



AN INVESTMENT WITH A VISION:
MY HOTEL SUITE IN AUSSEERLAND

Narzissen Vital Resort

Buy
YOUR OWN
Suite now!



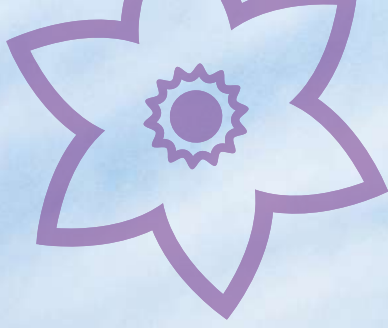
www.nvr-invest.at



PROPERTY AS PART OF A HOTEL:

a resort in a dream location
in the heart of the
Salzkammergut







Invest in the magic of a region

The attraction of a place of quiet majesty.

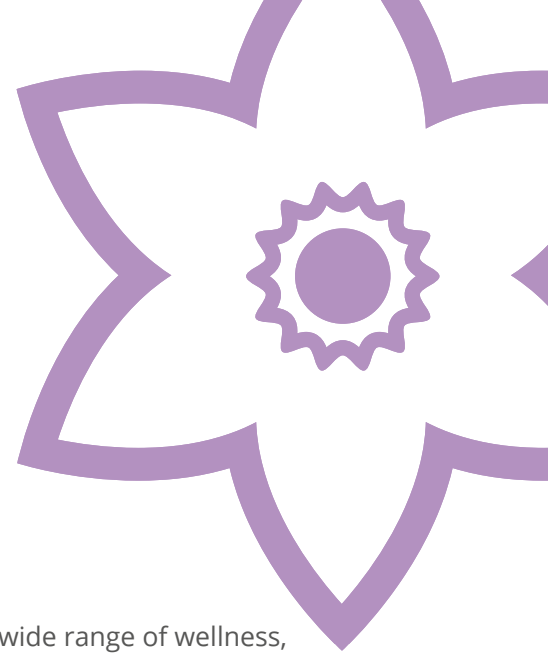
Imagine investing in the warmth of a region, in wild daffodils, flowering in white and fragrantly welcoming spring. In the morning dew that glistens on the juicy pastures. In high mountains that are reflected in deep green water or in returning to a place where arriving feels like coming home.

There is now an opportunity for such an investment in Ausseerland, the natural jewel of the Salzkammergut. In this place of quiet majesty that has always captivated people, hotel properties are an investment in natural well-being, in blissful relaxation. Commission-free, with high potential returns. In one of the most beautiful, untouched tourist regions in the heart of Austria.





Sale and leaseback: become part of a model of success



Your hotel property in Narzissen Vital Resort

Invest in Narzissen Vital Resort Bad Aussee, which spoils its guests with a wide range of wellness, but also with therapy and treatments in its salt water spa. The annual occupancy rate of the 4-star suite hotel has been more than 80% in recent years.

The existing suites are undergoing renovation and new exclusive apartments are being built. Acquire property using the buy-to-let model and lease it back. An operating company takes care of the lease and offers full service management. Get in touch! We would be delighted to advise you about this opportunity for private and institutional investors.



Scan QR code &
contact us directly!





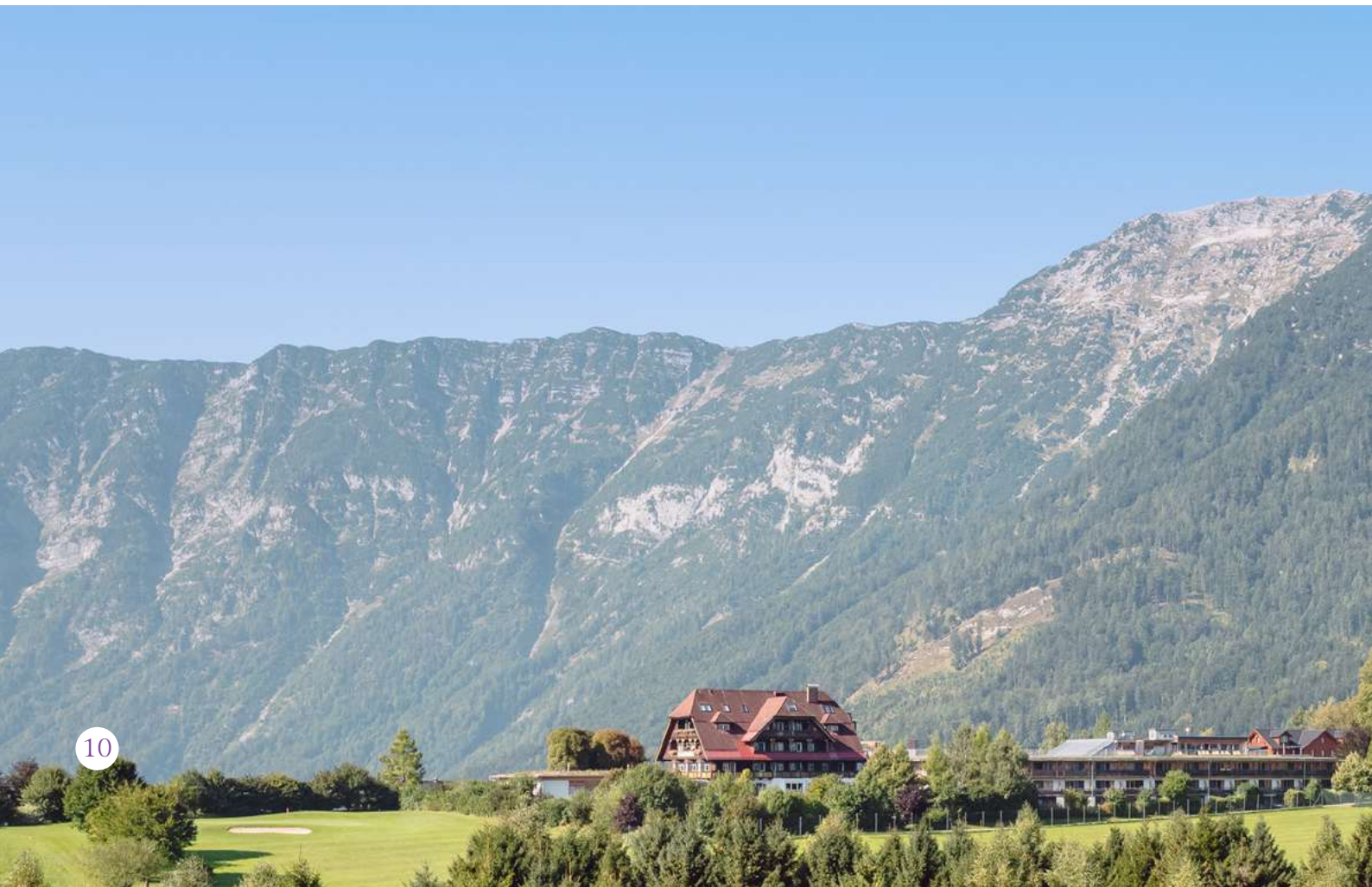


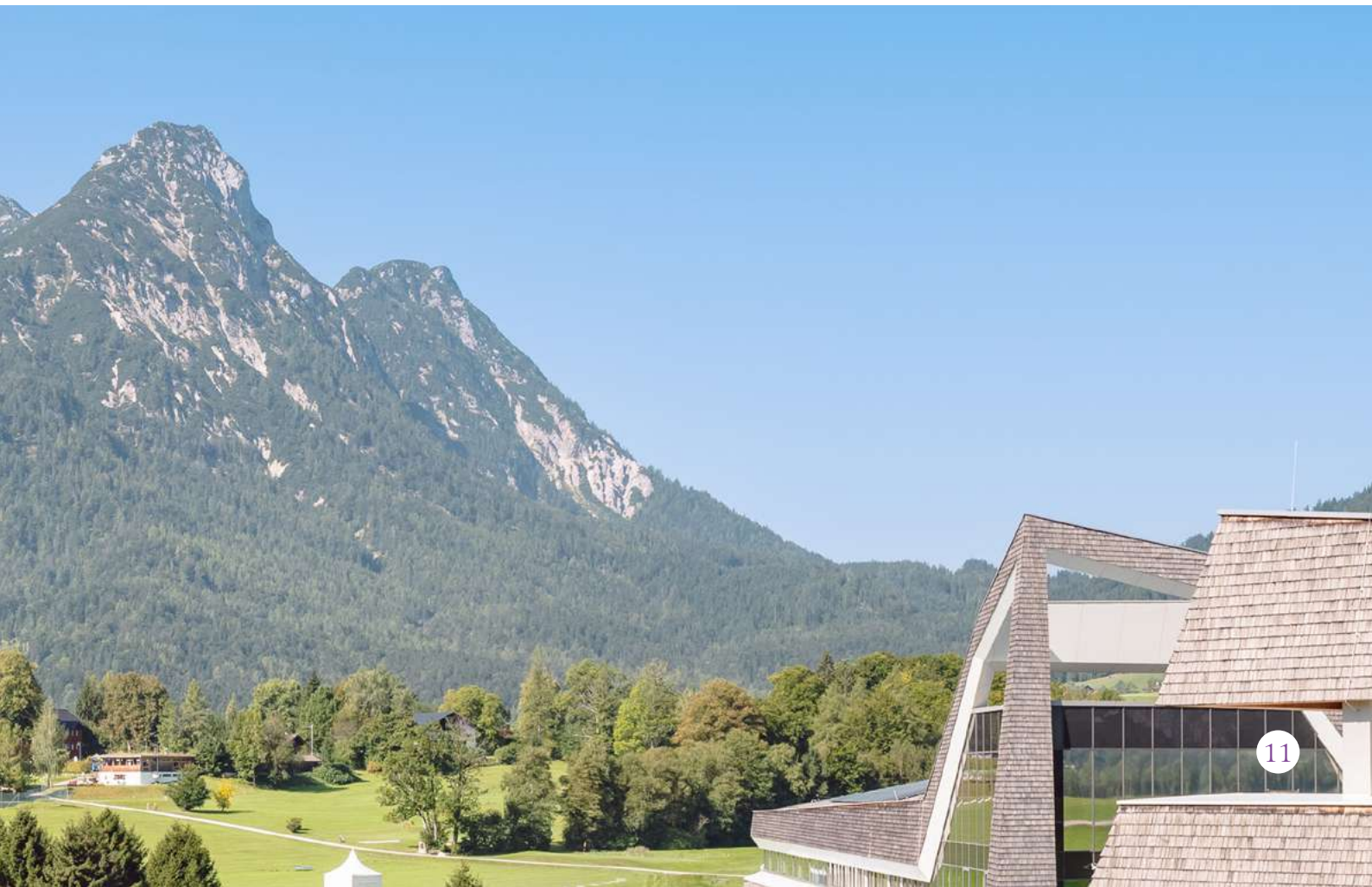
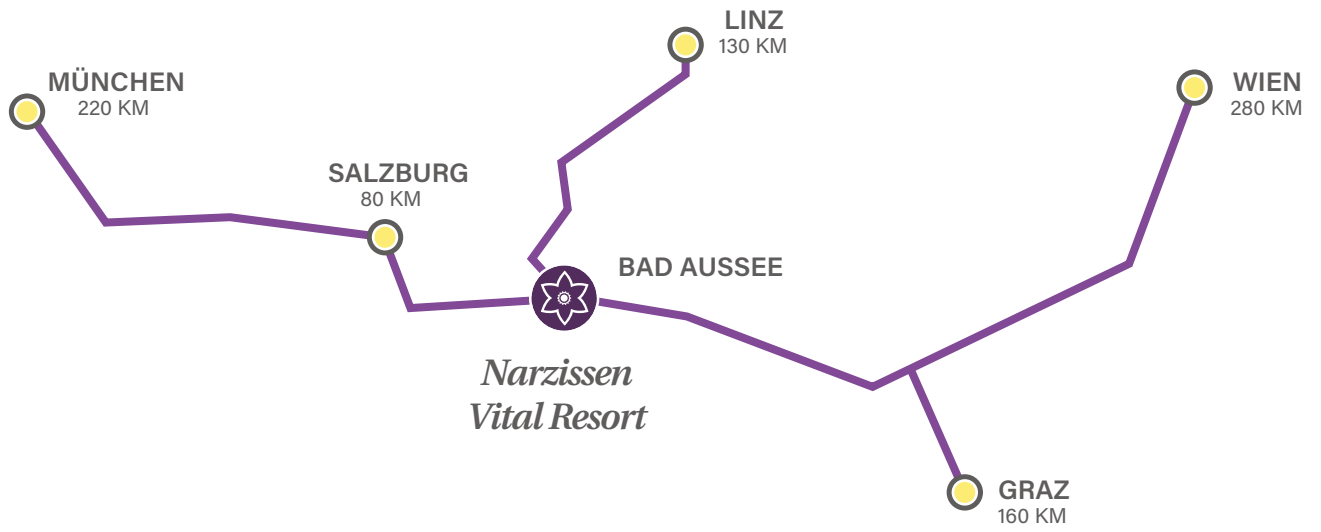
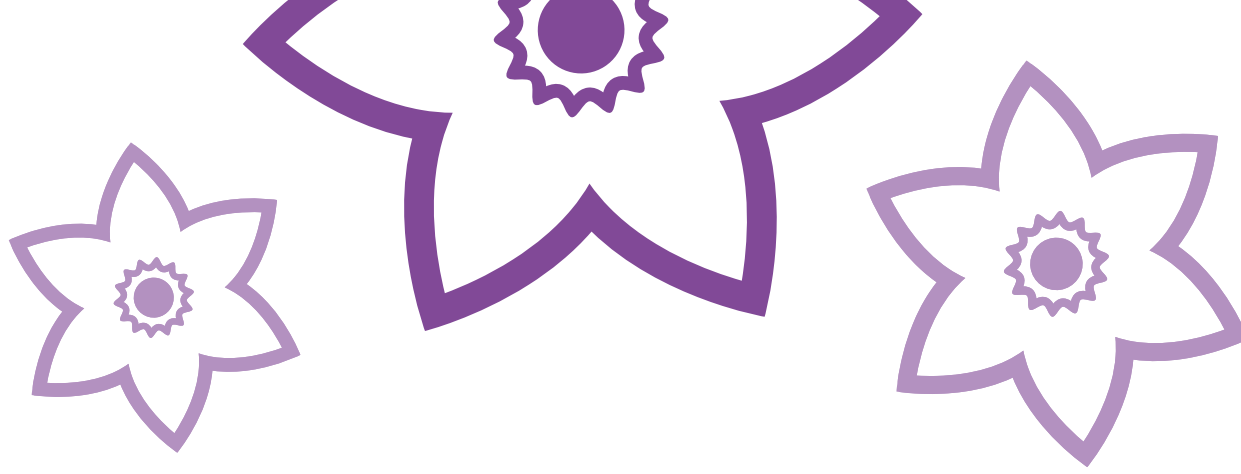
NARZISSEN VITAL RESORT BAD AUSSEE

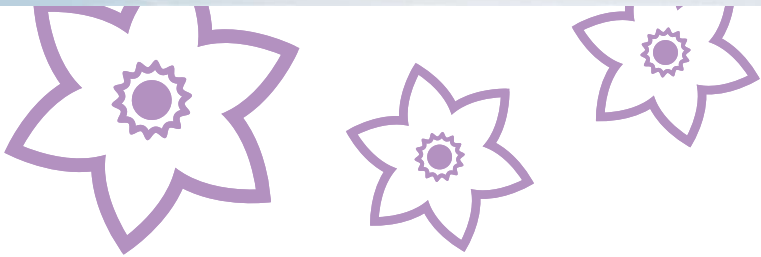
Where arriving feels like coming home

The existing suites, which are still in great shape, are being renovated and new exclusive apartments are already being planned. With the sale and leaseback model, you could become part of this property investment.

Get in touch! We would be delighted to advise you about this lucrative opportunity for private and institutional investors.







Conversion and construction in three phases

The spacious hotel units of Narzissen Vital Resort will undergo refurbishment beginning in 2023. Subsequently, five new buildings with high-quality new hotel apartments and suites are to be built step by step.



PHASE 1

Newly adapted hotel suites in four categories are currently being offered for sale in phase 1 (refurbishment of hotel block 2). Stylish, spacious, comfortable.

Block 2 is marked with a green circle on the map.



PHASE 2

It is planned to expand the resort with two new properties (hotel-apartment blocks 4 and 5) in phase 2. At the same time, the lobby will be renovated and the restaurant expanded.

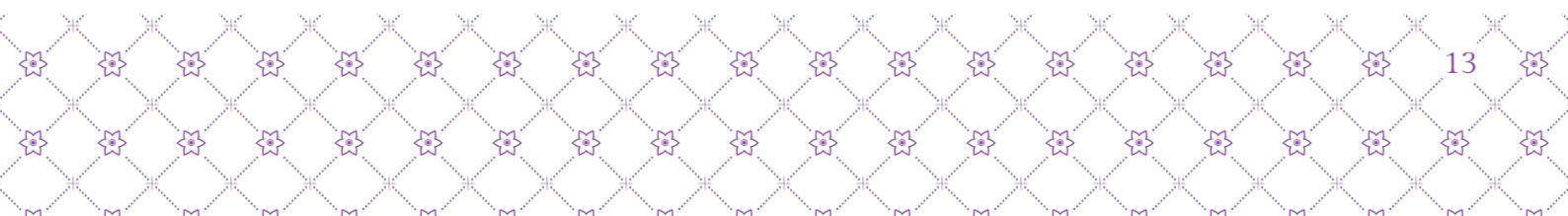
Blocks 4 and 5 are marked with purple circles on the map.



PHASE 3

In phase 3, three more buildings (blocks 3, 6 and 7) are expected to create space for relaxation. Finally, a new natural lake (bathing pond) is to be added to the complex and thus further enhance the project.

Blocks 3, 6 and 7 as well as the natural lake are marked with yellow circles on the map.



ALL-INCLUSIVE WITH THE OPTION OF PERSONAL USE:



After purchase, you no longer have to worry about your suite. A professional operating company takes care of its rental and the proceeds are split transparently.



The purchase of the property is commission-free for the buyer.



This is a commercial property that is used exclusively for tourism and cannot be used as a main or second residence.



As this is a commercial property, the VAT on the purchase price is refundable if the tax requirements are met.



You can also use the property for your own holidays, making personal use possible. This also applies to the investor's relatives, friends and business partners, as long as the reservation is made by the investor himself.



Once the quota of own-use days has been used up, you can enjoy your holiday at reduced rates outside of peak season periods.



With the purchase of a suite at Narzissen Vital Resort you are therefore not just investing in your wealth, but also in dream holidays in Ausseerland!



Buy-to-let: purchase property, lease back, use and earn.

You have probably already read or heard about this profitable investment opportunity: you buy a hotel suite and lease it back to the hotel operator so that it can continue to be operated and rented out profitably as part of the hotel's operations. Both sides profit from such an arrangement.

The buyers benefit from the hotel operator's know-how and can currently expect high occupancy rates and equally lucrative returns. There is a reason why this buy-to-let model is so popular with investors. Contact us; we would be delighted to advise you!



**Scan QR Code
for more information!**





Facilities

- › Approx. 35 – 39 m²
- › High-quality room furnishings with natural materials
- › Anti-allergic box spring bed (king size - 2 people)
- › Terrace or balcony with panoramic view
- › 32" flat screen with cable TV
- › Tea and coffee-making facilities
- › Minibar
- › Comfortable seating area
- › Desk with chair
- › Bathroom with shower / separate WC
- › Vanity mirror and hairdryer



Junior Suite Narzissenblüte:

Your hotel suite at Narzissen Vital Resort

Plenty of light from outside, with the mountains to greet you. Inside, fine wood and regional fabrics create a real feel-good space. The Junior Suite Narzissenblüte is a place to relax and includes a terrace or balcony. Cosy but spacious, approx. 35 – 39 m². The perfect place to snuggle up.

Experience unique moments with a 360° view of the Ausseerland mountain panorama. Immerse yourself in the silence of the Lerchenreither Plateau on the southern outskirts of Bad Aussee.

View of the mountains: Dachstein, Radling, Loser



Scan QR Code &
view 360° images.





Facilities

- › Approx. 41 – 51 m²
- › High-quality room furnishings with natural materials
- › Anti-allergic box spring bed (king size - 2 people)
- › Terrace or balcony with panoramic view
- › 32" flat screen with cable TV
- › Tea and coffee-making facilities
- › Minibar
- › Comfortable seating area
- › Desk with chair



Junior Suite

Narzissenwiese:

Your hotel suite at Narzissen Vital Resort

The beautiful and unobtrusive interior of the Junior Suite Narzissenwiese serves as a blueprint for your well-deserved break. Bad Aussee is reflected in every detail, in each colour, shape and material, from the curtains to the coffee table. Feel at home across 41 – 51 m², embedded within the spirit of the region.

The spectacular view from the terrace or balcony invites you to dream. And the worries of everyday? Just take a look at the Dachstein massif at sunset, framed by the Sarstein and Zinken, or into the Totes Gebirge – and you'll soon be focusing on the beautiful things in life.

View of the mountains: Dachstein, Trisselwand, Radling, Loser



Scan QR Code &
view 360° images.





Facilities

- › Approx. 76 m²
- › High-quality room furnishings with natural materials
- › 1 separate bedroom
- › Anti-allergic box spring bed (king size - 2 people)
- › Roof terrace with panoramic view
- › Spacious living area with heated recliner
- › 39" flat screen in the living room with cable TV
- › 32" flat screen in the bedroom with cable TV
- › Tea and coffee-making facilities
- › Minibar
- › Comfortable seating area
- › Desk with chair
- › Bathroom with shower and bathtub / separate WC
- › Vanity mirror and hairdryer



Senior Suite Narzissenprinzessin:

Your hotel suite at Narzissen Vital Resort

A large seating area, lovely roof terrace and space to welcome the whole family. The Senior Suite Narzissenprinzessin offers the same regionally inspired comfort as the other suites but is even more spacious. Treat yourself to this contemporary oasis of well-being with that added Ausseerland touch.

Across approx. 76 m² you will find a cosy bedroom, large living room and a bathroom in modern design. Sit back and recharge your batteries as you inhale the fresh mountain air or admire the view of the Dachstein, which can be seen from every suite.

View of the mountains: Dachstein



Scan QR Code &
view 360° images.





Facilities

- › Approx. 79 – 88 m²
- › High-quality room furnishings with natural materials
- › 2 separate bedrooms
- › 2 anti-allergic box spring beds (king size - up to 4 people)
- › Roof terrace with panoramic view
- › Spacious living area with heated recliner
- › 39" flat screen in the living room with cable TV
- › 32" flat screen in the bedroom with cable TV
- › Tea and coffee-making facilities
- › Minibar
- › Comfortable seating area
- › Desk with chair
- › Bathroom with shower and bathtub / separate WC
- › Vanity mirror and hairdryer



Senior Suite Narzissenkönigin:

Your hotel suite at Narzissen Vital Resort

This alpine place of strength and relaxation is the pinnacle of our well-being offer, leaving nothing to be desired. Exclusive comfort, two separate bedrooms, roof terrace. High-quality furnishings in every respect. The modern design with traditional elements invites you to unwind.

The Senior Suite Narzissenkönigin is around 79 – 88 m² in size. Here you can expect plenty of space and a feel-good atmosphere for 2-4 people. Relax on your holidays just like you would at home.

View of the mountains: Dachstein, Loser, Sandling



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view 360° images.







What makes your investment unique

The safe return

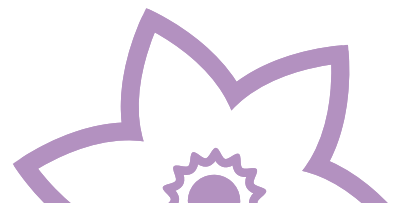
In the first three fiscal years, you will receive a guaranteed return of 5% based on the purchase price of your net investment minus additional purchase costs. In addition, Narzissen Vital Resort already achieves an average annual occupancy rate of 80% based on the number of opening days, which means that your investment will potentially remain lucrative in the long term.

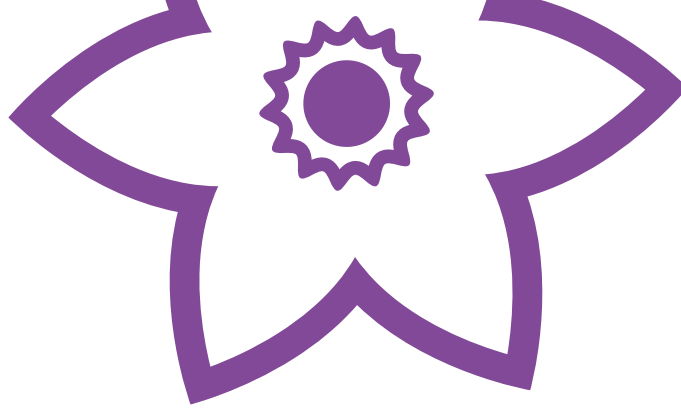
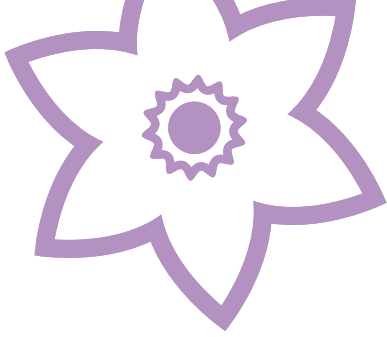
The unique location

Narzissen Vital Resort is located on the Lerchenreither Plateau, surrounded by mighty mountains. You can enjoy the impressive mountain panorama from each of our suites. The sun bathes rock faces in warm light and views of the Loser, Sarstein, Zinken or Dachstein free up the senses. In addition to the people, their customs and the certain magic of this region, taking time out in Bad Aussee is all about impressive nature. Become part of this magical place that has captivated artists and great thinkers throughout the ages with your investment. The very limited amount of building land available in the region also strengthens the potential for a sustainable increase in the value of your property.

Part of a resort

A hotel restaurant, the spa gastronomy, a bistro and extensive wellness area with various therapy and wellness offers – guests staying in the spacious suites can expect a well-attuned, state-of-the-art infrastructure. In the planned expansion phases, the resort will be extended and further upgraded to include, among other things, a large bathing pond.





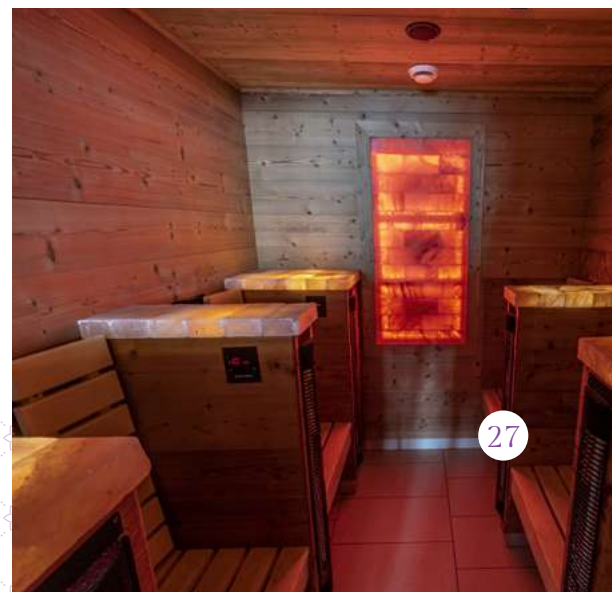
The SPA area with brine bath

Relaxation is 34 to 36 degrees Celsius here, soothing body and mind with natural healing powers. The salt water in the brine bath is enriched with minerals deep from the Altaussee salt mountain and the Aussee spring water makes treatments, bathing and wellness at Narzissen Vital Resort a very special experience. Over 500 m² of water await guests here.

The panoramic sauna, herbal sauna, stone pine sauna, „ladies only“ sweat box, infrared heat cabin, and Narzissen steam room with cold water pool and outdoor salt water pool with massage benches promise a unique sauna experience. In addition, the „Private Spa“, a therapeutic mud bath, cosmetic and beauty treatments plus comprehensive wellness, training and therapy options mean that there is truly nothing left to be desired here. A spa doctor and team of therapists are available to those who are not only looking to relax, but also to do targeted training or improve their health with courses and treatments.

The wide range of sports

As a year-round tourist destination of the highest standards, you can access all kinds of sports and exercise from Narzissen Vital Resort. Unique mountain bike tours right on the doorstep, wonderful hikes or relaxing walks on the shores of Lake Grundlsee or Lake Altaussee. Mountaineers, climbers and golfers get their money's worth too. A challenging 9-hole course awaits guests with 360° views of the most stunning Aussee mountain panorama and Dachstein massif. Winter guests can head straight from the resort to the cross-country ski trails on the sunny high plateau. And the Loser, Tauplitz and Dachstein offer ideal opportunities for skiing.



Contact us.

We would be delighted to advise you.

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