



## HOLIDAY HOMES

KLIPPITZTÖRL – CARINTHIA





**For more information visit:**  
**[www.waggerbau.at](http://www.waggerbau.at)**





## TABLE OF CONTENTS

Introduction.....	Pages 4 – 5
Location & surroundings.....	Pages 6 – 9
Views.....	Pages 10 – 11
Good to know.....	Pages 12 – 13
Homes 1 to 6.....	Pages 14 – 25
Specifications.....	Pages 26 – 29







## YOUR HOLIDAY HOME AT KLIPPITZTÖRL

The apartment complex at Klippitztörl comprises six apartments, all of which feature good layout and high-quality equipment. Particularly impressive is the wonderful nature near the ski area Klippitztörl, which surrounds the apartments. Luxurious extras such as the private sauna, large balconies and terraces, a ski room and the car parking spaces, which are partially covered, are especially convincing in addition to spacious rooms. The two bedrooms, which can be found in each apartment, make this the ideal holiday home for the whole family and also offer the opportunity to spend the holidays with friends. Assure yourself of the top-class apartments!



## HOLIDAYS AT KLIPPITZTÖRL – AN EXPERIENCE ALL YEAR ROUND

In winter, the Klippitztörl with its perfectly groomed slopes attracts mainly skiers and snowboarders.

A total of 12 slopes promises skiing fun for the whole family. For children, the Klippi-Pippi Kid-dy-Slope is always a highlight, because it makes skiing fun right from the start! But not only children and families get their money's worth at the Klippitztörl, because the slopes are easy to medium in difficulty, so the Klippitztörl is definitely worth a trip even for experienced skiers.

Also, for those who prefer snowshoeing or backcountry skiing the Klippitztörl is a true paradise.

At the first „Lavanttaler Schneesuhzentrum“ relaxing is quite easy – put on your snowshoes and enjoy the marvellous nature surrounding your new holiday home. But the route starts much earlier: at home on your PC! Plan your snowshoe hike online, get maps and route info. All this simply via a link on the homepage of Klippitztörl.

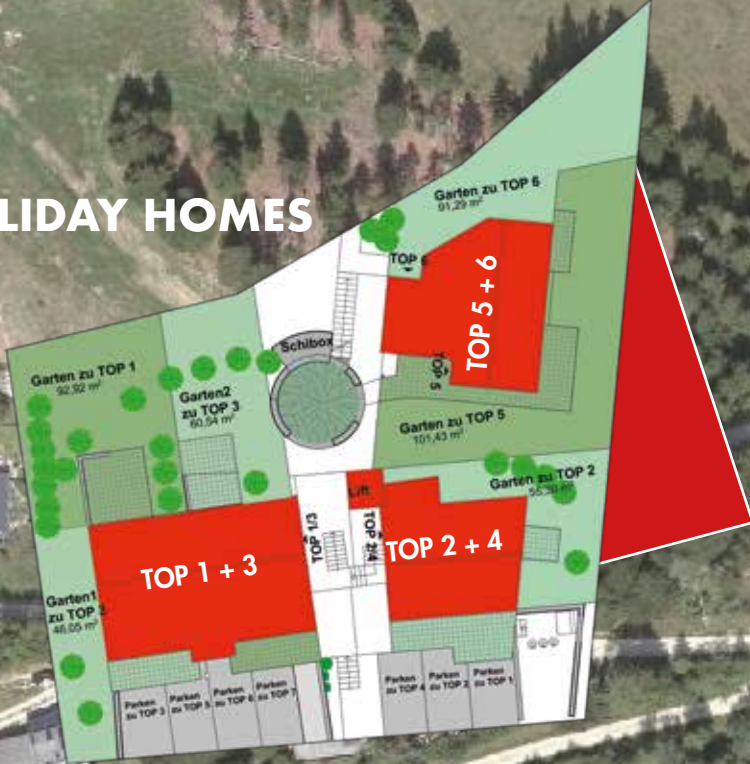
By the way, the Klippitztörl also has some practical services to offer: The free shuttle bus will take you comfortably to the chairlift, the cash desk and the kids' club. Even for those who want to borrow the equipment, Klippitztörl has a reliable partner at hand. Modern and perfectly looked after equipment is at your disposal. Of course, a holiday at Klippitztörl is not only advisable during the cold season - even in summer it offers a perfect break from everyday stress. On the one hand it is a breathtaking hiking area, which can either be explored on your own using the well-marked hiking trails or you can take a guided hike to the lush alpine meadows, roam through the green forests and admire the rushing streams of the region.

However, it is not enough to hike: Carinthia's most spectacular summer toboggan run will give you a true adrenaline rush with a length of 1400 m, 18 curves and a fall of up to 43.5%. Another great attraction is the climbing crag at Klippitztörl. By the way, in July and August there is a great adventure program for children. Riding, fishing, rock climbing and more is offered.

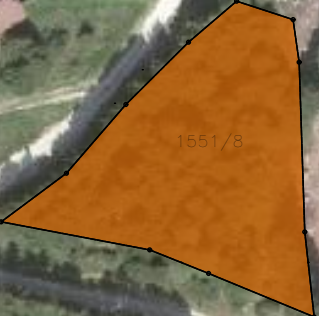
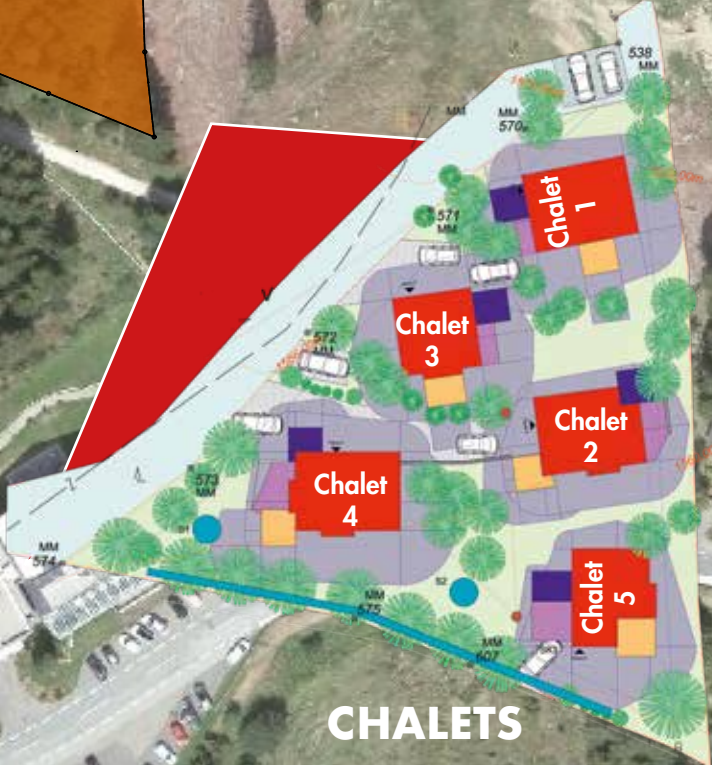




**HOLIDAY HOMES**



**CHALETS**











Hiking & Culinary Art on the spot



Hohenwarthütte



Seetalerhütte



Naturfreundehaus



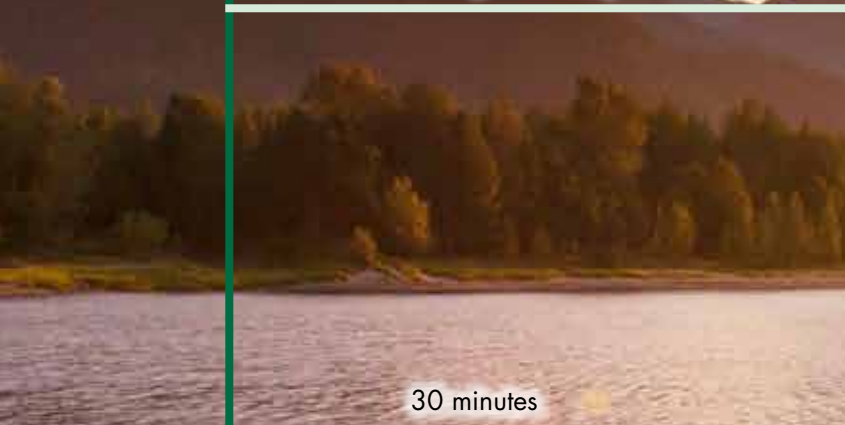
Schwarzkogelhütte



Moselebauerhütte



Kogelhütte



30 minutes



Historic city centre



Wolfsberg Castle



Open air pool



Golf course Wolfsberg



Paragliding/Deltaplane



Fishing Lavant/creeks



60 minutes



Lindwurm, Klagenfurt



Theatre Klagenfurt



Minimundus, Klagenfurt



Hochosterwitz Castle



Zoo „Happ“



Lipizzan Stud Piber



80 minutes



Casino Velden



Wörthersee Klagenfurt



Affenberg, Landskron



City centre Graz



Graz Opera



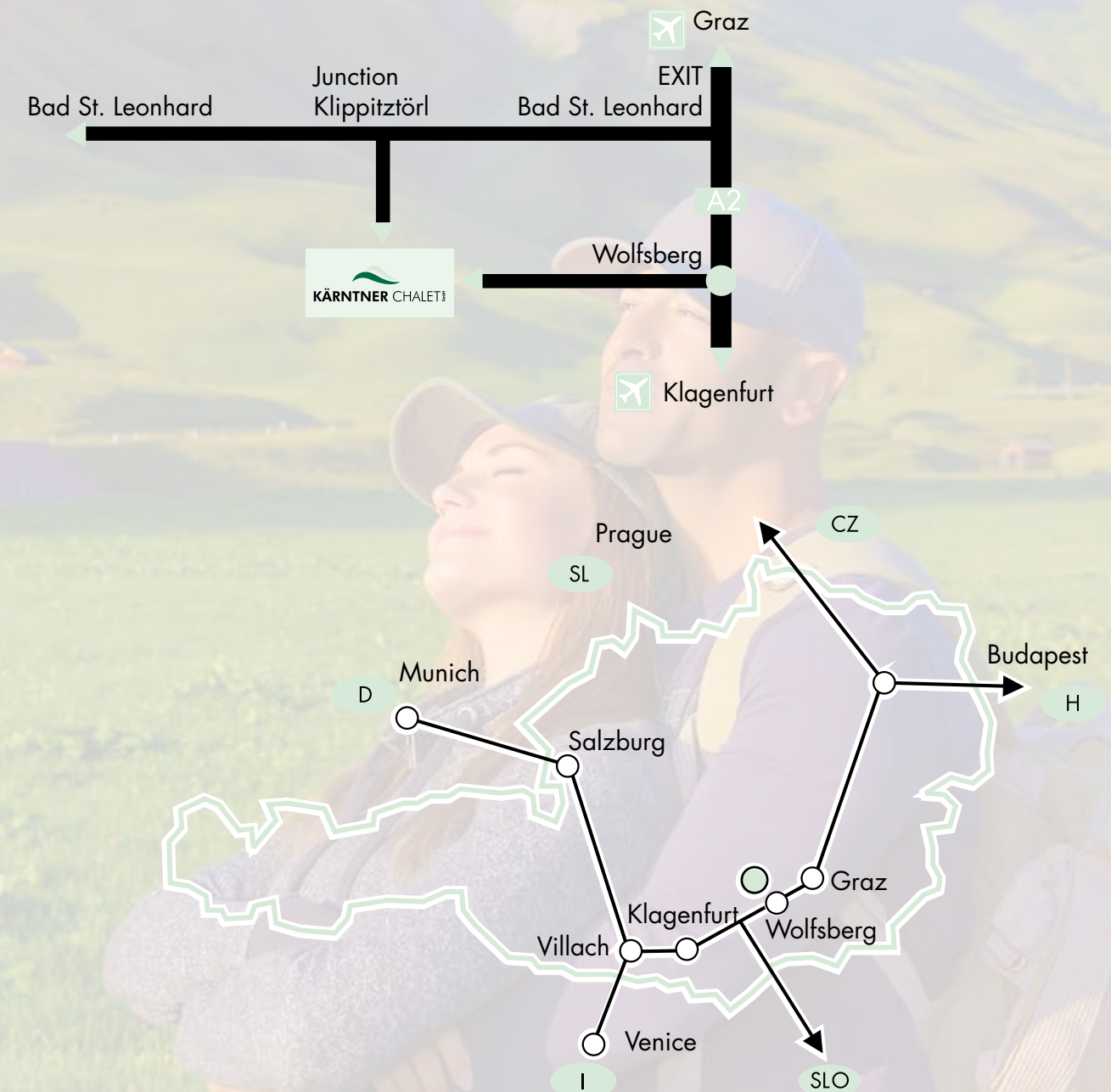
Rafting, Oberkärnten



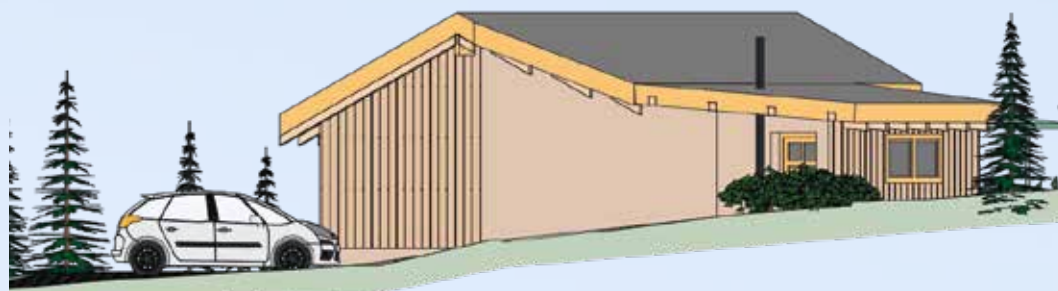
## ACCESS AND POPULAR DESTINATIONS

Klippitztörl can be reached in many ways: There are, for example, the two airports Graz and Klagenfurt, both of which are only about an hour's drive away. If you want to travel by car, you will enjoy the easy access to the motorway network: the A2 Südbahn is just a stone's throw away from the Klippitztörl. Via the exit Wolfsberg-Nord, you can reach Klippitztörl via the towns St. Margarethen and Preims. The proximity to Italy and Slovenia offers many possibilities: On the one hand, Klippitztörl is only a short distance from these countries, on the other hand, it also allows day trips to the Adriatic or to the hiking areas of the two neighboring countries. For example, Trieste is only about 3 hours away, Portorož can be reached in about the same time, and places like Lipica or the stud at Piber in Styria with the world-famous Lipizzan horses are close-by. If you prefer to stay in Carinthia, you will also find a large selection of excursion destinations: In about an hour's drive you will reach some of Austria's most beautiful lakes - Wörthersee, Klopeinersee and many more. If you prefer to wander on historical paths, visiting the ruins of Griffen Castle and Hochosterwitz castle is highly recommended. Of course, the St. Paul Abbey, the „treasury“ of the Lavant Valley, is always worth a visit.

To enjoy the local cuisine, visiting the traditional „Buschenschank“ is a must-do. In and around Wolfsberg there are a variety of restaurants that spoil their guests with delicious Carinthian specialties - „Kärntner Nudeln“, roast pork, Glundner cheese, salami, bacon and Sasaka are definitely worth a try!



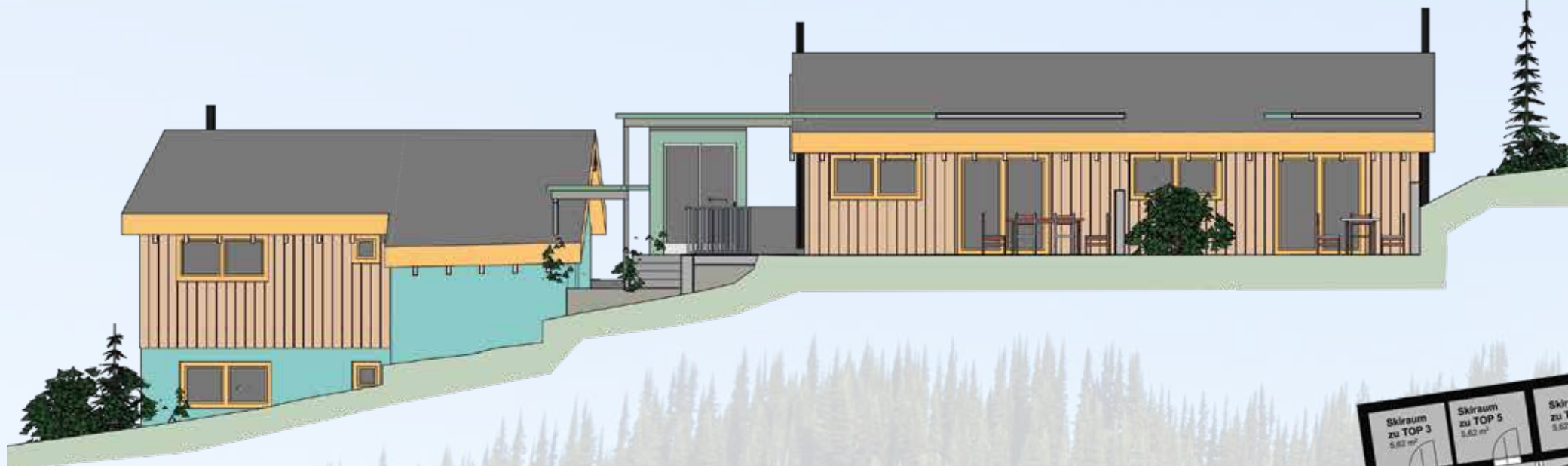




VIEW FROM THE NORTH



VIEW FROM THE SOUTH



VIEW FROM THE NORTH – PATIO

PARKING SPACES TO THE APARTMENTS







**VIEW FROM THE EAST**



**VIEW FROM THE SOUTH – PATIO**





## GOOD TO KNOW

**Project:** Kärntner Chalets and Holiday Homes at Klippitztörl, Carinthia

**Client:** Wagger Bau GmbH

**Contact:** Christian Kainz

**Planning:** Architectural firm DI Eva Hölbling

**Trust & contracting:** Mag. Patrick Thun Hohenstein

**Executing companies:** Local companies only:  
Lavantaler Holzbau  
Elektrotechnik Wastian  
Joham Installationen

**Highlights:**

- directly next to slope
- Garage / carport
- Sauna / lift
- panoramic view
- high-quality interior
- local companies
- Smart home



## PAYMENT ARRANGEMENTS

The execution of the project is carried out according to the BTVG and Mag. Patrick Thun Hohenstein acts as a trustee.

If following the installment plan B according to the BTVG, the price is to be paid in installments as arranged, the installments being payable after completion of the respective phases of construction.

Following percentages of the price are due upon completion of fixed stages of construction:

- a) 10% at start of construction;
- b) 30% upon completion of bare brickwork and roof;
- c) 20% upon completion of installation works ;
- d) 12% upon completion of the facade and windows;
- e) 17% when completed for occupation, or at early handover to the buyer;
- f) 9% upon completion of the entire site or
- g) the remainder after a period of three years from the delivery of the actual object of the contract, if the developer has not secured warranty and damage claims through guarantee or insurance.



## RENT-OUT POSSIBLE!

You can also rent out your real estate as a holiday home and refinance your property this way. Also, VAT can be retrieved this way.

## WE WILL BE HAPPY TO ADVISE YOU!

**Raiffeisenbank  
Mittleres Lavanttal**





# APARTMENT KLIPPITZTÖRL – TOP 1

This apartment is one of the larger ones in the resort, it extends over two floors. In addition to two spacious, cozy bedrooms you will find a bathroom with separate toilet, a living/dining room with integrated kitchen and the highlight of the apartment: The private sauna. There are also balconies in this apartment, as well as a large terrace and a parking space.



Visualizations act as design concept only!



View from the WEST

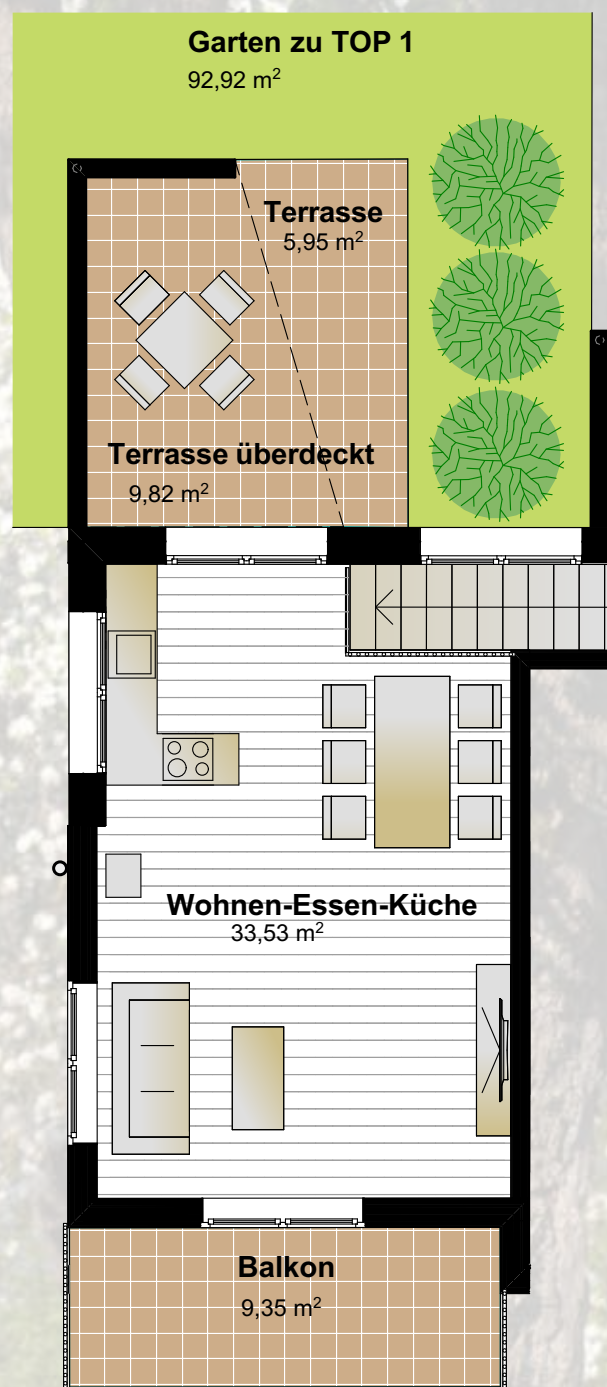


View from the NORTH



View from the EAST





## BASEMENT

01	VESTIBULE	7,44 m²
02	ROOM 1	11,57 m²
03	ROOM 2	11,55 m²
04	SAUNA	2,62 m²
05	TOILET	2,01 m²
06	BATHROOM	6,06 m²

## UPPER FLOOR

07	LIVING-DINING-KITCHEN	33,53 m²
TOTAL LIVING SPACE		74,78 m²

Balcony/terraces	31,03 m²
Ski room	6,44 m²
TOTAL USEFUL AREA	112,25 m²
Garden	92,92 m²
2 Car parking spaces	29,71 m²

**PRICE** Price on request\*

\* Price according to specifications

Furniture acts as design-concept only!

Objects in red symbolize additional service/ special requests and are not including in the selling price!



# APARTMENT KLIPPITZTÖRL – TOP 3

Also in this apartment, which is one of the larger ones of the complex, luxury plays a major role: in addition to the in-house sauna, there are several balconies and terraces. The two bedrooms and the living/dining area alongside the attached kitchen convince by their size and the striking window surfaces, which create a light-flooded ambience. Also, a car parking space is included.



Visualizations act as design concept only!



View from the WEST



View from the NORTH



View from the EAST





## UPPER FLOOR

01	VESTIBULE	4,82 m²
02	ROOM 1	13,75 m²
03	ROOM 2	11,43 m²
04	SAUNA	3,61 m²
05	TOILET	2,02 m²
06	BATHROOM	6,65 m²

## BASEMENT

07	LIVING-DINING-KITCHEN	42,75 m²
08	STORAGE ROOM	1,95 m²
TOTAL LIVING SPACE		86,98 m²

Balcony/terraces	28,65 m²
Ski room	5,62 m²
TOTAL USEFUL AREA	121,25 m²
Garden	106,59 m²
2 Car parking spaces	32,57 m²

**PRICE** Price on request\*

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# APARTMENT KLIPPITZTÖRL – TOP 2

This smaller apartment features a well structured floor plan and luxurious details. It comprises a bedroom, a bathroom with bathtub and separate toilet, a spacious living/dining area with integrated kitchen and a large balcony, which is accessible from the bedroom and the living area. This small but fine apartment, which is located on the first floor, has a sauna and a terrace as well as a car parking space.



Visualizations act as design concept only!



View from the WEST



View from the NORTH



View from the SOUTH





## UPPER FLOOR

01	VESTIBULE	6,78 m²
02	ROOM 1	10,41 m²
03	SAUNA	2,59 m²
04	TOILET	1,53 m²
05	BATHROOM	4,54 m²
06	LIVING-DINING-KITCHEN	21,50 m²
TOTAL LIVING SPACE		47,35 m²

Balcony/terraces	21,93 m²
Ski room	3,69 m²
TOTAL USEFUL AREA	72,97 m²
Garden	55,30 m²
2 Car parking spaces	25,96 m²

**PRICE** Price on request\*

\* Price according to specifications

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## APARTMENT KLIPPITZTÖRL – TOP 4

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Visualizations act as design concept only!



## VIEW FROM THE SOUTH-EAST



View from the WEST



View from the NORTH



View from the SOUTH





## UPPER FLOOR

01 VESTIBULE	6,78 m <sup>2</sup>
02 ROOM 1	10,41 m <sup>2</sup>
03 SAUNA	2,51 m <sup>2</sup>
04 TOILET	1,53 m <sup>2</sup>
05 BATHROOM	4,54 m <sup>2</sup>
06 LIVING-DINING-KITCHEN	22,53 m <sup>2</sup>
TOTAL LIVING SPACE	48,60 m <sup>2</sup>

Balcony	17,64 m <sup>2</sup>
Ski room	6,78 m <sup>2</sup>
TOTAL USEFUL AREA	73,02 m <sup>2</sup>
2 Car parking spaces	25,87 m <sup>2</sup>

**PRICE** Price on request\*

\* Price according to specifications

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# APARTMENT KLIPPITZTÖRL – TOP 5

This apartment is located on the second floor and has two bedrooms, so it is ideal for families. Again, the luxury of your own sauna and two terraces awaits you. Of course, the apartment also has a large bathroom with tub and a separate toilet. The living/dining area, which includes a kitchen offers a light-filled ambience. Also your car is taken care of: A garage is available.



VIEW FROM THE SOUTH-EAST



View from the EAST

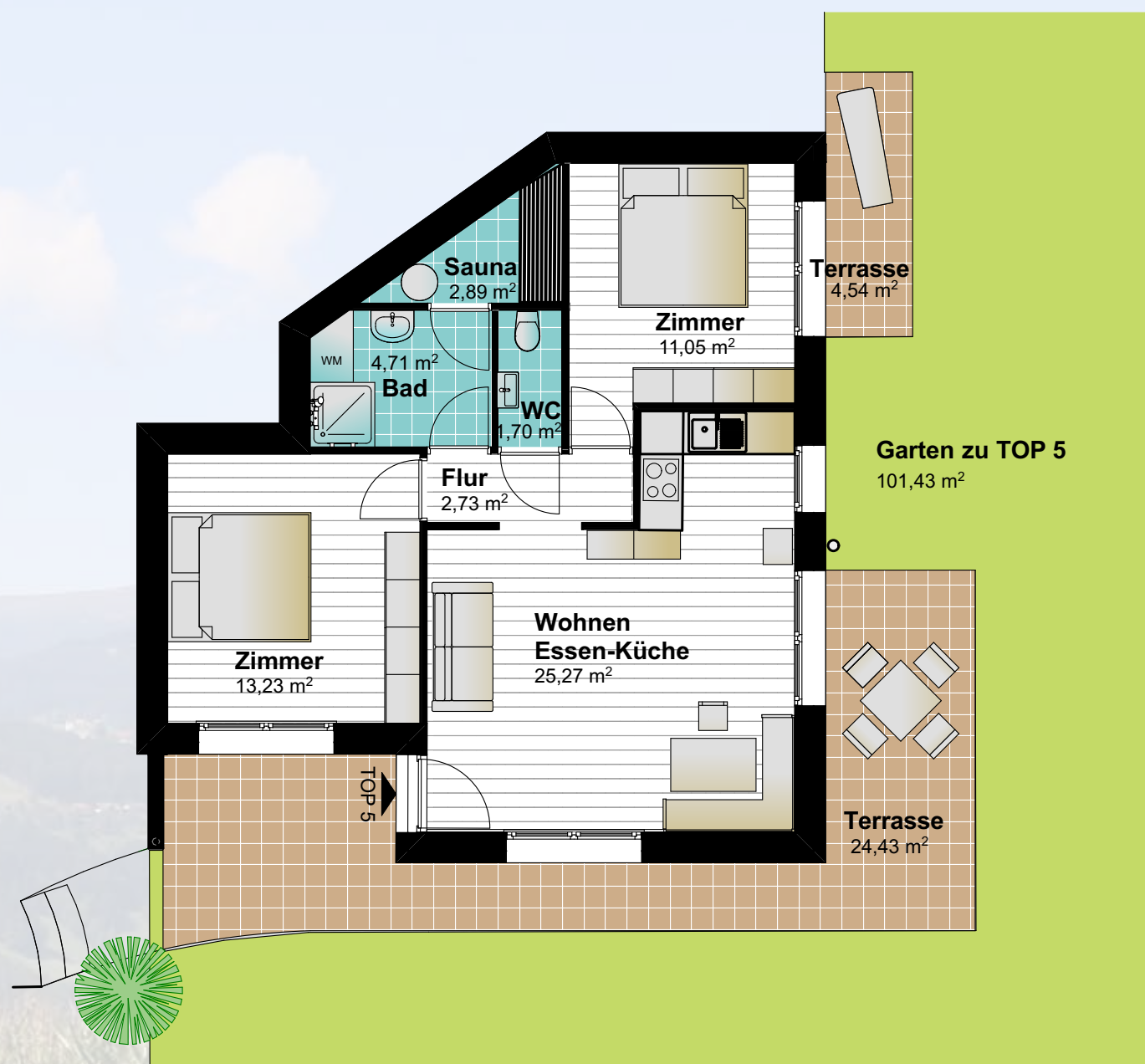


View from the NORTH



Patio from the SOUTH





## UPPER FLOOR

01	VESTIBULE	2,73 m <sup>2</sup>
02	ROOM 1	13,23 m <sup>2</sup>
03	ROOM 2	11,05 m <sup>2</sup>
04	SAUNA	2,89 m <sup>2</sup>
05	TOILET	1,70 m <sup>2</sup>
06	BATHROOM	4,71 m <sup>2</sup>
07	LIVING-DINING-KITCHEN	25,27 m <sup>2</sup>
TOTAL IIVING SPACE		61,58 m <sup>2</sup>

Terraces	28,97 m <sup>2</sup>
Ski room	5,62 m <sup>2</sup>
TOTAL USEFUL AREA	96,17 m <sup>2</sup>
Garden	101,43 m <sup>2</sup>
2 Car parking spaces	26,71 m <sup>2</sup>

**PRICE** Price on request\*

\* Price according to specifications

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# APARTMENT KLIPPITZTÖRL – TOP 6

The apartment, which is located on the third floor, features two large bedrooms, a bathroom with tub, a separate toilet and a large, bright living/dining area with adjoining kitchen. Two balconies invite you to relax and the highlight of the apartment is the in-house sauna. Of course, a parking space is also included here.



View from the EAST

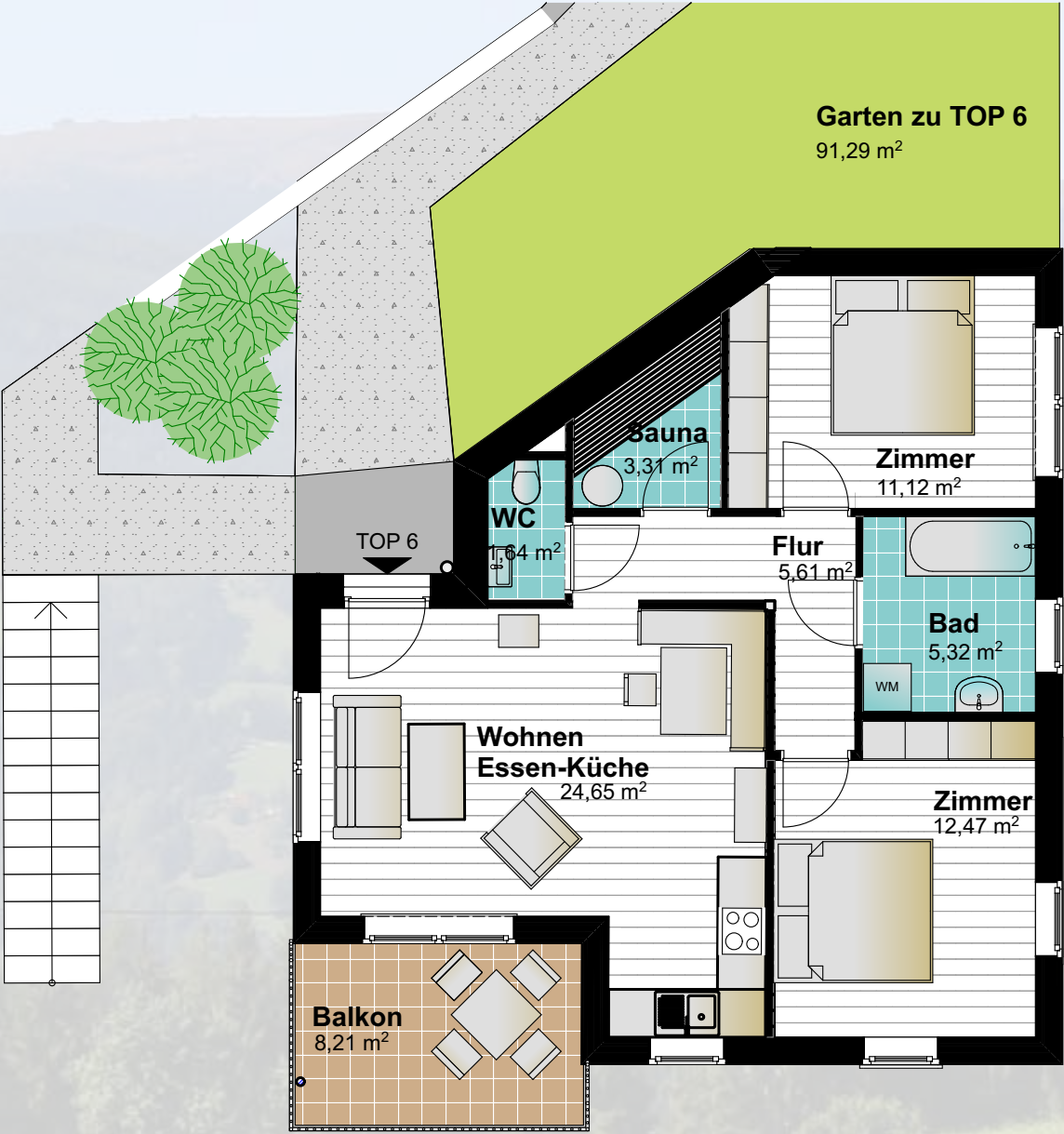


View from the NORTH



Patio from the SOUTH





UPPER FLOOR

01	VESTIBULE	5,61 m²
02	ROOM 1	11,12 m²
03	ROOM 2	12,47 m²
04	SAUNA	3,31 m²
05	TOILET	1,64 m²
06	BATHROOM	5,32 m²
07	LIVING-DINING-KITCHEN	24,65 m²
TOTAL IIVING SPACE		64,12 m²
Balcony		8,21 m²
Ski room		5,62 m²
TOTAL USEFUL AREA		77,95 m²
Garden		91,29 m²
2 Car parking spaces		27,14 m²

PRICE Price on request\*

\* Price according to specifications

Furniture acts as design-concept only!

Objects in red symbolize additional service/ special requests and are not including in the selling price!



GENERAL INFORMATION:

On the plot KG Preims, Parz. No. 1538/28, 6 apartments with underground parking, parking lots and lift are to be built. The plot area is 1,088 m². In the south there is access to the property and the parking lots. On the north side of the property the ski-lift route leads past, so there is a direct connection to the ski area without extra transport. The complex consists of three parts, each with two apartments connected by stairs and lift. TOP 1 and TOP 3 are designed as maisonettes. The buildings are grouped around a courtyard with a round seating area and a tree. An outside staircase leads directly to the northern ski slope. Each apartment is equipped with open spaces, terraces or balconies.

NET. LIVING SPACES:

TOP 1	74,78 m²
TOP 2	47,35 m²
TOP 3	86,98 m²
TOP 4	48,60 m²
TOP 5	61,58 m²
TOP 6	64,12 m²
Total:	383,41 m²



SUPPLY AND DISPOSAL:

Wastewater disposal: Wastewater is discharged into the existing private sewer. The seepage of the roof- and surface waters takes place on the property.

POWER SUPPLY:

Connection to the kelag

BUILDING EQUIPMENT:

Room heating: tiled stove with firewood, stainless steel fireplace freestanding DN 18cm, infrared heater, electric underfloor heating in bathroom and toilet

DOMESTIC HOT WATER: electric

VENTILATION: window ventilation

PARKING:

In the basement, 7 underground parking spaces are provided with additional parking spaces in front of them. In addition, two parking spaces will be built. Lockable storage rooms complement the underground parking spaces. Underground parking and storage rooms are designed with asphalt floor, the front parking lots with gravel lawns. Storage rooms and underground parking spaces are ventilated and not frost-proof.

LIFT: A lift is planned to be integrated into the open staircase. The lift shaft is made of reinforced concrete. The cabin size is 110 / 140cm.



## TECHNICAL INFORMATION:

### BASE:

Reinforced concrete foundation plate, ice wall, single foundations

### WALLS:

The outer walls are built in massive construction in the lower area with reinforced concrete or bricks and upgraded insulation. The massive walls with reinforced concrete (to the ground) give a U-value of 0.18, with brick 0.20 W / m<sup>2</sup>K. On the upper floors, the exterior wall is made of wood with a U-value of 0.22 W / m<sup>2</sup>K.

The inner walls are designed as lightweight walls with drywall on both sides. The partition wall between TOP 1 and TOP 3 is also designed in lightweight, double-shell, according to the regulations.

### CEILINGS:

All residential areas are equipped with screed and the respective floor coverings.

The ceilings to the ground are solidly built in concrete, with underlying 20cm XPS insulation and additional footfall sound insulation. The U-value of the construction is 0.19 W / m<sup>2</sup>K.

Likewise, the ceiling to the garage is made with a 20cm rock wool insulation, thereby achieving a U-value of 0.14 W / m<sup>2</sup>K.

The apartment ceilings are partly solid, partly executed with cross laminated wood, but in any case with screed.

In the apartments on the upper floor, the pitched roof or rafter is visible. The insulation is done as insulaion on rafters with overlying tile roof. The steep roof construction gives a U-value of 0.14 W/m<sup>2</sup>K.

**WINDOWS:** Wooden windows with double glazing

**ELECTRIC INSTALLATIONS:** BUS installation with Bticino WEB server, infrared heating with room thermostat, toilet and bathroom electric underfloor heating.

Distribution system complete with device circuits for electric stove, oven, dishwasher, washing machine, tumble dryer, as well as

additional electrical appliances. Furthermore, there are two groundings for bathrooms, two TV connections, two telephone outlets as well as

a bell outlet with bell and button provided.

The satellite system is intended for the reception of the satellite Astra. All switches and sockets are mounted according to the house engineering plans.





**PLUMBING AND HEATING:** Supply and installation of sanitary blocks, all water and sewage pipes.

Sanitary equipment (sanitary ware, bathtub, shower etc.)

are executed in accordance with the plans in white ceramic.

**TOILET:** wall-mounted toilet, bathroom sink.

**SHOWER:** Plano shower tray with shower drain, glass element made of ESG fine satin with a fixed part and a swing door, mixer consisting of flush-mounted mixer, hand shower, overhead shower set.

**WASH STAND:** Single vanity unit, mirror and mixer tap.

**BATHTUB:** Whirlpool with two water circuits and 3 different types of nozzles, single lever mixer inlet set.

**HOT WATER BOILER:** TOP 2 and TOP 4 200l electric boiler, TOP 1, 3, 5 and 6 300l electric boiler.

Washing machine connection, kitchen system with angle valves and siphon.

**INTERIOR DOOR:** Wood

**ENTRANCE DOOR:** Wood

**FLOORING:** Parquet floor, tiles

**PAINTING WORK:** filling and double-painting



## OUTER ARRANGEMENT:

plastered facade, glazed wooden facade, roofing grey brick, height of handrail: 100cm, wood/

metal, glass roofs: LSG

### EXTERIOR DESIGN:

Paved surfaces in asphalt or gravel, open spaces with topsoil

Terraces, balconies: tiled flooring / wooden floors

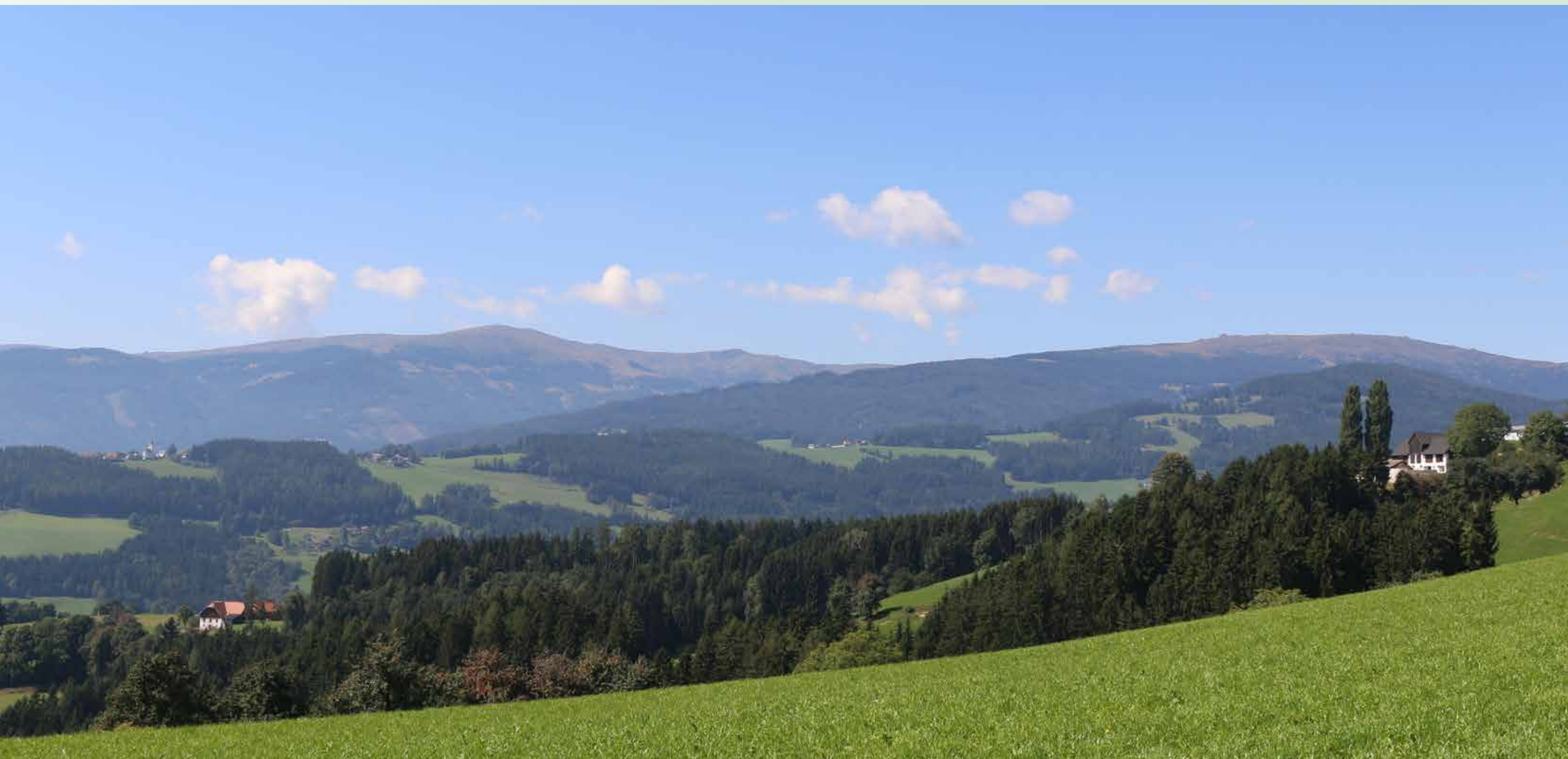
### FURNISHING:

Furnishing and presentations outside this description are not included.





## HIKING PARADISE SAUALPE







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