

## RESORT INFORMATION



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## ZELL AM SEE

Zell am See is a beautiful Alpine town perched on the shores of Lake Zell in Austria's Salzburg Province. This lakeside town partners with the village of Kaprun to form the Europe-Sportregion which is one of Austria's prime ski and summertime destinations.

There are 138km of groomed pistes in the region as well as dozens of summer activities including sailing, waterskiing and swimming in zell am See's crystal clear waters, which are clean enough to drink! This idyllic town has plenty of charm with lovely boutique shops and restaurants and boasts one of the largest après-ski clubs in the Alps - the 'Schnaps-Hans Alm Bar'.

Less than 8km away is the traditional village of Kaprun, which sits at the foot of the Kitzsteinhorn glacier. At a height of 3,200m, the glacier provides guaranteed snow - in winter or summer - for sublime year round skiing which makes this region the perfect dual season destination.

Zell am See is only 70 minutes by car from Salzburg airport and 2 hours 30 minutes from Munich airport. Regular trains also run directly into Zell am See from Salzburg and Munich. Once in Zell am See the free ski buses will quickly shuttle you from one village to the other ensuring the region is readily accessible for day trips and those wanting to explore further afield.



## WINTER ACTIVITIES



## WINTER & SKIING

The Zell am See- Schmitten ski area gives direct access to 77km of skiing with 27km of blue runs, 25km of red runs and 25km of black runs. In addition to this, the Europa-Sportregion has over 130km of groomed pistes on offer with plenty of great runs for skiers and snowboarders of all abilities. With 51km of blue runs, 58km of red runs and 29km of black runs there are lots of scenic pistes for you to explore.

Skiing down through the beautiful snow capped trees, you can enjoy the fantastic views over Lake Zell. There are many welcoming Alpine huts dotted across the mountainsides offering traditional table service and great hearty food. Sit back on one of the sunny terraces and enjoy the glorious views and Austrian hospitality.

The ski season is extremely long in this region and lasts up to 10 months due to the snow covered slopes of the Kitzsteinhorn glacier, at altitudes over 3,000m. Thanks to its location this is also an extremely popular cross-country skiing destination with 200km of trails.

This winter, the Schmittenhohe mountain in Zell am See has got an extra attraction: the world's longest 'Fun Slope' which measures at 1,300m! This extraordinary

ski slope, with it's numerous tunnels and tight turns is something that has to be experienced.

The region's modern lift system ensures minimal queues and with night skiing, snowboarding, tobogganing and romantic horse drawn sleigh rides, the best winter activities can all be found here. For those seeking an adrenaline rush you could always try heli-skiing or even ice climbing.

The ski bus runs from Kaprun to the Kitzsteinhorn glacier every 15 minutes and from the bus station in the valley you can take the Glacier Jet, cable cars or chair lifts directly to the summit.

The Saalbach-Hinterglemm ski circus is also less than 30 minutes away and has a further 200km of pistes. This will be directly connected to the Fieberbrunn ski area and Zell am See, making it the 3rd largest ski area in the world.

For more information: Tel +44 (0)7971 258 440

## KITZSTEINHORN, KAPRUN - 41KM SKIING



## SCHMITTEN, ZELL AM SEE - 77KM SKIING

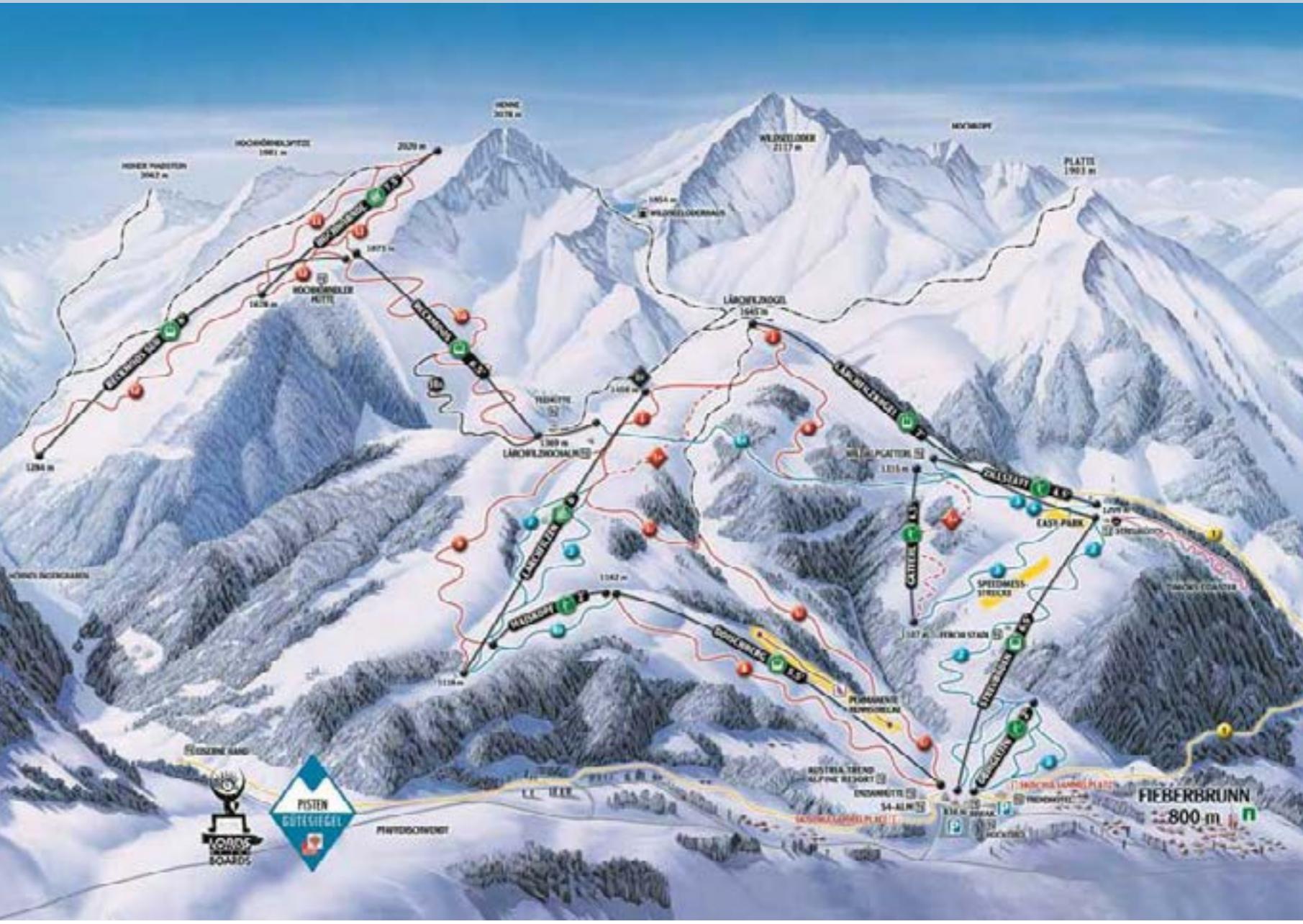


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## SAALBACH-HINTERGLEMM - 200KM SKIING



## FIEBERBRUNN - 35KM SKIING



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## SPA

After a hard day's skiing, Kaprun's Tauern Spa offers the perfect opportunity to relax with its range of saunas with panoramic views, aroma steam baths and brine pools in addition to a number of indoor and outdoor swimming pools.

## APRÈS-SKI

With more than 40 lively ski huts and bars and five discos Zell am See and Kaprun both have an excellent après-ski scene. For gourmet cuisine there is a fantastic selection of restaurants and hotels to choose from serving everything from modern European to Asian cuisine, as well as the more traditional Austrian taverns.



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## SUMMER ACTIVITIES



## SUMMER

With a glacier, mountains and the lake to enjoy, Zell am See is one of the Alps' best loved summer destinations. This beautiful dual season resort reaches down from the mountains to the very edge of the lake, with spectacular views over the crystal clear waters.

Zell am See is perfect for Alpine summers as you can swim in the warm lake, take leisurely boat trips and enjoy plenty of other water activities including diving, fishing and water skiing. The region is also perfect for hiking and cycling with cable cars taking you up the mountainsides in summer so you can walk or freewheel back down stopping off for refreshments at one of the many Alpine huts.

For snowsports fans who can't wait for the next ski season to get their fix, Kaprun offers summer skiing on its famous glacier. There are also guided tours to the summit of the Kitzsteinhorn mountain where you can experience the phenomenal views of Austria's tallest peaks.

Both Zell am See and Kaprun offer numerous other summer activities for all the family including tennis, horse riding, paragliding, rafting, rock climbing, caving and sightseeing flights. There are two 18-hole championship golf courses nearby, the Par-72 Zell am See course and a Par-73 course in Kaprun. Both are located in the sunny Salzach Valley with amazing mountain views of the Hohe Tauern National Park.



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## KAPRUN TAUERN SPA

After a long day's skiing, Kaprun's Tauern Spa offers the perfect opportunity to relax. The spa is the second largest in Austria with buildings extending over 48,000m<sup>2</sup> and over 2,000m<sup>2</sup> of water in indoor and outdoor pools.

The complex offers an activity pool with wave machine, a relaxation pool with grotto, a brine pool and a 25m sports pool, plus children's pools and waterslides!

With a fabulous choice of saunas, take your pick from Finnish saunas, an oven sauna, a herbal sauna, bio sauna as well as salt and aroma steam baths, the Tauern Spa is a haven for relaxation where you can sit back and unwind come snow or shine!



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## CONTACT US FOR ADVICE OR TO ARRANGE A VISIT



## VIEWING

If you are looking to buy a property in Zell am See, Austria then Investors in Property can help arrange your visit. We have a good selection of chalets and apartments for sale in the Zell am See region and know the resorts well so whether you are travelling alone, with a partner, or bringing the whole family we can suggest the perfect place to stay. Simply let us know which dates you have in mind and we will arrange for one of our representatives to meet you and show you around. All you need to do is to book your flight and rent a car and we can help organise everything else for you.

Ask us for our visits information and we will recommend some charming hotels to make sure you get the most out of your visit.

## CONTACT

Jessica Delaney – Investors in Property  
Tel: +44 (0)7971 258 440  
[jessica@investorsinproperty.com](mailto:jessica@investorsinproperty.com)

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## COMPANY PROFILE

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years' experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.



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