

ALPIN RESIDENCE

SCHEFFAU / TIROL

FREQUENTLY ASKED QUESTIONS

WHAT IS THE ALPIN RESIDENCE

THE IDEA IS FOR OWNERS OF AN APARTMENT AT THE ALPIN RESIDENCE IS - LIVING OR RESIDING AS IN AN HOTEL – AND ENJOY ALL AMENITIES OF A HOTEL – IN OUR CASE OF THE HOTEL ALPIN IN SCHEFFAU . THE ALPIN RESIDENCE IS AN APARTMENT BUILDING WITH 20 APARTEMENTS WITH APARTMENT SIZES BETWEEN 60 – 180 SQUARE METERS. PRICES VARY BETWEEN € 3700.- UP TO € 4600.- PER SQUARE METER

WHAT IS THE IDEA OF THE ALPINRESIDENCE

THE MAIN IDEA OF THE RESIDENCE IS TO OFFER OWNERS THE SAME AMENITIES AS IF THEY WOULD STAY IN A HOTEL (IF THEY WISH) NO CLEANING OF THE APARTMENTS ON DAY OF DEPARTURE, NO CLEANING WINDOWS, NO WORRIES ABOUT HEATING UPON ARRIVAL, BREAKFASTSERVICE, TAXI SERVICE TO ANF FROM AIRPORTS AND MANY, MANY OTHERS.

WHERE IS THE ALPIN RESIDENCE?

THE ALPIN RESIDENCE IS LOCATED IN THE CENTRE OF SCHEFFAU, A BEAUTIFUL TYROLEAN MOUNTAIN VILLAGE. THE ALPIN RESIDENCE IS OPPOSITE TO THE CHURCH IN CENTER OF THE RESORT. QUIET, SUNNY WITH AN EXTRAORDINARY AND UNIQUE VIEW TO THE SURROUNDING MOUNTAINS. THE MEDIEVAL TOWNS OF KUFSTEIN, KITZBÜHEL ARE ALL WITHIN EASY REACH OF SCHEFFAU, WHILST SALZBURG AND INNSBRUCK WITH THEIR AIRPORTS ARE ONLY AN HOUR AWAY.

WHO ARE THE OWNERS AND DEVELOPERS OF THE ALPIN RESIDENCE?

THE OWNER OF THE ALPIN RESIDENCE ARE THE RESIDENZ BAU GMBH WITH MR. HANNES NASCHBERGER, AS GENERAL MANAGER AND OWNER OF THE HOTEL ALPIN. E-MAIL HN@SCHEFFAU.AT OR RESIDENZ@SCHEFFAU.AT OR +43 676 3358 653

WHEN WILL THE RESORT OPEN AND WHEN WILL IT BE COMPLETED?

THE PLANNED START OF CONSTRUCTION AT THE ALPIN RESIDENCE IS IN OCTOBER 2007, AND IT IS EXPECTED TO BE FINISHED IN NOVEMBER 2008.

WHAT TO KNOW ABOUT SCHEFFAU?

HALF WAY BETWEEN MUNICH AND INNSBRUCK, BETWEEN KUFSTEIN AND KITZBÜHEL, DIRECTLY SITUATED AT THE FOOT OF THE FAMOUS WILDER KAISER MOUNTAIN RANGE. ONLY 60 MINUTES TO THE AIRPORTS OF MUNICH,

INNSBRUCK AND SALZBURG, DIRECTLY IN THE MOST BEAUTIFUL SKI AREA OF THE WORLD WITH MORE THAN 100 SKI LIFTS. A CLIMBING PARADISE WITH SEVERAL 3000 M PEAKS AND A FANTASTIC LAKE TO SWIM WITH DRINKING WATER QUALITY.

SCHEFFAU IS SITUATED 800 M ABOVE SEA LEVEL.

WE HAVE AN ALPINE CLIMATE, WHICH MEANS WARM SUMMERS, DRY AUTUMNS, LOT'S OF SNOW IN WINTER.

WHAT LANGUAGE IS SPOKEN?

GERMAN IS THE PRIMARY LANGUAGE SPOKEN EVERYWHERE IN AUSTRIA. THOUGH ENGLISH WILL BE UNDERSTOOD AND SPOKEN IN EVERY SHOP OR OFFICIAL OFFICES.

HOW CLOSE IS THE ALPIN RESIDENCE TO THE AIRPORTS?

FROM MUNICH AIRPORT IT IS 140 KM TO SCHEFFAU

FROM SALZBURG AIRPORT YOU HAVE 120 KM TO GO,

AND FROM INNSBRUCK AIRPORT IT WILL BE 85 KM.

WHAT IS THE COST OF LIVING?

ALTHOUGH IN A FAMOUS HOLIDAY REGION SCHEFFAU HAS AVERAGE COSTS OF LIVING. FOR EXAMPLE: A GOOD MAIN COURSE WILL COST YOU ABOUT EURO 12,- AND 1/4 LITRE OF GOOD WINE ABOUT EURO 5,-.

WHAT ABOUT THE SHOPPING?

APPROXIMATELY 15 TO 20 KM FROM SCHEFFAU AWAY YOU FIND THE NEXT TOWNS LIKE KUFSTEIN, WÖRGL, ST. JOHANN AND KITZBÜHEL, WONDERFUL FOR A SHOPPING TOUR, REGARDLESS WHAT YOU ARE LOOKING FOR.

OF COURSE IT IS A VERY GOOD IDEA TO TAKE A WALK ON SALZBURG'S FAMOUS SHOPPING STREET, THE GETREIDEGASSE (YOU WILL FIND SHOPS WITH PRADA, GUCCI, LOUIS VUITON,...) – REACHABLE IN AN HOUR OR TRY INNSBRUCK OR MUNICH TO ENJOY A WONDERFUL SHOPPING DAY.

IF MEDICAL CARE IS REQUIRED, WHAT IS AVAILABLE?

THERE ARE 2 MODERN HOSPITALS IN 15 KM DISTANCE (KUFSTEIN OR ST. JOHANN). INDIVIDUAL CLINICS (WÖRGL) AND MEDICAL PRACTITIONERS ARE ALSO AVAILABLE.

IF I CHOOSE TO LIVE PERMANENTLY IN SCHEFFAU, CAN I WORK THERE?

YES. AS AN EU – CITIZEN IT IS POSSIBLE WITHOUT ANY SPECIAL PERMIT.

WHAT IS THE “SCHIWORLD WILDER KAISER BRIXENTAL”?

AUSTRIA'S LARGEST INTERCONNECTED SKI AREA

- AWARDED AS BEST INTERNATIONAL SKI AREA 2004/05.
- 250 KILOMETRES OF PISTE
- MORE THAN 180 KM WITH SNOW-MAKING EQUIPMENT
- MORE THAN 90 CABLE CARS AND LIFTS
- MORE THAN 70 HUTS & MOUNTAIN RESTAURANTS IN THE SKI REGION

THE MAIN GONDOLA STATION CAN BE REACHED EITHER BY SKIING DOWN — STARTING IN FRONT OF THE ALPIN RESIDENCE, OR BY A REGULAR FREE SHUTTLE SKIBUS.

WHAT ABOUT GOLF?

2 GOLF COURSES, A 27 HOLE AND A 9 HOLE GOLF COURSE ARE ONLY 4 KM AWAY, ANOTHER SEVEN 18 HOLE GOLF COURSES YOU CAN BE REACHED WITHIN 30 MINUTES.

WITHIN LESS THAN 50 KM YOU WILL FIND EIGHT GOLF COURSES WITH A TOTAL OF 172 HOLES.

WEATHER PERMITTING, THE GOLFING SEASON AROUND THE “WILDER KAISER” GENERALLY RUNS FROM MIDDLE OF MAY UNTIL MIDDLE OCTOBER.

WHAT ABOUT OTHER SPORT POSSIBILITIES?

THERE IS GLIDING, BALLOONING, PARAGLIDING, RAFTING, CANYONING, ROCK CLIMBING AND MOUNTAIN BIKING. YOU WILL FIND HIGH QUALITY SAILING, OUTDOOR POOLS AND LAKE HINTERSTEIN.

IS CROSS COUNTRY SKIING AVAILABLE?

YES. SLOPES START 50 METRES AWAY FROM YOUR APARTMENT.

WHAT ARE THE DESIGNS AT THE ALPIN RESIDENCE I CAN CHOOSE FROM?

THERE ARE A WIDE VARIETY OF SIZES AND STYLES OF REAL ESTATE PRODUCTS AVAILABLE. DEPENDING UPON YOUR TASTE, REQUIREMENTS AND BUDGET, WE ARE CONFIDENT THAT YOU WILL BE ABLE TO FIND A NUMBER OF SUITABLE PLANS TO MEET YOUR NEEDS.

CAN CHANGES BE MADE TO SPECIFICATIONS AND LAYOUT?

IN ALL CASES BYERS WILL BE ABLE TO PERSONALIZE THEIR HOME TO ITS OWN DESIRES HEAVEN. ALTERATIONS OF PLANS NEED TO BE DISCUSSED INDIVIDUALLY HERE IN SCHEFFAU ALONG WITH THE PLANNES.

WHAT ARE THE CONSTRUCTION STANDARDS?

AUSTRIAN CONSTRUCTION CODES AND BUILDING STANDARDS ARE WELL KNOWN TO BE AMONG THE HIGHEST IN THE WORLD, AND THE STANDARDS OF THE ALPIN RESIDENCE ARE REGARDED AS VERY HIGH.

HOW IS MY APARTMENT EQUIPPED WHEN I BUY IT

YOUR APARTMENT WILL BE FURNISHED WITH WOODEN FLOORS IN ALL LIVING ROOMS AND BEDROOMS, WITH MASSIVE STONE FLOORS IN ALL BATHROOMS AS WELL AS ENTRANCE AREA AND HALLWAYS. BATHROOMS WILL ALSO BE FITTED WITH BATHTUBS, SHOWERS, AND MIRRORS. IN YOUR LIVINGROOM YOU WILL FIND A LARGE OPEN FIRE PLACE. IN APARTMENTS WHERE A SAUNA IS PLANNED, THE SAUNA IS INCLUDED IN THE PRICE. THE KITCHEN AND THE FURNITURE FOR BEDROOMS, LIVINGROOMS HAVE TO BE BOUGHT BY YOURSELF.

WHAT IS THE POLICY ON HOUSEHOLD PETS?

THERE ARE NO RESTRICTIONS ON PET OWNERSHIP WHEN PURCHASING AN APARTEMENT OF THE ALPIN RESIDENCE.

WHAT ARE THE MONTHLY RUNNING COSTS FOR EACH TYPE OF PROPERTY?

MONTHLY COSTS WILL DEPEND ON THE SIZE OF THE APARTMENT AND WHAT SERVICES YOU WISH TO BE INCLUDED AS PART OF YOUR APARTMENT FEES. THE ALPIN RESIDENCE WILL BE ABLE TO PROVIDE YOU WITH SPECIFICS. STANDARD COSTS VARY BETWEEN EURO 2,70 – 3,70 PER M².

IS TV AND INTERNET ACCESS AVAILABLE?

SATELLITE TELEVISION IS AVAILABLE, AND 2 HIGH-SPEED INTERNET ACCESSES PER APARTMENT ARE STANDARD.

CAN I RENT OUT MY HOME AT THE ALPIN RESIDENCE?

YES, ALTHOUGH THERE IS NO FORMAL RENTAL POOL. RENTAL CAN BE DONE THROUGH THE RECEPTION OF THE HOTEL ALPIN OR DIRECTLY THROUGH THE OWNER.

CAN I ARRANGE FINANCE FOR THE PURCHASE OF A PROPERTY?

YES, YOU CAN. IN AUSTRIA, BUYERS MAY OBTAIN FINANCE UP TO AN AVERAGE OF 70 % OF THEIR HOME PURCHASE.

POLICIES MAY VARY SLIGHTLY BETWEEN BANKS.

IF FINANCING, IT IS BEST TO ARRANGE A MORTGAGE THROUGH A LOCAL BANK – OF COURSE WE WILL HELP YOU IN MAKING ARRANGEMENTS WITH LOCAL BANKS.

CAN I RESELL MY PROPERTY?

YES. THERE IS NO RESTRICTIONS REGARDING RESALE OF YOUR PROPERTY.

CAN I BUY MORE THAN ONE APARTMENT ?

YES, THERE ARE NO RESTRICTIONS CONCERNING THIS.

HOW DO I SIGN A CONTRACT?

ALL SIGNATURES HAVE TO BE GIVEN HERE IN AUSTRIA, AT A LAWYER AND NOTARY OFFICE. WHEN SIGNING A CONTRACT A DEPOSIT OF 20 % OF THE PURCHASE COST HAS TO BE PAID WITHIN 7 DAYS INTO AN ESCROW ACCOUNT. ALL OTHER PAYMENTS ARE ALSO PLACED INTO AN ESCROW ACCOUNT UNTIL COMPLETION. ONCE THE OWNERS DETAILS ARE REGISTERED WITH THE LAND REGISTRY AND TAXES AND FEES ARE PAID, THE TRANSACTION IS COMPLETE.

WHAT ADDITIONAL FEES AND TAXES DO I HAVE TO PAY

PLEASE BUDGET APPROX 7 – 10 % OF THE PURCHASE PRICE FOR FEES AND TAXES. PROPERTY TRANSFER TAX 3,5 % IS LEVIED BY THE AUSTRIAN GOVERNMENT, PROPERTY REGISTRATION COSTS 1 % , NOTARY AND SOLICITOR COSTS APPROX 3-4 % .

WHAT RIGHTS DO I HAVE?

EU – CITIZENS HAVE THE SAME RIGHTS AND OBLIGATIONS AS ANY AUSTRIAN CITIZEN. PLEASE SEE OUR BYING POSSIBILITIES .

CITIZENS OF AN EU MEMBER STATE CAN RESIDE IN AUSTRIA INDEFINITELY ALTHOUGH NEW RESIDENTS WILL NEED TO REGISTER WITH THE POLICE WITHIN 2 DAYS OF ARRIVAL. THE HOTEL ALPIN WILL OF COURSE HELP YOU TO MAKE THIS PROCEDURE AS EASY AS POSSIBLE.

WHAT DO I HAVE TO DO TO RESERVE AN APARTMENT.

IT IS POSSIBLE TO MAKE A RESERVATION ON A SPECIFIC APARTMENT. THE DEPOSIT IS € 5000,00. AND GOES ALSO INTO AN ESCROW ACCOUNT. THIS DEPOSIT IS FULLY REFUNDABLE OR TRANSFERABLE UNTIL THE END OF JANUARY

PROPERTY SALES ARE HANDLED FOR BOTH PARTIES BY A LOCAL SOLICITOR OR LAWYER. RESIDENZ BAU GMBH CAN RECOMMEND A LAWYER WHO SPECIALISES IN FOREIGN PROPERTY SALES UPON REQUEST.

WHEN THE CONTRACTS ARE SIGNED, THE FUNDS ARE PLACED IN AN ESCROW ACCOUNT UNTIL COMPLETION. ONCE THE OWNER'S DETAILS ARE REGISTERED WITH THE LAND REGISTRY AND TAXES AND FEES ARE PAID, THE TRANSACTION IS COMPLETE.

HOW ARE THE HOMES HEATED?

IN GENERAL, THE ALPIN RESIDENCE IS HEATED BY

- CENTRAL HEATING FORCED BY GAS – EACH ROOM CAN BE SUPERVISED INDIVIDUALLY.
- AND EACH APARTMENT IS EQUIPPED WITH AN OPEN FIRE PLACE, SEPARATELY.

WHO SUPPLIES THE WATER AND OTHER UTILITIES?

USUALLY THERE ARE THREE UTILITIES TO BE AWARE OF: ELECTRICITY, NATURAL GAS, AND WATER / SEWERAGE. IN SOME CASES, CERTAIN UTILITIES WILL BE INCLUDED IN YOUR MONTHLY PROPERTY MAINTENANCE COSTS.

- WATER AND WASTE SERVICES ARE PROVIDED BY THE TOWN OF SCHEFFAU.
- ELECTRICITY IS PROVIDED BY TIWAG
- NATURAL GAS IS PROVIDED BY TIGAS

WHAT HAPPENS WHEN I WISH TO SELL MY APARTMENT AGAIN

SALE WITHIN TEN YEARS OF ACQUISITION LEADS TO A TAXATION OF ANY CAPITAL GAIN FOR INDIVIDUALS (AT MARGINAL TAX RATES UP TO 50 %) AS WELL AS FOR FOREIGN COMPANIES AT A FLAT RATE OF 25%. THE ORIGINAL ACQUISITION, CONSTRUCTION COSTS, RECONDITIONING COSTS, SALES COSTS NOT YET TAX DEDUCTED INTEREST ON E DEBT FINANCED ACQUISITION ARE DEDUCTIBLE FROM THE SALES PROCEEDS. AUSTRIA'S RELATED RIGHT TO TAX IS NOT RESTRICTED BY THE DOUBLE TAX TREATY WITH THE UNITED KINGDOM; TAXES PAID IN AUSTRIA ARE CREDITED. AFTER A PERIOD OF TEN YEARS SINCE THE ACQUISITION OF THE REAL ESTATE, THE SALE OF THE APARTMENTS WILL NOT BE TAXABLE UNDER THE AUSTRIAN INCOME TAX ACT.

PAYMENT TERMS

THE TOTAL PURCHASE PRICE IS TO BE PAID AS FOLLOWS

- 1.) WHEN RESERVING A APARTMENT € 5000.-
- 2.) WHEN SIGNING THE PRE CONTACT € 10.000.-
- 3.) 20 % OF THE TOTAL PURCHASE PRICE WHEN SIGNING THE FINAL CONTRACT AT THE SOLICITOR`S OFFICE MINUS 1 & 2
- 4.) 30% OF THE TOTAL PURCHASE PRICE AT COMMENCEMENT OF CONSTRUCTION MINUS 1 & 2 & 3
- 5.) 40 % AFTER COMPLETION OF CARCASS AND ROOF MINUS 1 & 2 & 3 & 4
- 6.) 25 % AFTER COMPLETION OF RAW INSTALLATION MINUS 1 & 2 & 3 & 4 & 5
- 7.) 15 % AFTER COMPLETION OF WINDOWS MINUS 1 & 2 & 3 & 4 & 5 & 6
- 8.) 15 % AFTER READINESS FOR OCCUPATION MINUS ABOVE
- 9.) REST WHEN GETTING THE KEYS

ALL PAYMENTS HAVE TO BE DONE TO AN ESCROW ACCOUNT.

FOR FURTHER QUESTION PLEASE CONTACT US ANY TIME .

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