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LUXURY BAUHAUS VILLA AT LAKE WALCHSEE
KITZBÜHEL DISTRICT | TYROL
POOL | SAUNA | FIREPLACE

EXCLUSIVE, SUN-DRENCHED HILLSIDE LOCATION IN THE KAISERWINKL REGION, TYROL

388.24 m² TOTAL AREA*
The total area comprises **186.08 m² of internal living space** and an additional **202.16 m² of ancillary, utility and terrace areas**. These include plant rooms, storage rooms, the garage complex, carport, spacious terraces, outdoor seating areas and the swimming pool area. All areas have been measured and recorded separately, without double counting.

EXCLUSIVE BAUHAUS VILLA IN KRANZACH AT LAKE WALCHSEE
This exceptional luxury villa in the Bauhaus style is situated in Kranzach, part of the municipality of Kössen in the Kaiserwinkl (also known as Kaiserwinkel) region, just approximately 800 metres from Lake Walchsee in Tyrol's prestigious Kitzbühel district.

The detached Bauhaus villa combines iconic flat-roof architecture, distinctive design, exceptional construction quality and exclusive appointments.
Completed in 2022 and in virtually new condition, this architect-designed residence enjoys a privileged south-facing hillside setting, expansive terraces across three levels and spectacular, unobstructed views of the majestic Kaiser Mountains.
The exclusive features of this contemporary designer villa with swimming pool include a premium sauna, an open designer fireplace, intelligent smart home technology and an elaborately landscaped garden offering an exceptional degree of privacy.
An architectural one-of-a-kind residence between Munich and Kitzbühel – created for those who appreciate modern Bauhaus architecture, exclusive living comfort and the Alpine lifestyle at Lake Walchsee.

FOR LEGAL INFORMATION AND FURTHER DETAILS, PLEASE REFER TO THE ILLUSTRATION "FLOOR AREA SPECIFICATIONS".*/**
The property is offered exclusively for sale directly by the owner.
Enquiries from estate agents are not welcome.

PROPERTY DETAILS | BAUHAUS VILLA
- Built in 2022, in virtually new condition
- One-of-a-kind architectural residence in the Bauhaus style
- Premium, south-facing hillside setting with unobstructed views
- Spectacular Alpine panorama of the Kaiser Mountains
- Only approximately 800 m from Lake Walchsee and the village of Walchsee
- Privileged location between Munich and Kitzbühel

EXCLUSIVE FEATURES | POOL, SAUNA & FIREPLACE
- 6 rooms | 2 bathrooms | plant room | storage rooms | laundry room
- Premium construction and craftsmanship by regional specialist companies
- 4 terrace areas across 3 levels
- Private swimming pool, sauna and open designer fireplace
- Intelligent smart home technology
- Heat pump and controlled mechanical ventilation
- Double garage and covered carport
- Plant rooms, pool equipment room and storage rooms

DESIGNER GARDEN | PRIVACY
- Sophisticated garden and landscape architecture
- Premium natural stone and exposed concrete walls
- Elaborate landscaping with extensive screening from neighbouring properties
- Exceptional privacy and tranquil Alpine surroundings

ARCHITECTURE & DISTINCTIVE FEATURES
- Unique flat-roof villa featuring contemporary Bauhaus architecture
- Private access road built in 2020/21, with no through traffic and winter maintenance service

TRANSPORT CONNECTIONS
- Only approximately 11 kilometres from the A93 motorway, with connections to the A8 towards Munich and Salzburg and the A12 towards Innsbruck

HEATING & BUILDING TECHNOLOGY
- Hoval Belaria 13 Pro Comfort air-to-water heat pump with swimming pool heating
- Optional room cooling
- Hoval all-inclusive maintenance contract with 24/7 service
- Underfloor heating throughout
- Water softening system and controlled mechanical ventilation

SMART HOME | LIGHTING | SOUND SYSTEM
- Busch-Jaeger smart home system with central display and app-based control of exterior lighting, awnings including wind sensors, and internet radio
- Busch-Jaeger sound system for indoor and outdoor areas
- Busch-Jaeger switches in matt white
- Matt white recessed downlights and wall lights indoors
- Matt black recessed downlights and wall lights outdoors
- 11 XL designer spherical lights
- Fibre-optic internet via KufNet, Wi-Fi and TV connections

WINDOWS | DOORS | SOLAR SHADING
- Floor-to-ceiling timber-aluminium windows and terrace doors
- Exterior frames powder-coated in matt black
- Interior frames finished in matt white multi-layer lacquer
- Flush-fitting window sashes with insulating glazing
- Black aluminium window sills
- Warema solar shading system with vertical awnings

DESIGNER BATHROOMS | SAUNA AREA
- Premium Silgmann sauna with floating benches
- Bette enamelled washbasins and Loft bathtub
- Toilets with bidet function and heated towel rails
- Bespoke designer bathroom cabinetry

ARCHITECT-DESIGNED KITCHEN | EXCLUSIVE KITCHEN DESIGN
- Bespoke architect-designed kitchen – inspired by bulthaup
- Matt anti-fingerprint surfaces
- Worktops crafted from honed natural slate
- GROHE Blue water filtration system and BLANCO double sink
- Miele SmartLine: induction hob with six cooking zones, extractor and Teppan Yaki
- Miele oven, warming drawer, built-in coffee machine and dishwasher
- Liebherr French-door fridge-freezer with water filtration system and automatic ice maker
- Spacious kitchen terrace with premium larch wood decking

LIVING | DINING | DESIGNER FIREPLACE
- Open Brunner designer fireplace with premium porcelain stoneware cladding in a Nagelfluh stone-effect finish, LEDA negative pressure controller and carbon monoxide (CO) detector
- 7-metre-long bench crafted from brushed heartwood oak
- Spacious, fully covered terrace with magnificent, unobstructed Alpine views

MATERIALS & EXCLUSIVE INTERIOR FINISHES
Natural slate: Natural, split-face and calibrated slate used for flooring, staircases and worktops.
Premium laminates: High-quality surfaces with anti-fingerprint coating in the kitchen, bathrooms and dressing room.
PORCELAIN STONEWARE:
Premium porcelain stoneware with a Nagelfluh stone-effect finish by renowned Italian manufacturer Marazzi.
EXPOSED CONCRETE:
Expertly crafted architectural concrete walls, seating and garden elements.
CONCRETE FLOORING:
Power-trowelled concrete flooring with a smooth surface finish.
BESPOKE BUILT-IN FURNITURE:
Selected custom-made fittings crafted from filled and finished heartwood oak.
REAL WOOD PARQUET:
Oiled genuine wood parquet planks made from filled and sealed heartwood oak.

The property is offered for sale including all masterfully crafted bespoke built-in fittings.

EXCLUSIVE LOCATION IN KRANZACH AT LAKE WALCHSEE | KAISERWINKL | KITZBÜHEL DISTRICT | TYROL
This detached luxury residence at Lake Walchsee is situated in Kranzach, part of the municipality of Kössen, approximately 6 km from the centre of Kössen, in the Kitzbühel district of Tyrol.
The idyllic Lake Walchsee and the village of the same name are just approximately 800 metres away. Kössen is located close to Reit im Winkl, St. Johann in Tirol and Kitzbühel, surrounded by the spectacular Alpine scenery of the Kaiserwinkl (Kaiserwinkel) region.
The area is renowned for its outstanding natural beauty, exceptional quality of life and magnificent views of the majestic Kaiser Mountains.
Its privileged location between Munich and Kitzbühel combines Alpine tranquillity and exceptional privacy with convenient access to southern Germany.
An extensive range of leisure and sporting activities includes several 18-hole golf courses, tennis facilities, boat-assisted waterskiing, cycling and mountain biking trails, hiking routes and attractive lakeside bathing areas. During winter, the Kaiserwinkl region offers groomed cross-country skiing trails, downhill ski slopes and children's ski lifts.

This exceptional Bauhaus villa in Tyrol combines exclusive contemporary living with one of the most beautiful natural landscapes in the Austrian Alps.

ENERGY PERFORMANCE CERTIFICATE – SEE ILLUSTRATION
Austrian energy performance certificate: Overall energy efficiency class A++ (fGEE, site-specific climate). Final energy demand: 20.2 kWh/(m²·a) (reference climate).

The German energy efficiency class A+ displayed on the property portal is provided solely for indicative purposes and does not constitute an official classification under the German Building Energy Act (GEG).

LEGAL INFORMATION ON ENERGY PERFORMANCE AND FLOOR AREAS – SEE ILLUSTRATIONS */**
All floor areas, dimensions and size specifications are approximate and non-binding. The actual physical condition of the property and the contractual agreements shall prevail.

All information has been provided in good faith and to the best of the owner's knowledge, without warranty as to its accuracy or completeness.

The property is offered for sale in its existing condition, **as is, where is**. Any exclusion of statutory warranty rights shall apply only to the extent permitted by Austrian law and in accordance with the terms of the purchase agreement.

*** A) Living area AT:** 186.08 m², calculated according to Austrian floor area measurement practices. Figures are based on architectural plans and the property's current as-built condition.

**** B) Living area DE:** As the property is marketed throughout the German-speaking region, the stated living area of **218.96 m²** comprises 186.08 m² of internal living space plus 32.88 m² of proportionately included open and covered terrace areas and qualifying internal recess areas, calculated in accordance with the German Living Space Ordinance (Wohnflächenverordnung – WoFlV).

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