



MOUNTAIN  
RESORT

■  
*St. Lambrecht*



# AT HOME IN NATURE

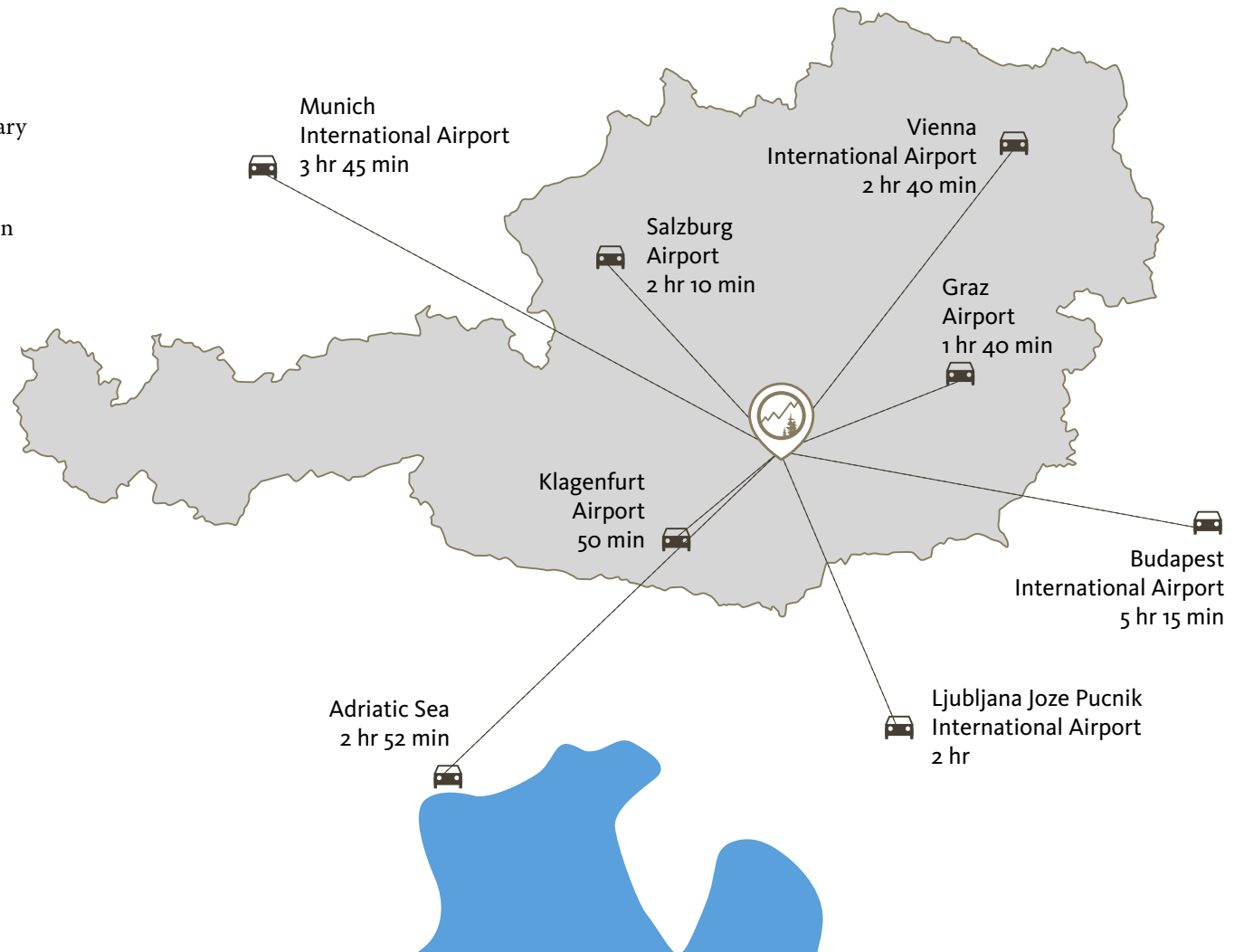
# UNTOUCHED LANDSCAPE



*To live here is  
to be close to nature.*

## *Austria – in the heart of Europe*

The nature park Zirbitzkogel-Grebenzen is an extraordinary natural wonder in the Green Heart of Austria – the Styria province. The romantic landscape formed during the ice age sits between the Zirbitzkogel (2,396 m) and Grebenzen (1,892 m) mountain peaks. Majestic rivers, gorges, alpine meadows, and lush forests offer a true paradise for nature lovers and families.



**DELIGHTFULLY** Leave the noise of the big city behind you, take a breath and feel the cool air on your skin, taste crystal-clear mountain water ... this is pure regeneration.



## **■** *Unburdened days*

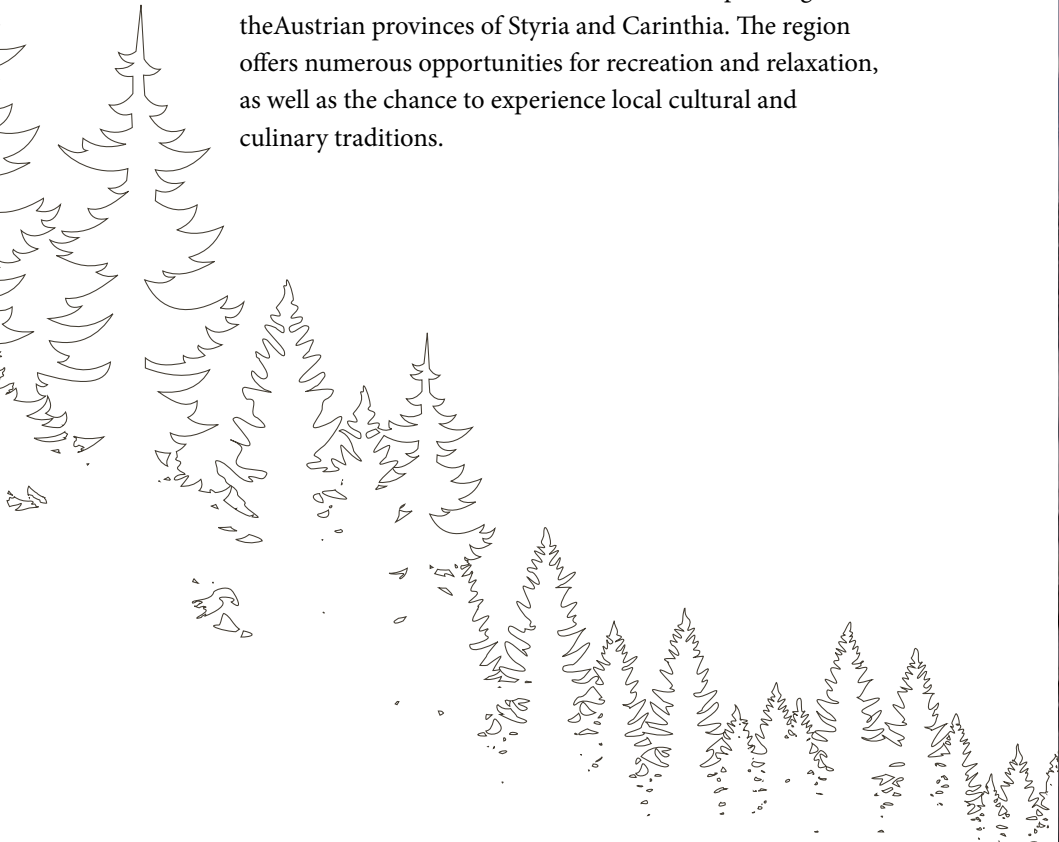
Nature phenomena such as glacial mills, the Furtner Teich bird sanctuary, and fire-lily meadows invite you on a journey of discovery. Nestled within this densely wooded highland, mountain rivers flow from Pöllauer Springs over the Dürnberger Moor to the Gragger Canyon and its cascading waterfalls – displaying a sparkling love of life.



# THE HIGHEST VILLAGE IN STYRIA

## ■ *St. Lambrecht*

St. Lambrecht, with its 1,400 inhabitants, lies at 1,028 m above sea level at the foot of the mountains separating the Austrian provinces of Styria and Carinthia. The region offers numerous opportunities for recreation and relaxation, as well as the chance to experience local cultural and culinary traditions.





■  
*Take a deep breath*

Wander through the woods, breathe fresh air, forget about everyday life ... the forests and meadows that surround Mountain Resort St. Lambrecht are an oasis of relaxation.

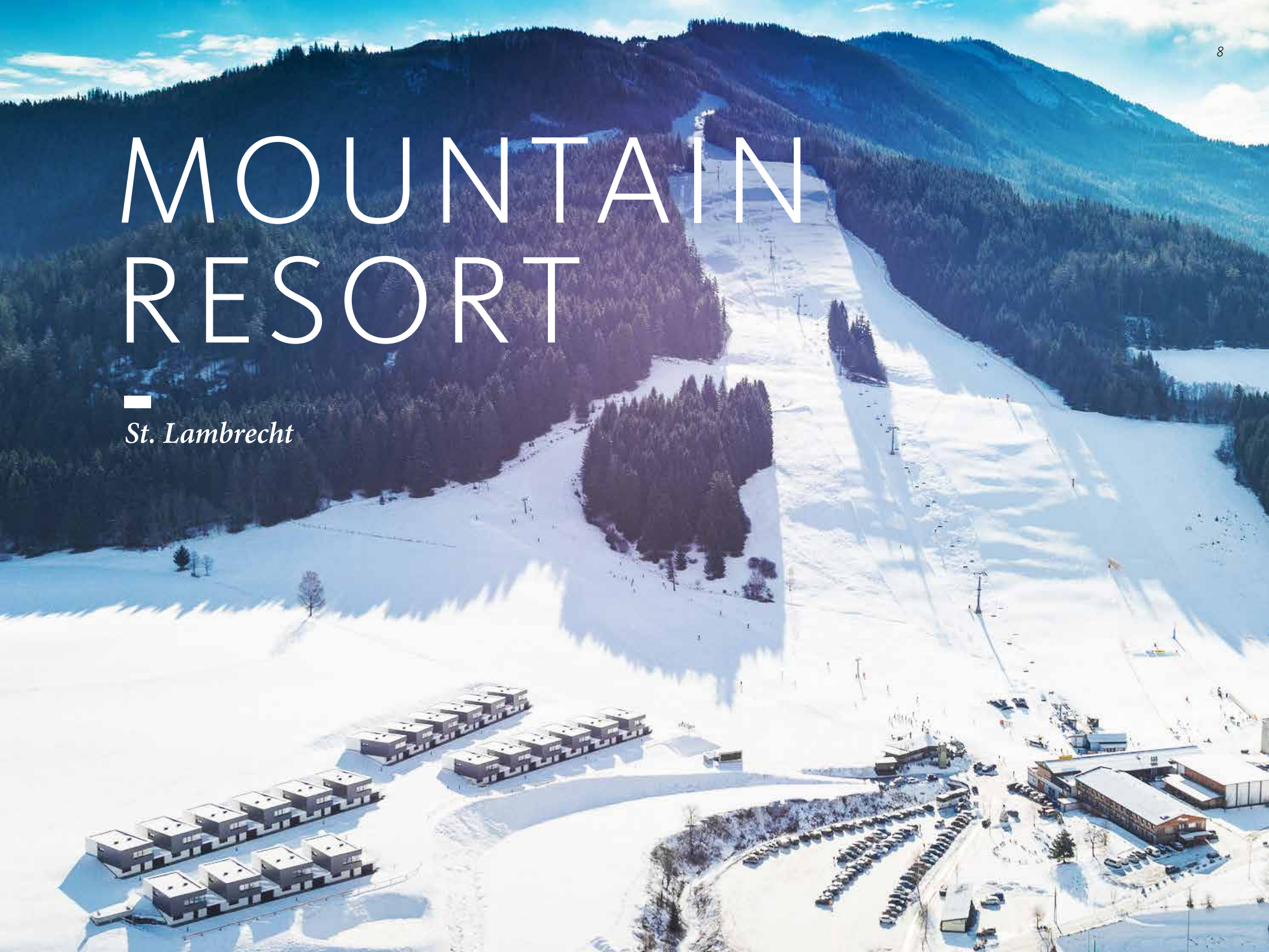


■  
*Clear waters*

Those who hike need refreshment. Have a rest at a creek, close your eyes, and recharge your energy.

# MOUNTAIN RESORT

—  
*St. Lambrecht*







## *Exclusive residence*

The Mountain Resort, with 22 exclusive holiday houses, was built directly beside the ski slope exclusively for distinguished buyers.

Your house is solidly constructed of high quality material and its interior can be customized according to your personal preferences.



# STYLISH RESIDENCY IN AUSTRIA

## ■ *Perfect location*

The Mountain Resort St.Lambrecht is located on a sunny hillside close to the village of St.Lambrecht at the base of the Grebenzen ski slopes. Its elevated location offers stunning views over the center of the village, the Stift St.Lambrecht monastery, and the surrounding mountains.

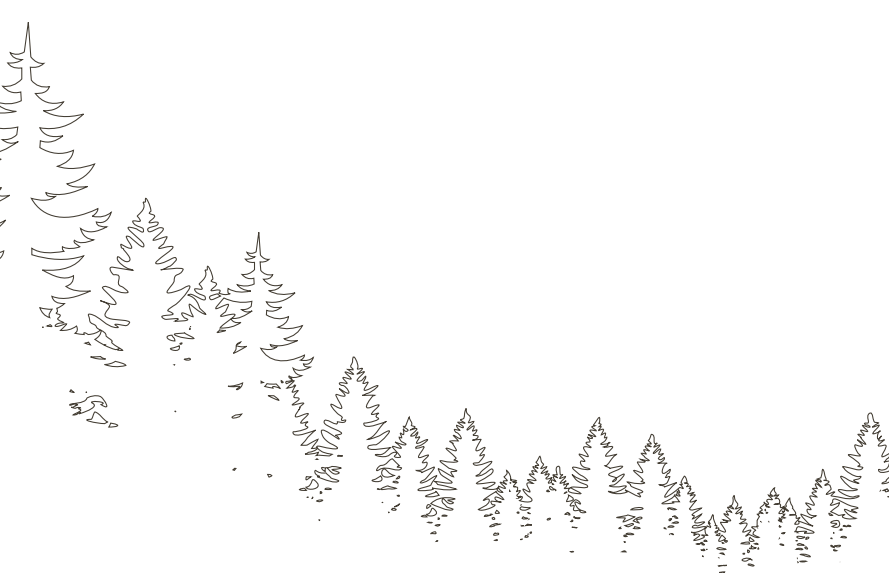


## *Welcome home*

Local sport and social clubs are looking forward to having you as a new member. And there will always be opportunity to chat with your neighbours from St.Lambrecht in the small local shops.

## *Safe and quiet*

Don't be surprised if your neighbours' doors are always unlocked. The Mountain Resort St. Lambrecht is located in one of the most peaceful and secure parts of the world. Nevertheless, you have the option to equip your home with security systems, if desired.



**RICH IN CONTRAST** The distinct outline of your house fits harmoniously into the mountain landscape while both complement and complete one another.



## **Clever investment**

Austria is a highly desirable place for investment. Choosing St. Lambrecht means choosing to be among nature within the heart of Europe. From here you are within easy reach of many major cities, including Vienna and Salzburg.

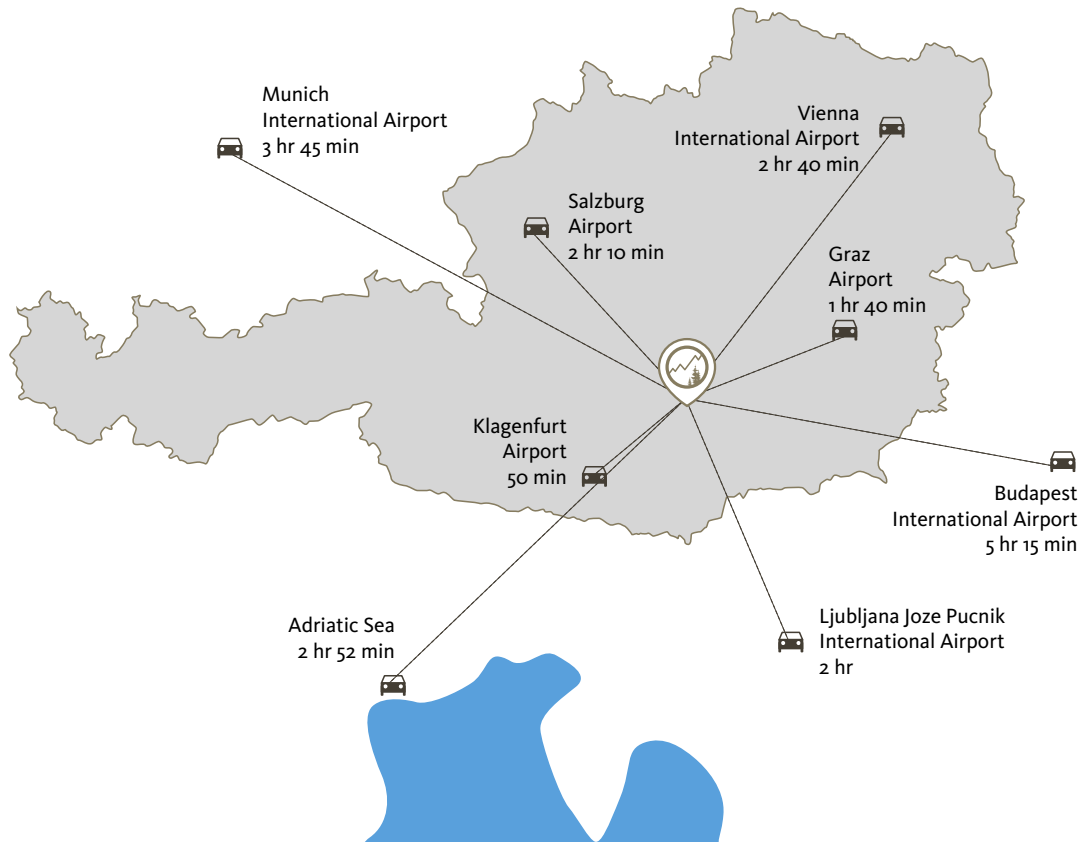




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## *Your Residence in Austria*

Acquisition of property is in accordance with the Austrian Condominium Act 2002 (WEG 2002).



# CLOSER THAN YOU IMAGINE

## *Location*

The Mountain Resort St. Lambrecht is easy to reach. It is in close proximity to international airports and has good transport links to Vienna, Salzburg, Ljubljana, and Venice.

- Vienna International Airport (approx. 260 km, 2hr 40min)
- Ljubljana Joze Pucnik International Airport (approx. 140 km, 2hr)
- Salzburg Airport (approx. 170 km, 2hr 10min)
- Graz Airport (approx. 140 km, 1hr 40min)
- Klagenfurt Airport (approx. 70 km, 50min)
- Munich International Airport (approx. 340 km, 3hr 45min)

## *Do you feel like sightseeing?*

Via the Murtal Strasse (B 96) and Pyhrn highway (A 9) you will reach Graz, the charming capital of Styria, within 1h 30 min. You will immediately be enchanted by its narrow streets and special flair.

Via the Murtal Strasse (B 96), S 36 and South highway (A 2) you will reach Vienna, the capital of Austria and model of imperial glamour, within 2h 45min. In Vienna you can enjoy magnificent historical buildings, modern theater performances, and many more attractions.

Via the Murtal Strasse (B 96) and Tauern highway (A 10) you will reach Salzburg, the city of Mozart, within 2 h 15 min. For every lover of art and culture, Salzburg simply makes the heart beat faster.

Within 3h 30 min you can experience the romance of Venice with its gondolas, Italian «Dolce Vita», and fascinating glorious architecture.



Salzburg – the city of festivals



Graz – the capital of the province of Styria



Vienna – the capital of Austria

Venice – city of canals

# WINTER WONDERLAND

Skiing, snowboarding, crosscountry skiing, ice climbing, snowshoeing, alpine touring – no winter region can offer more diversity.

Within one hour of Mountain Resort St. Lambrecht you have:

Downhill skiing  
(ski lifts right in the  
village at the foot of  
the mountain)

Ice climbing and  
rock climbing

Snowshoeing

Cross-country  
skiing & biathlon

Numerous choices  
of ski slopes in the  
surrounding region

Sleigh riding and  
dog sledding

Ice skating/hockey/  
curling

Wellness, spa and  
thermal springs







**HOURS OF RELAXATION** The Styrian thermal springs are the perfect place to leave the hectic life behind. Immerse yourself in sparkling thermal waters, indulge yourself with a massage, and enjoy the pleasant warmth of the sauna.



# IDYLIC SUMMER

Not only in winter, but also in spring, summer and autumn - you will be astonished time and again by forests, meadows and mountains of the nature park Zirbitzkogel-Grebenzen regardless of whether you explore them by foot or by bicycle. Many opportunities for sports and relaxation of the soul await you, such as swimming, collecting mushrooms, or gardening on your own piece of land.

Within one hour of Mountain Resort St. Lambrecht you have:

Trails for hiking

Trails for mountain-biking

Lakes for swimming and public swimming pools

Lakes and ponds for fishing

Racket sports (tennis, badminton, table tennis)

Paragliding, parasailing

Horse riding

Golf courses



MOUNTAIN RESORT *St. Lambrecht*



**GENUINE STYRIAN** Styrian traditional costumes are unique and express regional identity. There is nothing more pleasant than a lovely girl in a Styrian traditional „Dirndl“.



# TIMEOUT FOR BODY AND SOUL

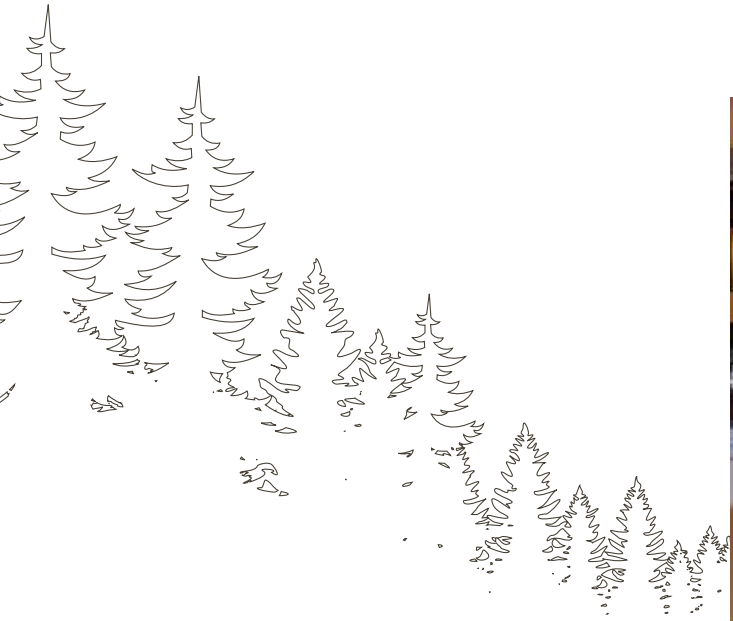
## ■ *What are you interested in?*

Absolute peace or a wide range of entertainment – it's up to you!

Are you a foodie? You can find culinary and cultural highlights nearby.

Do you like music? Then visit of the many nearby musical events, jazz brunches, or music festivals. Or perhaps you prefer exhibitions and other cultural highlights like the Stift St. Lambrecht monastery, Seckau Abbey, Judenburg Planetarium, or any number of museums. If you feel like recovering after your many activities, then enjoy the Aqualux thermal spring, which is just 45km away.





## *Culinary delights*

Enthusiasts of great food can get their money's worth at the many restaurants serving local cuisine in the region. Domestic game meat, vegetables, mountain trout and alpine salmon from the Murtal are all local dishes that will delight you.

Do you prefer rustic food? Or do you prefer fine dining? No matter what you desire you can find it on a culinary journey to discover the Styrian cuisine.





## *Culture & business*

If there is a need for business while you relax, then the Benedictine Monastery St. Lambrecht, which has all the facilities needed, is only few steps away from the Mountain Resort St. Lambrecht.



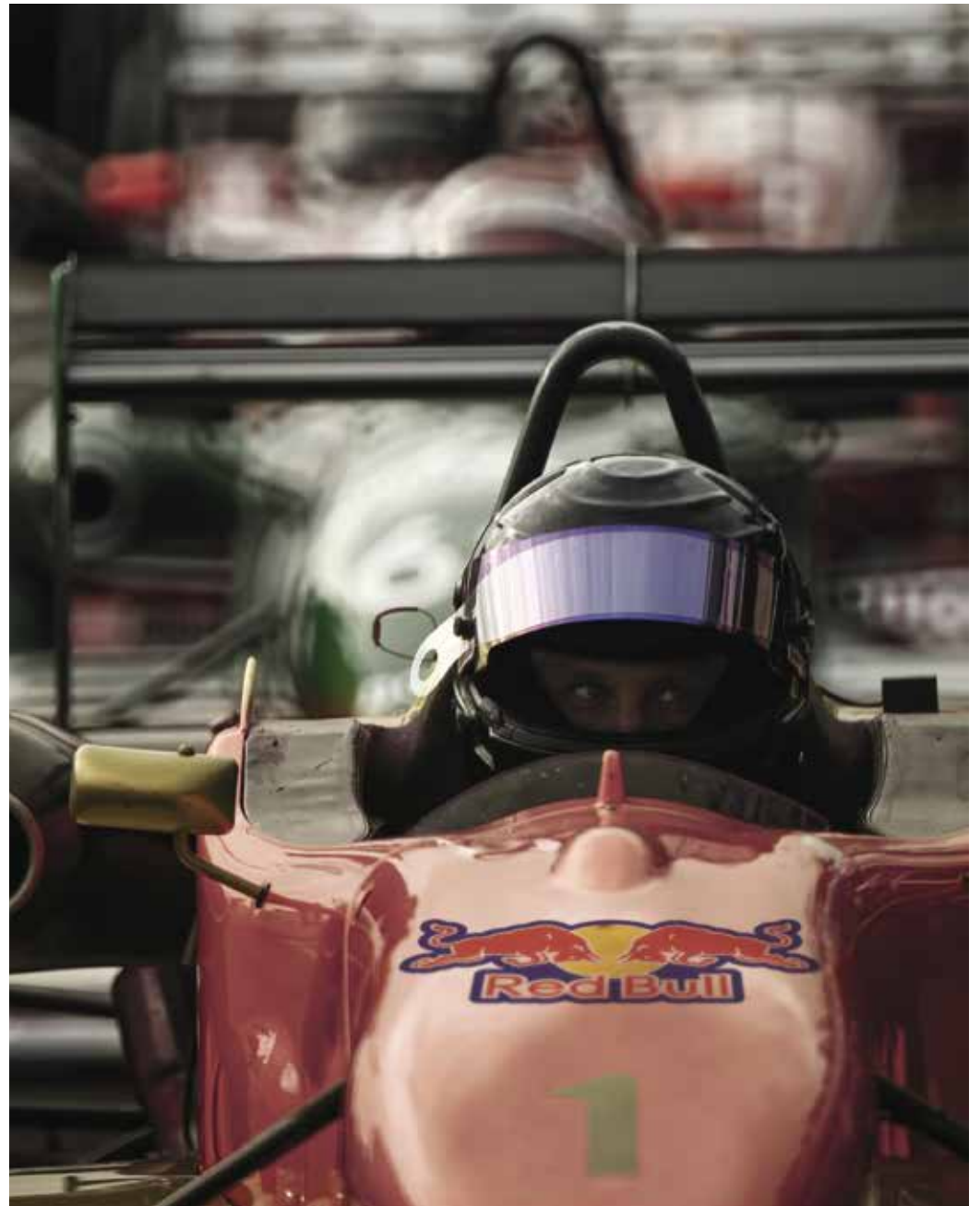


# ACTION AND ADVENTURE

## *Red Bull Ring – more than Formula 1*

Red Bull has invested approx. 300 million Euro into the region within the last several years. The investment was not only into the Red Bull Racing Circuit (Formula 1), which is 55km away from Mountain Resort St. Lambrecht in Spielberg, but also into tourist attractions and first class restaurants in the area.

Pure action is waiting for you in Spielberg at the Red Bull Ring. In addition to the many motorsports spectator events, there are opportunities for on-track experiences (various sport cars or motorcycle), off-road driving, Go-karting, and much more.

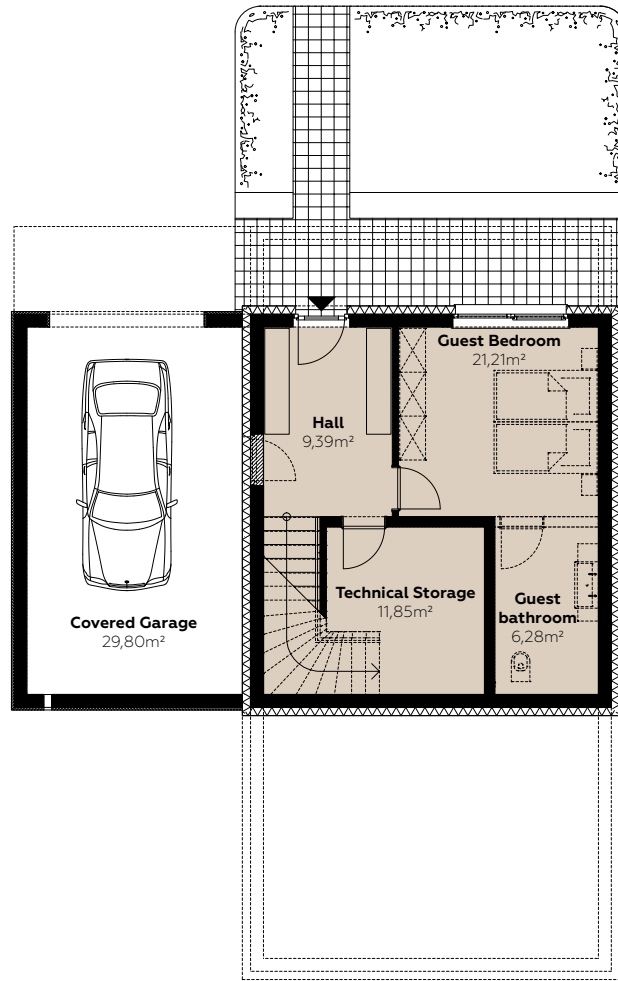




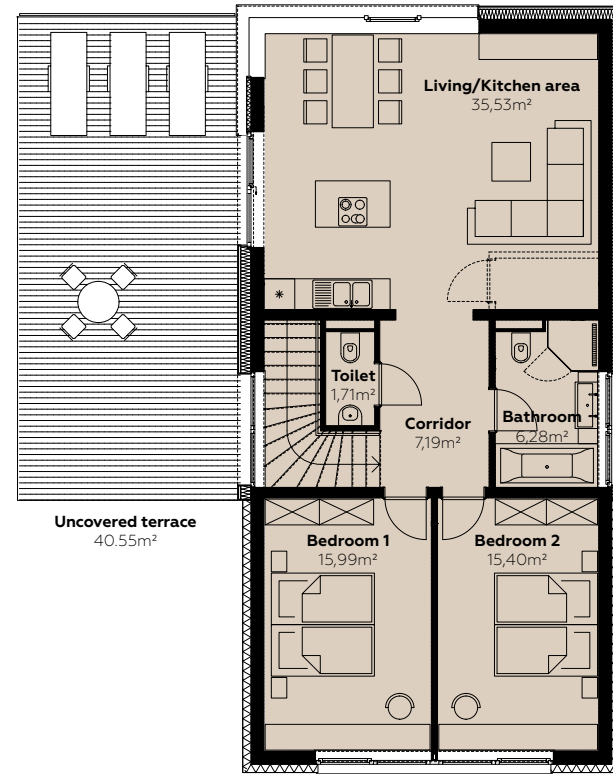
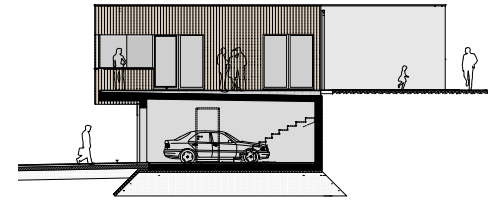
# TYPES OF HOUSES



## Ground floor



## First floor



Developed by



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