

ENGEL & VÖLKERS



5743 KRIMML

'Auf der Duxeralm' – Modern Alpine Living  
with Rare Second-Home Designation



Energy data: HWB: 26 / fGEE: 0.61  
Year of construction/completion: Autumn 2027  
Heating: Geothermal energy – underfloor heating, photovoltaics  
Units: 6 high-quality flats/chalets  
Zoning: Second home area  
All information subject to official approval

**each 4**

BEDROOMS

**each 4**

BATHROOMS

**from approx. 254 m<sup>2</sup>**

LIVING/USABLE AREA

**from approx. 74 m<sup>2</sup>**

BALCONY / TERRACE

**3.000.000 € each**

PRICE

**D-047TLG**

E&V ID NUMBER

**Fully furnished**

INTERIOR DESIGN

# HIGHLIGHTS

- **Rare second home designation** – free use without rental obligation
- **Snow-sure altitude** at 1,700 metres with direct access to the Zillertal Arena
- **Modern alpine architecture** with refined larch façade
- **Private wellness areas** with sauna and relaxation zone in every unit
- **Spacious living area with panoramic glazing**
- **Natural materials:** wood, stone, exposed concrete, designer parquet flooring
- **3 underground parking spaces** per house, winter comfort thanks to heated outdoor areas
- **Energy-efficient technology:** heat pump, photovoltaics, ventilation with heat recovery
- Perfect for families, friends and owners who value their privacy



At an altitude of around 1,700 metres, the “Auf der Duxeralm” Chalets offer six extraordinary retreats in one of the most coveted high-altitude locations in the Austrian Alps. The project combines modern chalet architecture with natural materials, clean lines, and a carefully considered spatial design—crafted for those who seek alpine exclusivity, tranquility, and freedom at the highest level.

The generous living and dining areas on the upper floor open onto the surrounding mountain scenery through floor-to-ceiling panoramic glazing, creating a bright and airy atmosphere with stunning views. Several bedrooms with en-suite bathrooms and private outdoor areas provide maximum privacy for family and guests. The clear separation of communal and retreat areas highlights the boutique chalet character of each unit.

A special feature of each chalet is the private wellness area. The sauna, relaxation zone, and light well, combined with direct access to the terrace or outdoor space, allow for year-round relaxation at the highest standard—enhanced by connections for fitness equipment, a TV, and atmospheric dimmable lighting.

Architecturally, the chalets impress with a modern design language, featuring a high-quality “ennobled” larch façade, spacious terraces on multiple levels, and elegant black steel and glass railings. Inside, parquet floors, large-format premium tiles, exposed concrete and wood cladding, as well as flush-mounted wooden doors, create timeless alpine elegance. Designer bathrooms with glass showers and high-quality fixtures complete the premium interior concept.

From a technical perspective, the “Auf der Duxeralm” Chalets meet the highest standards. Each unit is equipped with its own brine-to-water heat pump, underfloor heating in all rooms, a photovoltaic system, and high-quality wood-aluminium windows. Heated outdoor surfaces, mechanical ventilation with heat recovery in the wellness area, and future-proof electrical installations with provisions for shading ensure maximum comfort and sustainability.

## Property description



Situated in a prime location in Hochkrimml, directly adjacent to the Duxer X-Press base station and nearby shopping facilities. In winter, the chalets offer direct ski-in access, combining alpine lifestyle, comfort and immediate proximity to the ski area at the highest level.

## Unit overview | Chalet - apartments

Units	Living/usable area	Terrace area	Bedrooms	Bathrooms	Wellness & Fitness	Garage
House 1	approx. 253,84 m <sup>2</sup>	approx. 73,86 m <sup>2</sup>	4	4	per unit	3 UG
House 2	approx. 258,06 m <sup>2</sup>	approx. 76,24 m <sup>2</sup>	4	4	per unit	3 UG
House 3	approx. 258,06 m <sup>2</sup>	approx. 76,30 m <sup>2</sup>	4	4	per unit	3 UG
House 4	approx. 258,06 m <sup>2</sup>	approx. 76,30 m <sup>2</sup>	4	4	per unit	3 UG
House	approx. 258,06 m <sup>2</sup>	approx. 76,30 m <sup>2</sup>	4	4	per unit	3 UG
House 6	approx. 258,06 m <sup>2</sup>	approx. 76,30 m <sup>2</sup>	4	4	per unit	3 UG

All information subject to official approval.











## Location description

Nestled in the Hohe Tauern National Park, Krimml offers a harmonious combination of alpine landscapes and rural tranquility. The surroundings are characterized by lush meadows, dense forests, and magnificent mountain peaks, providing breathtaking views throughout the year.

Krimml is distinguished by a vibrant village community and rich cultural traditions. Despite its peaceful location, nearby larger towns such as Zell am See or Mittersill are

easily accessible by car and offer a wide range of shopping options, hospitals, and cultural activities. Krimml itself also has small supermarkets and shops for everyday needs.

Larger cities like Salzburg (approx. 146 km), Innsbruck (approx. 101 km), and Munich (approx. 172 km) are easily reachable by car. The nearest international airport is in Salzburg (approx. 201 km).





## Zillertal Arena

Hochkrimml is located directly at the Zillertal Arena, one of the largest and most snow-reliable ski areas in Austria, offering over 140 km of perfectly groomed slopes.

The nearby Duxeralm provides convenient access to the ski area—often even ski-in/ski-out—and is especially popular with families and leisure skiers.

Modern lift systems, varied runs, and numerous cozy huts and mountain restaurants ensure an alpine experience of the highest level.

In summer, the region captivates with extensive hiking and mountain biking trails, as well as impressive mountain landscapes, highlighting the property's year-round recreational appeal.



# Floor plans House 1



Der Grundriss ist nicht maßstabsgerecht. Diese Unterlagen wurden uns vom Auftraggeber übergeben. Für die Richtigkeit der Angaben können wir daher keine Gewähr übernehmen.

# Floor plans House 2



Der Grundriss ist nicht maßstabsgerecht. Diese Unterlagen wurden uns vom Auftraggeber übergeben. Für die Richtigkeit der Angaben können wir daher keine Gewähr übernehmen.

# Floor plans House 3



Der Grundriss ist nicht maßstabsgerecht. Diese Unterlagen wurden uns vom Auftraggeber übergeben. Für die Richtigkeit der Angaben können wir daher keine Gewähr übernehmen.

# Floor plans House 4



Der Grundriss ist nicht maßstabsgerecht. Diese Unterlagen wurden uns vom Auftraggeber übergeben. Für die Richtigkeit der Angaben können wir daher keine Gewähr übernehmen.

# Floor plans House 5



Der Grundriss ist nicht maßstabgerecht. Diese Unterlagen wurden uns vom Auftraggeber übergeben. Für die Richtigkeit der Angaben können wir daher keine Gewähr übernehmen.

# Floor plans House 6



Der Grundriss ist nicht maßstabgerecht. Diese Unterlagen wurden uns vom Auftraggeber übergeben. Für die Richtigkeit der Angaben können wir daher keine Gewähr übernehmen.

## General Terms and Conditions

1. Our service offering is based on the disclosures made to us by the client. We are unable to assume liability for accuracy and completeness. Errors and prior sale/leasing remain excepted.

2. Our offers are intended exclusively for the offeree. In the event of disclosure to a third party without our consent, the offeree shall be required to pay the full commission fee if the third party to which the broker's information is disclosed closes the contract.

3. We are entitled to act on behalf of the other contractual party on a commission basis.

4. Our requirement for commission is not affected if another transaction is completed instead of the originally intended transaction (purchase instead of lease, or vice versa, acquisition by forced sale instead of purchase, etc.) provided that the economic outcome does not deviate significantly from our offer.

5. If the recipient is already familiar with the property presented by us, we must be informed of this in writing no later than within five days. The commission amounts described in the relevant offers are payable to us upon conclusion of the contract.

6. Austrian law applies. For consumers whose habitual residence is in another country, the applicability of binding legislation of this country shall remain unaffected by the choice of law in sentence one.

7. Place of performance and exclusive place of jurisdiction for all disputes arising out of or in connection with this contractual relationship is Innsbruck, Austria, insofar as the contractual party is not a consumer.

## Ancillary costs of purchase

### 1. Land transfer tax

Land transfer tax must normally be paid to the tax office each time a property is purchased. It is 3.5% for legal transactions amongst strangers and 2% for legal transactions between family members. When a property is sold, the buyer's property rights will not be entered into the property register until payment of the transfer tax has been confirmed. Once the transfer tax has been paid, the tax office will issue a clearance certificate and will make it available to the certified underwriter at the property register court.

### 2. Entry in property register

The fee for the buyer's property rights to be entered into the property register is 1.1% of the purchase price and will be imposed on the buyer by the property register court.

### 3. Cost of drawing up contract

The costs for the compilation and land register execution of sales or rental contracts must be agreed upon directly with the certified underwriter (notary or solicitor) in line with their pricing structures.

### 4. Commission

When buying, selling or bartering

- 3% of the sales price plus statutory value added tax from (currently) 20%

- for palaces, monasteries and castles 6% of the sales price plus the statutory value added tax from (currently) 20%

For rentals:

- a maximum of 3 gross monthly rents from the landlord

- from the tenant, depending on the contract period, 1 to 2 gross monthly rents plus the statutory value added tax from (currently) 20%

### 5. Data protection declaration

I (we) confirm the perusal of the information sheet for data protection, in which all required information for the processing of data and on my (our) rights are included, and which can be viewed at any time at [www.engelvoelkers.com/kitzbuehel](http://www.engelvoelkers.com/kitzbuehel) for me (us)/handed out or sent to me (us).

Pursuant to established business practises the broker may act as dual broker.

## Revocation insturction

In case of a completed legal transaction through distant selling business, acc. to § 11 FAGG, or legal transactions completed outside of the broker premises.

### Right of revocation

You have the right to revoke this contract within fourteen days without needing to state any reasons. The revocation period is fourteen days from the date on which the contract was concluded. To exercise your right of revocation, you will need to send us, Engel&Völkers Kitzbühel GmbH, Jochberger Str. 19, 6370 Kitzbühel, Lizenzpartner der Engel & Völkers Residential GmbH, [tirol@engelvoelkers.com](mailto:tirol@engelvoelkers.com), a clear statement (e.g. a letter sent by post, a fax or an e-mail) informing us of your decision to terminate the contract. You may use the attached revocation template, but this is not mandatory. Timely submission of the revocation notice before the end of the revocation period is sufficient for the purpose of observing the deadline for revocation.

### Consequences of your revocation

Should you revoke this contract, we shall promptly refund all payments that we have received from you immediately and no later than within fourteen days from the date on which we received the notification about your revocation of this contract. We use the same method of payment for the refund that was used for the initial transaction, unless otherwise expressly agreed; in no case will you incur any fees for this repayment. If you have explicitly requested that rendering of the service is to commence within the revocation period, you shall be required to pay us a reasonable amount that corresponds to the share of the services, compared to the total scope of services agreed upon in this contract, already rendered before the time you notify us that you are exercising your right to revoke this contract. End of revocation instructions

### Revocation template

(If you would like to revoke your brokerage service contract with us, please complete this form and send it back to us.)

To: Engel & Völkers Kitzbühel GmbH, Jochberger Str. 18, 6370 Kitzbühel, Lizenzpartner der Engel & Völkers Residential GmbH, [kitzbuehel@engelvoelkers.com](mailto:kitzbuehel@engelvoelkers.com)

I/We \_\_\_\_\_ hereby  
withdraw from the contract I/we \_\_\_\_\_  
have concluded for the provision of the following brokerage services:

Brokerage services received on:

Consumer name(s):

Consumer address(es):

\_\_\_\_\_  
Date

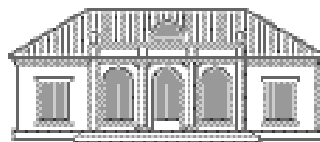
\_\_\_\_\_  
Consumer signature(s)::

## Courtage

All information is subject to change and is based solely on information provided to us by our client. We assume no liability for the completeness, accuracy and timeliness of this information. Subject to prior sale. Real estate transfer tax, contract establishment costs, notary and land register costs are to be borne by the buyer. We remain at your disposal with any further information. The brokerage contract with us and/or our agent comes about through a written agreement or through the use of our brokerage activities. All costs, taxes, duties and fees (e.g. notary costs, real estate transfer tax, etc.) are borne by the purchaser. If the property we have proven is already known, please let us know immediately. Passing on this synopsis to third parties without our consent will solve the problem. The general terms and conditions for the legal relationship between you and Engel&Völkers Kitzbühel GmbH also apply. The brokerage fee of 3% of the total purchase price plus statutory VAT is due upon conclusion of the contract and is to be paid by the buyer to Engel & Völkers Kitzbühel GmbH to pay.

PROPERTY PHOTOS: Visualisations

IMAGE PHOTOS: Photo credit @ZillertalArena



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