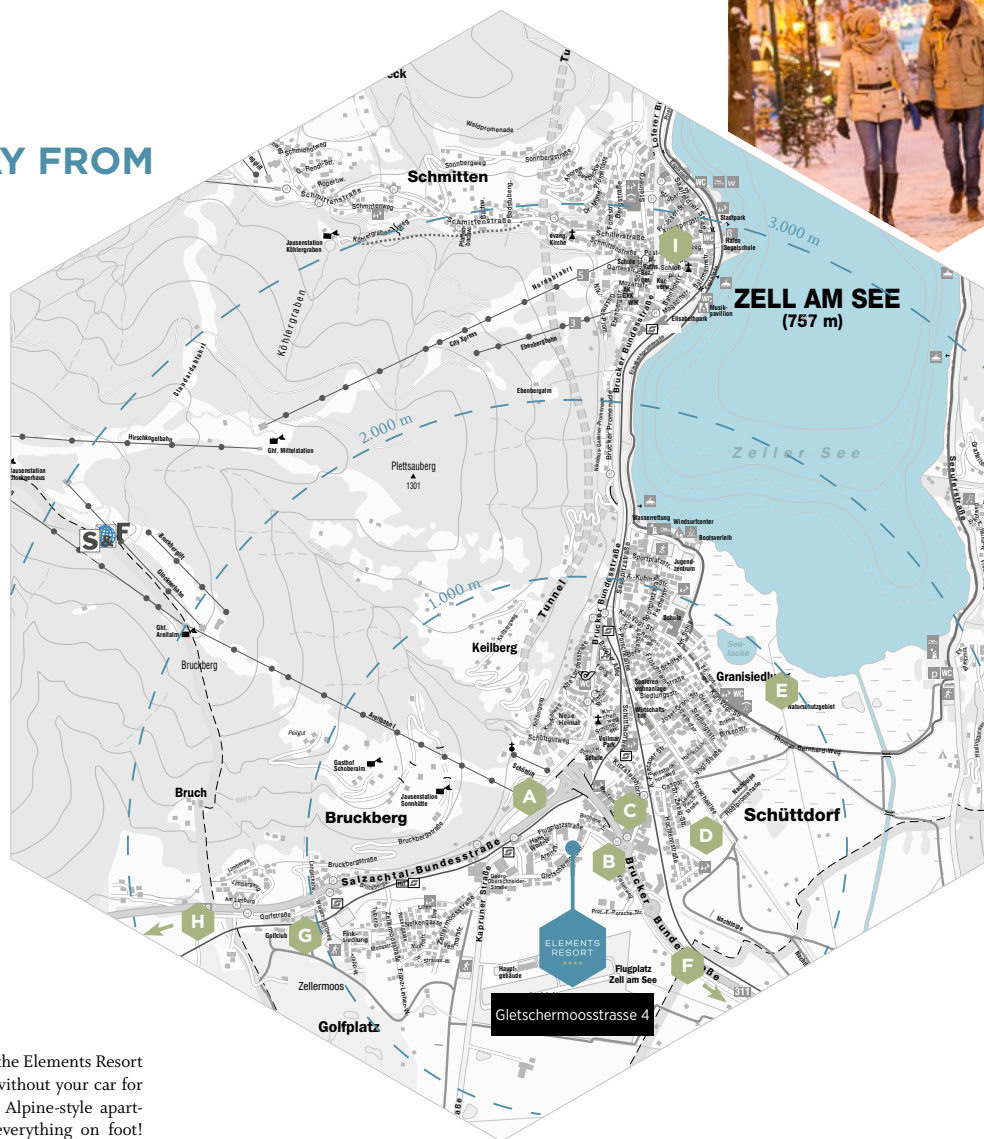
Maishofen >





## JUST STEPS AWAY FROM ZELL AM SEE'S MOUNTAIN, BOUTIQUES, RESTAURANTS, IT'S APRÈS SKI & NIGHTLIFE

- A Schmittenhöhebahn lower station
- B McDonald's
- C PEZZ shopping centre
- D Porsche equestrian club
- E Schüttdorf tennis hall
- F Diesel cinema Bruck (2,5 km)
- G Golf club 36-hole (1,8 km)
- H Tauern Spa Kaprun (4 km)
- I Zell am See city centre (3 km)



### CAR FREE

Thanks to the ideal location of the Elements Resort \*\*\*\* Zell am See, you can do without your car for the entire holiday. From your Alpine-style apartment you can reach almost everything on foot! Whether lift station, supermarket, restaurant or bus stop - everything is just a few minutes' walk away. A spa, restaurant, bar and many other amenities are offered on site at the Resort. No matter where you happen to be: Nature, mountains and glaciers surround you. The beautiful sunny location, fresh air and a great panoramic view of the Kitzsteinhorn are an ever-lasting rest balsam for the soul.

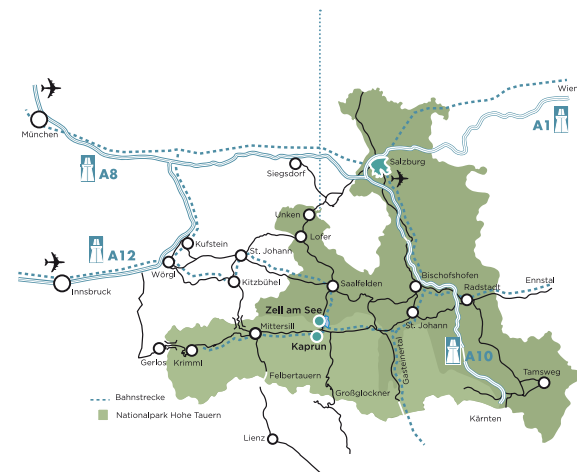
### HOW TO GET THERE

The perfect connection of Zell am See-Kaprun to the transport network and the picturesque Alpine panorama make the arrival route by car an enjoyable sightseeing tour. Zell am See-Kaprun is approximately 2 hours drive from Munich and 1 hour from Salzburg.

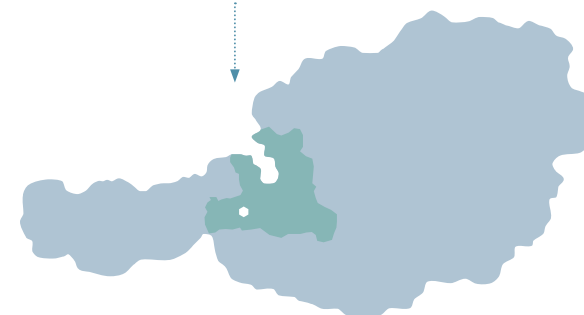
### FLYING IN

Salzburg's 'W.A. Mozart' airport is easily accessible from Zell am See-Kaprun. The Salzburg Airport is approx. 80 km and the Munich Airport approx. 200 km away.

### ZELL AM SEE-KAPRUN



### SALZBURG



### AUSTRIA



# TAUERN SPA



## EUROPE'S LEADING LIFESTYLE WELLNESS RESORT

The beautiful Tauern Spa Therme is an alternative to the in-house spa. The spa is a very special complex which, with its modern architecture, perfectly blends into the natural landscape at the foot of the Kitzsteinhorn. A water paradise and the sauna landscape are located both indoors and outdoors over an area of more than 20,000 m<sup>2</sup>. The resort was recently voted „Europe's Leading Lifestyle Wellness Resort“.







THE RESORT





ELEMENTS RESORT  
Zell am See







ORIGINAL IMAGE  
SHOWROOM







## INFRASTRUCTURE

### LOBBY

Comfortable and modern hotel lobby on the ground floor with reception and waiting and lounge area.

### TERRACE

A large hotel terrace which invites you to linger is located south of the lobby.

### BREAKFAST ROOM/LOBBY

Located west of the entrance. In addition breakfast, snacks, café and drinks can be consumed here. Again, a large terrace is connected.

### HEATED OUTDOOR POOL

Centrally located with southern exposure, quiet, equipped with sun loungers, open in summer and winter, with swim-through gate to the spa.

### WELLNESS AREA

Spa with Finnish sauna, infrared sauna, relaxation room and direct access to the outdoor pool and sunbathing area.

### GYM

Modern gym connected to the spa, equipped with treadmill, bicycles and various equipment.

### SKI LOCKERS

Here heated and lockable ski boxes are available to accommodate skis and ski boots.

### UNDERGROUND CAR PARK

Underground parking area with 45 car parking places and direct access to staircases and lift.









FROM  
OUTSIDE TO  
INSIDE TO  
ONE'S SELF

## LUXURY, COMFORT & ATMOSPHERE

Luxury and comfort completely unfold their potential at Elements Resort \*\*\*\* Zell am See. The materialisation of the facade is primarily reduced due to the materials wood, glass and stone; completely in harmony with nature. High-quality tile floors, floor heating, designer sanitary facilities and a fully equipped kitchen with in-built appliances offer optimum comfort with which one can live at ease and relax.

- » FULLY EQUIPPED
- » CHOOSE BETWEEN  
DIFFERENT INTERIOR  
PACKAGES

You buy your apartment at Elements Resort \*\*\*\* Zell am See complete with furnishings. The complete inventory from sofa bed to teaspoons, LED TV, Wi-Fi and accessories are included. Of course, as the owner you can choose between colours and materials within the selected packages.

ORIGINAL IMAGE  
SHOWROOM



ORIGINAL IMAGE  
SHOWROOM







ORIGINAL IMAGE  
SHOWROOM



ORIGINAL IMAGE  
SHOWROOM





## SALES & CONTACT

### EGGER IMMOBILIEN

Flugplatzstraße 52/1a  
A- 5700 Zell am See  
T: +43 (0) 6542 20860  
F: +43 (0) 6542 20860-1  
M: egger-immo@sbg.at  
W: www.elements-resort.at

### MAB ARCHITEKTUR & PROJEKTMANAGEMENT GMBH

Krapfstraße 1  
5710 Kaprun  
T: +43 (0) 6547 8787  
F: +43 (0) 6547 8787-4  
M: office@mab.at  
W: www.mab.at

Elements Resort \*\*\*\* Zell am See is realised by S&G Projekt GmbH, a cooperation between MAB Architektur & Projektmanagement GmbH and Egger Bau and Projekt GmbH. These two companies are active and jointly responsible for the realisation of hundreds of high quality apartments and other real estate objects in the region over many years. Elements Resort \*\*\*\* Zell am See is the result of this longstanding and continuous cooperation.

## RENTAL

### ALPINE RENTALS

Your carefree package: Invest for your own needs and your rental service takes care of the rest. Alpin Rentals undertakes the operation of the Elements Resort \*\*\*\* Zell am See. With all the accompanying facilities, of course, so that not only you, but also our guests can enjoy a worry-free stay with all the luxury and comfort. Alpin Rentals has been the market leader in the field of luxury apartments and chalets in the region for many years and is the exclusive operator of the Elements Resort \*\*\*\* Zell am See.

T: +43 (0) 664 3854090  
W: www.alpinrentals.com

## TRUSTEE CONVEYER NOTARY

### MAG. JOHANNES RAINER RECHTSANWALT

Krapfstraße 1  
5710 Kaprun  
T: +43 (0) 6547 20156  
M: kanzlei@ra-rainer.at  
W: www.ra-rainer.at

### DISCLAIMER

©2016 S&G Projekt GmbH. Although the information contained in this brochure and any supplements have been compiled as exactly as possible, no rights can be derived therefrom. This issue is a „preview“ and changes are reserved.

### IMPRINT

Layout: MOVE MOUNTAINS, Photos: Zell am See-Kaprun, Markus Radlgruber, Gletscherbahnen Kaprun AG, Alpin Rentals GmbH, Schmittenhöheban AG, Saalbach-Hinterglemm; Attention: Since the project is in development, symbol photos and visualisations have been used.







**EGGERIMMO.AT**  
IMMOBILIEN & BAUTRÄGER  
T: +43 6542 20860 | www.egger-immo.at

**MAB** Architektur  
Projektmanagement  
www.mab.at office@mab.at



**JR** Mag. Johannes Rainer  
RECHTSANWALT