

# TSCHENGLA HEIGHTS, BÜRSEBERG

Vorarlberg, Austria

[www.pureintl.com](http://www.pureintl.com)

PURE  
INTERNATIONAL





# VORARLBERG

## **Tschengla Heights**

Tschengla Heights, Bürserberg, Vorarlberg is a collection of just 6 apartments ranging from 2 to 4 bedrooms. The elevated position of the Tschengla plateau offers the apartments & generous terraces spectacular views towards the Brandnertal ski area. The apartments are just a short walk away from the ski lifts.

It is very unique to be able to purchase a property with second home status in the Vorarlberg province of Austria. Tschengla Heights offers this most sought after status and therefore owners can use their property as they wish with no obligation to rent it out. With its easy accessibility, these apartments are ideal for long weekends with friends and family, ski trips and active summer holidays.





## THE LOCATION

The beautiful Tschengla plateau is situated just above the little village of Bürserberg, far away from any noisy traffic. The plateau is completely encompassed by mountains and sits on the border of Austria and Liechtenstein. Down in the valley, a short drive away, lies the historic town of Bludenz which offers a

wide range of shops, restaurants and cafés. Both winter and summer attracts visitors to the area. Sporting diversions are offered by 400km of hiking trails, 110 km of mountain biking trails, a 18 holes golf course and 64 km of groomed piste with skiing between 890-2000m/

### **Distance to cities:**

- Bregenz 53 km
- Innsbruck 130 km
- Zurich 150 km

Nearest Airports are Innsbruck and Zurich. Closest train station is Bludenz for both national and international trains.



View from the apartments





View from the apartments







## THE SKI AREA

The Brandnertal ski area includes 64,4 km of groomed piste skiing (incl. ski routes) between 890 and 2000 meters, mostly on east facing slopes that stretch from north to south between the resort villages of Bürserberg and Brand. The lift served vertical drop is 963 meters and around 70% of the ski area has artificial snow coverage when needed.

There is also a half pipe and there are off piste opportunities all over the ski area and in the villages. Visitors to Brandnertal are well served by an efficient ski lift system of 14 lifts. These include two new modern cable cars, a gondola, 6 chairlifts and 5 surface lifts. Brandnertal has two ski schools. Both schools offer ski, snowboarding, cross-country ski tuition.









# MONTAFON BRANDNERTAL CARD

Brandnertal and Montafon have teamed up in a ski pool. The two regions and a total of 297 km of runs can now be explored with the new Montafon Brandnertal card, which is available as a two-day and several-day ski pass and as a seasonal pass.

Bürserberg is a perfect base to explore the ski areas in the Vorarlberg region. Residing in this area means no skiing day is like any other.

Ten skiing resorts with more than 200 ski lifts and ski runs covering about 1,000 kilometres await you within a half hour driving distance. The most famous one is of course the Arlberg region with the popular resorts of Lech and St Anton. Starting from the winter season 2016/2017 the whole region will be connected by the new Flexenbahn lift from Zürs to Stuben/ Alpe Rauz offering 345km of piste.



# DESIGN

Tschengla Heights is located on a beautiful location offering stunning views towards the Brandnertal ski slopes and Bludenz. On the south east side, the views are towards the Loischkopf and Burtschasatall mountains while the views on the north west side of the building are towards the Bludenz and the Brandnertal Valley. There will be a total of 6 apartments varied from 2 to 4 bedrooms. The building is constructed to maximize the beautiful views and wherever possible large opening balcony screens and windows will allow natural light to enter the apartments.













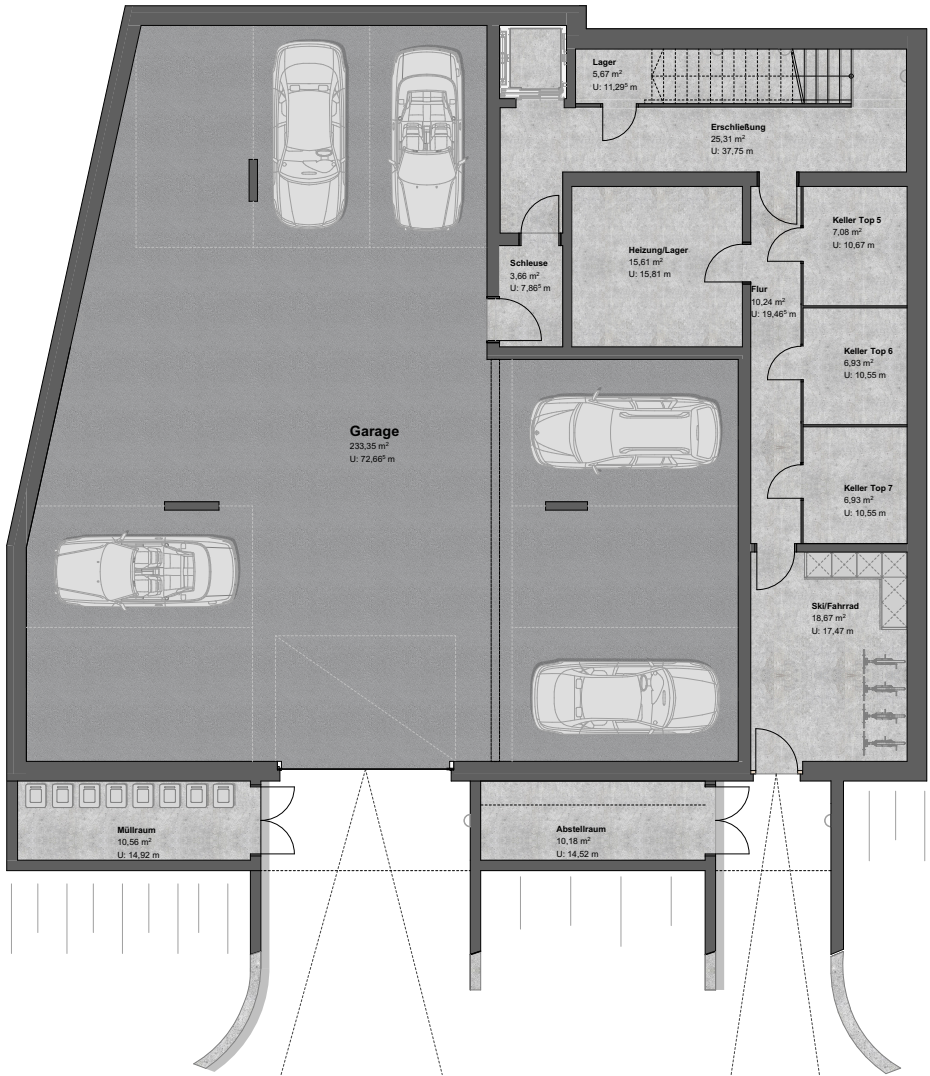


# EXTERIOR DESIGN

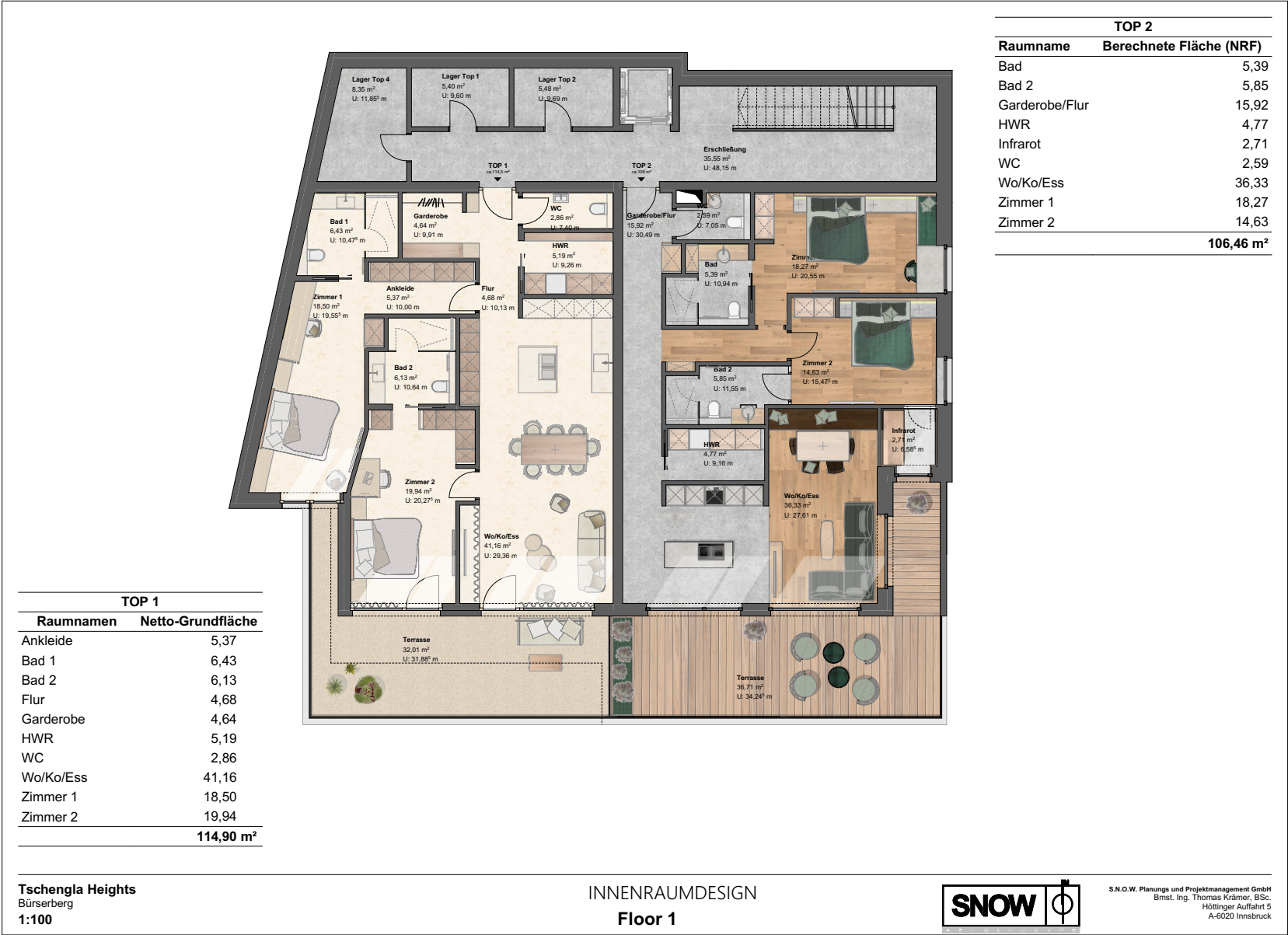


# FLOOR PLANS

Nebenfläche	
Raumnamen	Netto-Grundfläche
Abstellraum	10,18
Erschließung	25,31
Flur	10,24
Garage	233,35
Heizung/Lager	15,61
Keller Top 5	7,08
Keller Top 6	6,93
Keller Top 7	6,93
Lager	5,67
Müllraum	10,56
Schleuse	3,66
Ski/Fahrrad	18,67
354,19 m²	









TOP 3	
Raumnamen	Netto-Grundfläche
Ankleide	3,58
Bad	5,66
Bad 2	5,04
Flur	5,48
Garderobe	6,08
HWR	4,86
WC	2,28
Wo/Ko/Ess	33,16
Zimmer 1	13,56
Zimmer 2	11,85
	91,55 m²



TOP 4	
Raumnamen	Netto-Grundfläche
Bad	5,39
Bad 2	5,82
Flur	16,79
HWR	4,77
Infrarot	2,71
WC	2,59
Wo/Ko/Ess	35,31
Zimmer 1	18,11
Zimmer 2	14,72
	106,21 m²



TOP 5/6 - V02	
Raumnamen	Netto-Grundfläche
Ankleide	7,45
Bad 1	6,66
Bad 2	5,43
Bad 3	5,54
Garderobe	7,58
HWR	4,20
Ko/Ess	23,63
Sauna	6,26
Wohnen	27,64
Zimmer 1	11,92
Zimmer 2	12,55
Zimmer 3	13,40
132,26 m²	





# FLOOR PLANS

TOP 7	
Raumnamen	Netto-Grundfläche
Ankleide	3,31
Bad 1	4,85
Bad 2	4,73
Bad 3	7,09
Bad 4	5,85
Garderobe	7,85
HWR	3,56
Ko/Ess	29,72
Wohnen	26,62
Zimmer 1	16,58
Zimmer 2	11,36
Zimmer 3	14,24
Zimmer 4	14,25
150,01 m²	







# SUMMER ACTIVITIES

Brandnertal with the villages of Brand, Bürserberg and Bürs begins by the alpine town of Bludenz in southern Vorarlberg. Mountains, glaciers, forests, mountain lakes and rivers characterise the landscape and people here in a very special way. Lünensee lake, at the end of the valley 1979 m above sea level, and at the foot of the Schesaplana - at 2965 m the highest peak in the Rätikon - is a well-known excursion destination and a walker's paradise.

## **Sports in the Brandnertal**

400 km of hiking trails, guided walks, climbing gardens, two new and comfortable cable cars take the visitor directly to the heart of walker's paradise – 110 km of mountain-biking trails, parts of which are highly challenging, an 18-hole golf course, tennis and indoor courts, riding halls and stables, three 3D archery courses, and much more.







# FAQs

## Facilities

What facilities are available as part of Tschengla Residences?

- Outside parking
- Skiroom

Do I have to rent my property out?

No, the apartments have Second Home status so you do not have to rent out the property.

Are the properties freehold?

Yes.

Can changes be made to the build specifications?

Modifications are possible. Please speak to your PURE representative to clarify whether modifications can be made to the apartment and to determine whether any charges would apply.

## Construction

How will I furnish my home?

Pure can put you contact with various local professional companies. In addition, the architect will offer his services to manage this process.

Is there internet and satellite TV access?

Yes. There will be WIFI in all the communal areas and there will be broadband access from each apartment.

What parking facilities are available?

Every property has one allocated underground parking space. The price of a underground parking space is €20.000.

What are the expected annual running costs?

See financial overview.

Can I buy more than one home?

Yes, in Austria there is no restriction on the number of properties you may purchase.

Can I resell my property?

Yes, in Austria there is no restriction on the resale of your property.

What are the construction guarantees?

The federal construction guarantee is:

- Three years for construction defects
- Thirty years for hidden defects

## Payment

What currency are the payments made?

Payments are made in Euros (€).

Is finance available for the property purchase?

Yes, clients may loan up to 60% loan to value. More details can be obtained from our partners. Purchasers are advised to consider this requirement when making their financial plans, and to discuss any expectations to this requirement with their financial institution or mortgage broker.

What are the payment terms?

- 15% on commencement of building works
- 35% on completion of shell
- 20% on completion of domestic services, together with partition walls
- 12% on completion of windows
- 12% due on completion of internal works
- 4% due upon handover
- 2% due after 3 years of after vendor gives owner a bank guarantee or insurance

Who should I appoint as my lawyer?

A notary and lawyer are provided for the project and will act on behalf of both the vendor and the purchaser. Owners are free to seek independent legal advice but please note that this may incur a further cost.

What legal costs will I incur?

Purchase costs in for this project will be c. 6.6%. This can be broken down as follows:

- Solicitor fees: 2%
- Real Estate transfer tax: 3.5%
- Land Registration fees: 1.1%



**PURE INTERNATIONAL**  
UK: +44 (0)20 3695 4095  
Benelux: +31 (0)30 2310 414  
Austria: +43 5572 435000

*Email [contact@pureintl.com](mailto:contact@pureintl.com)  
or visit [www.pureintl.com](http://www.pureintl.com)*

*Exceptional homes.  
Unique environments.*

