

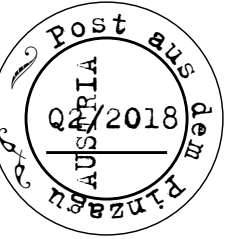


DAS NEUKIRCHEN

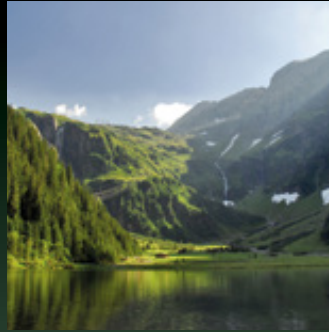
WILDKOGEL RESORTS

Deluxe. Apartments. Service.

A journey.



DAS NEUKIRCHEN
WILDKOGEL RESORTS



THE LOCATION

Unspoilt. Natural. Diverse.



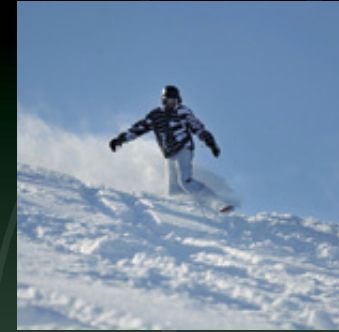
DAS NEUKIRCHEN

Unique. Prestigious. Profitable.



THE APARTMENTS

Open. Bright. Spacious.



THE ACTIVITIES

Snow. Countryside. Limitless.



RETURNS

Fair. Stress-free. Tax-free.



CONTACT US

Helpful. Professional. Honest.

DELUXE. APARTMENTS. SERVICE.

A UNIQUE CONCEPT.

Welcome!



THE WILDKOGEL RESORTS.

Deluxe. Apartments. Service.

Welcome to Landberg! We are delighted you have expressed an interest in our high-quality apartments and would like to take this opportunity to introduce our third brand-new resort "Das Neukirchen". The perfect solution if you are looking for a luxury apartment both for your own use and as a rental property. Our concept represents an attractive, hassle-free investment option.

A concept. A promise. Unique resorts. An apartment or a penthouse built in traditional style. Open, bright and spacious. Stylishly furnished. Superbly equipped. And enjoy all the amenities of a classic four-star hotel in your resort. First-class services come as standard.

Designed as a village, DAS NEUKIRCHEN has excellent infrastructure. We set great store by quality in every detail. And promise you the personal attention you deserve. We guarantee the kind of first-class hotel experience you would expect from a Wildkogel Resort.

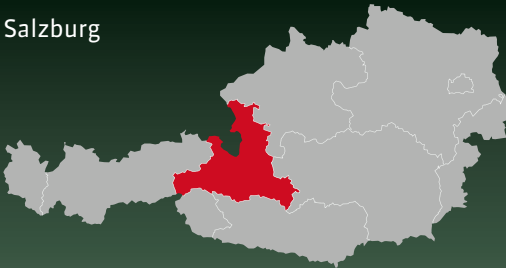
Our premium offer is aimed primarily at families and groups who enjoy their privacy and want flexible services. Welcome to your new home from home!

SALZBURGER LAND.

Wild. Gentle. Charming.



Salzburg



The Salzburger Land region has long been a highly sought-after holiday destination. Visitors particularly enjoy the vast range of leisure activities on offer. Winter sports fans will love the endless choice of pistes, runs and trails in this area. And there is plenty to enjoy in summer too, with an extensive network of hiking and biking trails like the spectacular Tauernradweg. For keen swimmers the region's natural lakes are just perfect.

Popular destinations in the area include the stunning Kitzbühel Alps and the Grossvenediger mountain. Or why not head off into the Hohe Tauern National Park to see ancient glaciers and the breathtaking Krimml Waterfalls? For culture-lovers Salzburg, the city of Mozart and magnificent baroque architecture, is a must-see.



THE OBERPINZGAU REGION.

Unspoilt. Natural. Diverse.



Neukirchen at the foot of the Grossvenediger is situated in Oberpinzgau in the Salzburger Land region. It is one of the village communities within the Hohe Tauern National Park. Oberpinzgau is a real natural oasis. The region boasts breathtaking panoramic views - majestic mountain peaks, ancient glaciers, lush pastures, shady forests and secluded riverbanks on the sunny side of the river Salzach. Visitors from all over the world come here to enjoy the wide open spaces, unspoilt beauty and diverse character of this part of the world. And with a fantastic winter sports scene and hiking, cycling and climbing opportunities galore, Oberpinzgau has become something of a mecca – all year round.



OBERPINZGAU – AT A GLANCE

- 375 km of pistes
- 14 km toboggan run
- 1,000 km of mountainbike touring trails
- 40 km of elevation gain for cyclists
- 94 hiking paths
- 120 mountain inns
- 10 sightseeing and bathing lakes
- 155 leisure excursions
- 32 castles, palaces and museums
- 8 amusement parks



WHAT TO SEE IN PINZGAU:

- ✦ Covering an area of 1,856 km² the Hohe Tauern National Park is one of Europe's largest parks. A stunning high-alpine landscape well worth exploring.
- ✦ Winter sports fans are spoilt for choice with three superb ski areas. The Wildkogel-Arena, Kitzbühel Alps and Zillertal-Arena offer a combined total of 375 km of pistes.
- ✦ The Tauernradweg, Austria's longest cycle path, covers 270 or 310 km between Passau and Krimml. It is ideal for family days out.
- ✦ With a total drop of 385 metres the Krimml Waterfalls are the largest in Europe. A natural spectacle not to be missed in Hohe Tauern National Park.
- ✦ Habachtal is one of Austria's most picturesque valleys. High-quality emeralds from here are to be found in the British Crown Jewels.
- ✦ 120 mountain inns provide the perfect refreshment stop for hikers and mountainbikers. Enjoy tasty local delicacies and traditional alpine festivals.

THE VILLAGE OF NEUKIRCHEN.

Rural. Local. Colourful.

The naturally-developed village of Neukirchen lies at the foot of the Wildkogel cable car. With a population of just 2,500 it nevertheless provides superb infrastructure for its visitors - cafés, specialist sports outlets and shops selling everyday items and souvenirs. Its restaurants offer hearty local specialities as well as fine dining.

Naturally there is plenty of snow-based fun to be had with ski and snowshoe tours and a vibrant après-ski scene. And culture vultures will find plenty to entertain them at the “cinétheatro” – everything from theatre and cabaret to readings and live bands.



Relaxed. Homely. Rewarding.



THE DELUXE EXPERIENCE® BY LANDBERG.

*H*assle-free holidays. Hassle-free investing. Purchasing a Landberg luxury apartment brings twofold benefits: treasured holiday memories and the prospect of excellent returns on your investment.

Your personal benefit: the choice of an apartment, penthouse or chalet. Built in traditional style. Elegantly furnished. Superbly equipped. Our village within a village resorts have excellent infrastructure. They also provide all the amenities and services of a four-star hotel. Welcome to your home from home!

Your financial benefit: our holiday complexes are of the highest quality. Designed for long-term use. Attractive all year round to tourists from all over the world. What sets Landberg apart from the rest is that we offer owners a comprehensive service. We organise your property rental to maximize your financial return. Landberg is a market leader in the management of luxury apartments for tourist rental in Oberpinzgau.



VILLAGE WITHIN A VILLAGE.

Private. Homely. Yours.



Our new "Das Neukirchen" resort is carefully integrated into the original community of Neukirchen. This village within a village concept provides the perfect setting for a whole range of holidays – with something new every day.

Relax in the privacy of your luxury apartment. Enjoy the resort's superb spa and fitness facilities. Head off for exhilarating sporting adventures or explore the countryside at your leisure – all just minutes from your door. Cook for yourself, take advantage of the resort's restaurant or visit one of the village's many traditional inns.

As professionals in destination development in Oberpinzgau it's important to us to think about the future. Our concept depends on good cooperation between owners, guests and the local population. We promote a brand of tourism that is sustainable and always mindful of local tradition.

SERVICES.

Courteous. Open. Attentive.



AS NEUKIRCHEN offers you and your guests a comprehensive range of services to help you feel right at home. In fact everything you would expect from a four-star hotel. And if you have a particular request we will do our best to oblige you. Our services will definitely enhance the rental potential of your luxury apartment. What more could an owner want?

ALL GUESTS ENJOY THE FOLLOWING ATTRACTIVE SERVICES:

- ✦ staffed reception desk
- ✦ spacious lounge area
- ✦ in-resort restaurant
- ✦ indoor and outdoor pools
- ✦ exclusive spa facilities
- ✦ state of the art fitness suite
- ✦ indoor and outdoor play areas
- ✦ underground car parking
- ✦ bedlinen and towels
- ✦ weekly linen change
- ✦ wi-fi internet access

ADDITIONAL OPTIONAL SERVICES (CHARGE APPLIES):

- ✦ fresh bread delivery
- ✦ room service
- ✦ additional cleaning
- ✦ massages
- ✦ beauty treatments
- ✦ taxi service
- ✦ bathrobe and hand towel service
- ✦ individual ski tours
- ✦ horse-drawn sleigh rides
- ✦ bike hire
- ✦ excursions and much more



A COMPREHENSIVE SERVICE FOR OWNERS:

- ✦ marketing across all sales channels
- ✦ management of your apartment rentals
- ✦ secure online owners' portal
- ✦ key handover and final inspection
- ✦ cleaning
- ✦ accounting
- ✦ maintenance and repairs

THE RESTAURANT.



Tasty. Local. Quality.

Our in-resort restaurant provides the ultimate gastronomic experience. Attractive, relaxing surroundings and the finest food and drink – every day. Enjoy tasty regional specialities as well as other Austrian classics. To work their culinary magic our chefs use high quality locally-sourced ingredients, such as tender Pinzgau beef and fish freshly-caught from nearby lakes and rivers.



SPA, WELLNESS AND FITNESS FACILITIES.



Relaxing. Soothing. Energising.



A spacious wellness and relaxation area measuring over 770 m² is available for guest use free of charge. Simply float your cares away in one of our two pools - swim indoors or outside under the stars. Then look forward to the soothing warmth of our five modern saunas: steam, infrared and soft, as well as two classic Finnish sweat baths.

For those wanting to just chill out there are relaxation areas with comfy loungers and calming mood lighting. Massages and cosmetic treatments can also be booked on request. Rather be getting in shape? The resort's fitness suite has all the latest cardio and strength training equipment.



WINTER SPORTS.

Snow. Energy. Intoxicating.

Winter sports from easy to challenging. Whether it's skiing, snowboarding or tobogganing you are into, the Salzburger Super Ski Card is your passport to three fantastic ski areas with over 375 kilometres of piste: the Wildkogel-Arena, Zillertal-Arena (just 20 mins. away) and the Kitzbühel Alps (10 mins. away) are yours for the taking!



The Wildkogel cable car is situated just 100m from the resort. The Wildkogel-Arena alone boasts 64 km of pistes, five gondola lifts, four chair lifts, ten ski tows and several “magic carpets”. And whether you are a novice, intermediate or professional skier there are downhill runs to suit your needs.

For a guaranteed adrenalin rush there is also a 14 km illuminated toboggan run - the longest of its kind in the world. Cross-country skiing is a further option, with a variety of trails taking you through fairytale winter landscapes. Traditional mountain inns are the perfect stop-off for a drink or bite to eat. And if you want, you can ski straight from the piste and into your après-ski activities! Other facilities include ski tuition, equipment hire and specialist sports shops.



A YEAR-ROUND DESTINATION.

Natural. Uplifting. Free.



Holidaymakers are spoilt for choice with the number of hiking paths, circular walks and tours available. Explore this wonderfully diverse mountain landscape on foot, by bike or even on horseback. Take a trip to Hohe Tauern National Park and see ancient glaciers and magnificent waterfalls. You may even be lucky enough to see some rare wild animals in their natural habitat.

Wildkogel Resorts are open all year round. Their prime locations make them the ideal base from which to explore the Oberpinzgau region. No surprise then that our holiday properties are in such constant demand!

In Oberpinzgau every season has its own charm. In spring, summer and autumn you will find endless opportunities for relaxing and getting active.



- ✦ Hiking
- ✦ Walking
- ✦ Mountain-climbing
- ✦ Rock-climbing
- ✦ Biking
- ✦ Swimming
- ✦ Fishing
- ✦ Horse-riding
- ✦ Flying
- ✦ Tennis
- ✦ Excursions



DAS NEUKIRCHEN. A WILDKOGEL RESORT.

Private. Popular. Profitable.

We are building our third resort at the foot of the Wildkogel mountain. DAS NEUKIRCHEN comprises 5 blocks. That means 45 apartments and 8 penthouses looking for new owners. All our luxury apartments have a balcony and terrace.

We hand over all holiday properties on a turnkey basis. With stylish furnishings and top of the range equipment throughout, you and your guests can enjoy that home from home feeling right away. Comfortable. Relaxed. Private. Alpine living at its very best.

DAS NEUKIRCHEN has its own restaurant just a stone's throw from your apartment. Spacious wellness, fitness and recreation areas are also available for guests to use free of charge. With our premium service you can enjoy all the benefits of a four-star hotel.

In common with other Wildkogel Resorts DAS NEUKIRCHEN sets high quality standards, as well as offering a whole range of services for owners.



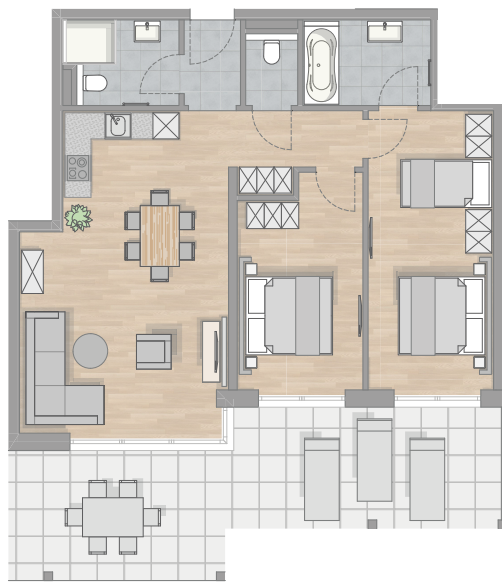
THE APARTMENTS.

Varied. Welcoming. Sophisticated.

Stylish and luxurious. All apartments come elegantly furnished and superbly equipped. High-quality materials, clean lines and premium branded appliances combine to create a high-quality, relaxing ambience.

Spacious, bright and comfortable. The 45 luxury apartments, measuring between 33 m² and 118 m², are designed to accommodate 2 - 8 people. All have a balcony or terrace measuring between 7 m² and 40 m².

The emphasis is very much on alpine style. Deluxe designer furniture, luxurious bathrooms and fully-equipped kitchens with a Nespresso coffee bar and Siemens appliances. Entertainment facilities include LED satellite TV, Wifi internet and wireless speakers. Every apartment has at least one car parking place.



SAMPLE FLOOR PLAN	
HAUS 2	TOP 1 2ER APARTMENT
YOUR APARTMENT:	
Kitchen/living area:	37.70 m²
Corridor:	2.57 m²
Bedroom 1:	13.64 m²
Bedroom 2:	18.65 m²
Bathroom 1:	4.85 m²
Bathroom 2:	5.82 m²
WC:	1.81 m²
Total	85.02 m²
Terrace	32.72 m²



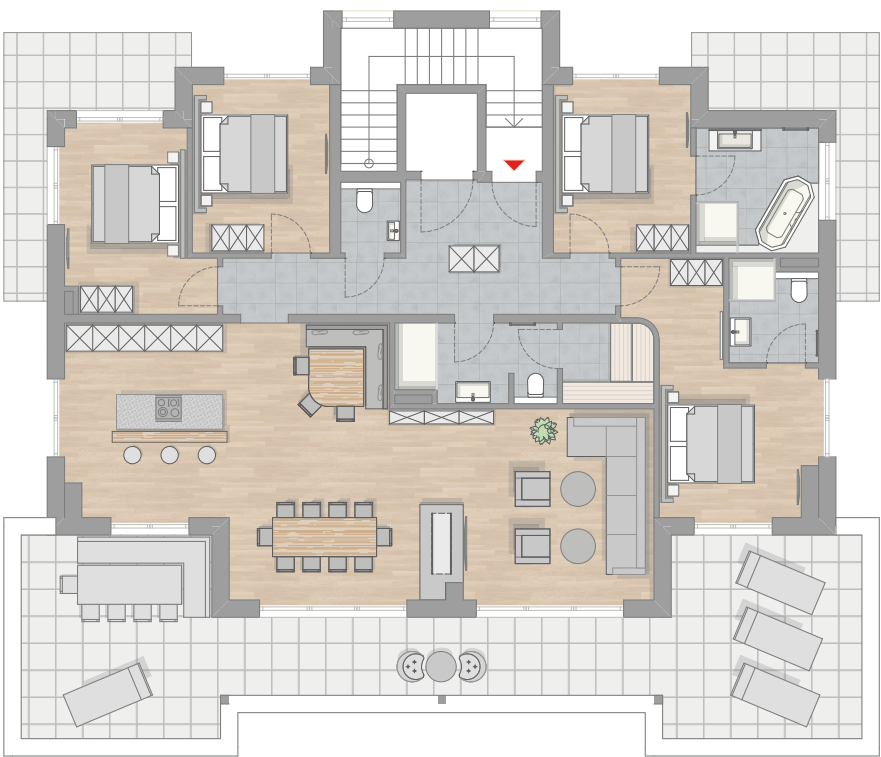
THE PENTHOUSES.

Exquisite. Heavenly. Panoramic.



Our 8 penthouses are exquisitely appointed. They offer the same high-quality furniture and fittings as the apartments with the addition of a fireplace, attractive open-roof construction, and a spacious terrace measuring up to 84 m².

More height, more width, more space. Luxury designer furniture, sophisticated lighting and spectacular views – plenty to satisfy even the most discerning of guests. Measuring between 88 m² and 165 m² our 8 penthouses can each accommodate 4 – 8 people.



SAMPLE FLOOR PLAN

HAUS 3	TOP 7 4ER APARTMENT
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YOUR APARTMENT:

Kitchen/living area:	67.61 m ²
Corridor:	17.34 m ²
Bedroom 1:	12.87 m ²
Bedroom 2:	12.32 m ²
Bedroom 3:	12.32 m ²
Bedroom 4:	17.74 m ²
Bathroom 1:	6.43 m ²
Bathroom 2:	8.16 m ²
Bathroom 3:	4.53 m ²
WC:	2.04 m ²
Sauna:	3.89 m ²
Total	165.25 m²
Terrace/balcony	84.57 m ²





Groundbreaking. Dynamic. Progressive.



Our new DAS NEUKIRCHEN resort is being completed in several construction phases. If you have individual preferences we recommend reserving your dream apartment at the earliest opportunity. You can contact Mr Jaap Elshout by telephone on: +43 (0) 677 629 287 02 (landline) or: +31 (0) 639 477 989 (mobile). Alternatively you can email him at: info@landberg.at.

Jaap Elshout, Sales & Marketing Director
Landberg Neukirchen GmbH, A-5732 Mühlbach 87, Austria
info@landberg.at, www.landberg.at



THE RESORT AT A GLANCE.



DAS NEUKIRCHEN
WILDKOGEL RESORTS



TRY BEFORE YOU BUY.

Approachable. Personal. Direct.



We invite you to experience the unique “Landberg Feeling” for yourself. Why not visit our other resorts DAS WILDKOGEL or DAS BRAMBERG and try before you buy? Your chance to sample the luxury of our apartments and the excellence of our four-star service.



Come and see for yourself what the idyllic and diverse region of Oberpinzgau has to offer. As a prospective buyer we are delighted to offer you attractive preferential rates on your “try before you buy” booking. We look forward to hearing from you!



EXPECTED RETURNS.



Profitable. Sustainable. Lasting.

AS NEUKIRCHEN is designed as a tourist resort. In other words, the apartments are intended for rental to visiting holidaymakers.

Our subsidiary company Landberg Alpine Holidays takes care of all aspects of the rental process, from marketing, handling bookings, welcoming and looking after guests, to laundry and accounting services. The team is also responsible for the overall running of the resort, including maintenance and repairs.

Optimum cost-efficiency means we can guarantee maximum returns for you as an investor. We advertise your apartment across multiple channels. Our own direct marketing activities include our booking platform, on- and offline social media marketing, newsletters, in-house marketing and PR. We also work closely with 46 on- and offline providers such as TUI, Belvilla, Chalet.nl, Booking.com, Expedia and Secret Escapes.



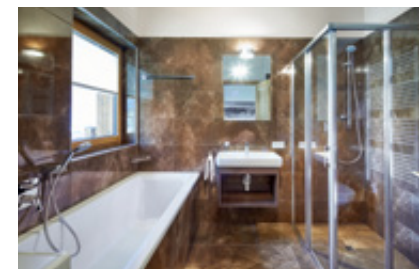
THE REFERENCE RESORTS



DAS WILDKOGEL
WILDKOGEL RESORTS



Our reference projects are DAS WILDKOGEL and DAS BRAMBERG. The DAS WILDKOGEL resort opened its doors in 2013 and in just a few years has already enjoyed major success. It has rapidly become a top address for luxurious apartments in the Salzburger Land region.



Popular. Successful. Trusted.



DAS BRAMBERG
WILDKOGEL RESORTS



DAS BRAMBERG has been welcoming guests since 2017. And now we can look forward to a new addition to the prestigious Wildkogel Resorts family - DAS NEUKIRCHEN. Our subsidiary Landberg Alpine Holidays looks after the needs of both owners and their guests, and is responsible for all aspects of running the resorts. We have become market leaders in managing and renting out luxury holiday apartments in Oberpinzgau.



We are proud of achieving above average occupancy rates in our resorts. And we regularly receive excellent feedback from satisfied guests. With average scores of 9.5 out of 10, we are delighted to be rated “highly recommended” by Zoover.

FINANCE.

Secure. Guaranteed. Tax-free.



We can help you with purchasing your apartment right from the start. Together with our banking partners we will be by your side every step of the way:

- ✦ individualised financial planning
- ✦ finance for up to 60 % of the purchase price
- ✦ fixed or variable interest rates
- ✦ interest can be offset against rental income
- ✦ no commission payable
- ✦ attractive tax advantages

In Austria there are considerable tax advantages to buying a holiday property. As a foreign buyer you can claim back part of the VAT on your property purchase. Together with our respected legal partners we will support you in dealing with all legal and notarial formalities.



"Landberg's help and support were invaluable. Comprehensive and at the same time tailor-made to our needs. Thank you so much!"



CONTACT US.

Helpful. Professional. Honest.

We never compromise on quality in our projects. Which means we can guarantee you the kind of premium investing experience you would hope for. As we operate our resorts ourselves, we see maintaining high standards as the key to success.

We promise to keep you fully abreast of progress in all construction phases. So you will always know about the latest developments in the resort. We will also handle all paperwork – efficiently and with complete transparency. Together with our banking and legal partners we take care of you every step of the way.

Want to find out more? Then why not talk to us in person - either at home, at our office in Moordrecht (Netherlands) or in Mühlbach or Neukirchen (both in Austria).

Of course, we are also happy to be contacted by telephone or email.

Landberg Neukirchen GmbH

5732 Mühlbach 87, Austria

Tel.: +43 (0) 656 686 30

www.landberg.at

Jaap Elshout

Sales & Marketing Director Landberg

Tel.: +31 (0) 639 477 989

E-Mail: info@landberg.at



WWW.DAS-NEUKIRCHEN.AT

A concept. A promise. Unique resorts.

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Deluxe. Apartments. Service.





DAS NEUKIRCHEN

WILDKOGEL RESORTS

AUSTRIA · SALZBURG · OBERPINZGAU

TEL. +31 (0) 639 477 989 · INFO@DAS-NEUKIRCHEN.AT · WWW.DAS-NEUKIRCHEN.AT

DAS NEUKIRCHEN IS A PROJECT OF LANDBERG NEUKIRCHEN GMBH

5732 MÜHLBACH 87 | OOSTENRIJK | +43 (0) 677 629 287 02 | INFO@LANDBERG.AT | WWW.LANDBERG.AT

