



## Exclusive chalet in prime location in St. Anton am Arlberg - Austria



### Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,837,564.7

### Location

Pays:	Autriche
État/Région/Province:	Vorarlberg
Ville:	Bludenz
Indicatif régional:	6580
Soumis:	22/02/2026

### Description:

Exclusive chalet in prime location in St. Anton am Arlberg - Austria

In the heart of the legendary alpine world of St. Anton am Arlberg, this chalet is an exceptional property for discerning buyers who want to combine alpine luxury, sophisticated architecture and lasting value. Built in 2017, the chalet combines traditional Tyrolean elements with modern features and offers a first-class living and investment experience.

### Location & surroundings

The chalet enjoys a sunny south-west orientation and boasts an outstanding location: the Rendlbahn cable car is just a five-minute walk away and provides direct access to one of the most renowned ski resorts in the Alps. St. Anton is known worldwide for its excellent winter sports conditions, alpine quality of life and year-round recreational value - both for owner-occupiers and international guests.

### Architecture & spatial concept

With a total living space of approx. 270 m<sup>2</sup>, the chalet extends over two floors above ground and a generously proportioned first floor. An elevator conveniently connects all levels and underlines the high-quality standard of the property.

The heart of the house is the spacious living and dining area with an open fireplace, which creates a warm, inviting atmosphere. Large windows provide plenty of natural light and offer impressive views of



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the surrounding mountains. The dining area is designed for up to 14 people and is ideal for sociable evenings or exclusive entertaining.

#### Bedrooms & bathrooms

A total of seven tastefully designed bedrooms are available, each with en-suite bathrooms. Six of the rooms have their own balcony. The flexible box-spring beds can be used as either double or single beds - a clear advantage for different usage or rental concepts.

The bathrooms are fitted to a high standard with porcelain stoneware, shower or bathtub, WC, washbasin and towel warmers and meet the highest standards of comfort.

#### Wellness & adjoining rooms

An exclusive sauna and wellness area with shower and WC offers relaxation after an active day in the mountains. The space is complemented by several storage rooms, a ski cellar, a technical and boiler room and a separate washing machine connection.

The professionally equipped catering kitchen with adjoining storage room also makes the chalet ideal for high-quality tourist use or exclusive self-catering.

#### Furnishings & materials

Great emphasis was placed on quality and alpine authenticity throughout the chalet:

High-quality carpeting in the bedrooms

Reclaimed wood walls in the bedrooms and living/dining areas

Spacious living area with leather couch and large flatscreen TV

Underfloor heating (oil) for pleasant living comfort

#### Parking & technology

Three parking spaces are available in front of the building. The building has very good energy efficiency (HWB 31.83 kWh/m<sup>2</sup>a - class A, overall energy efficiency class B) and thus meets modern energy standards.

#### Use & investment

The chalet has been successfully let to a British tour operator in recent winter seasons, making it an attractive investment property in one of Europe's most sought-after Alpine destinations.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and bespoke advice.

Property type: Chalet / luxury property

Year of construction / completion: 2017

Condition: As good as new

Living space: approx. 270.54 m<sup>2</sup>

Total usable area: approx. 285.63 m<sup>2</sup>

Floors: 2 floors above ground (ground floor, first floor, attic)

Number of rooms: 7 bedrooms

Bathrooms: 7 en-suite bathrooms

Guest WC: 1

Balconies: 6



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Elevator: Passenger elevator, all levels  
Heating type: Oil / underfloor heating  
Heating requirement (HWB): 31.83 kWh/m<sup>2</sup>a  
- Class A  
Overall energy efficiency (fGEE): 0.95  
- Class B  
Orientation: Southwest  
Wellness area: Sauna with shower and WC  
Kitchen: catering kitchen with storage room  
Additional rooms: Ski cellar, technical room, storage & storerooms  
Parking spaces: 3 outdoor parking spaces  
Floor coverings: Bedrooms: Carpet / Bathrooms: Porcelain stoneware  
Special features: Open fireplace, old wood walls, large living/dining area  
Location ski area: Rendlbahn approx. 5 minutes on foot

St. Anton am Arlberg is one of the most renowned Alpine resorts in Austria and is located in the heart of the Arlberg region in Tyrol. Nestled in an impressive high mountain landscape at around 1,300 meters above sea level, the town combines alpine nature, international renown and excellent infrastructure. Its location on the Arlberg Pass makes St. Anton an important hub between Tyrol and Vorarlberg. Thanks to the direct connection to the Arlberg expressway (S16) and an international train station with direct connections to Innsbruck, Zurich and Munich, the town is easily accessible all year round. The airports of Innsbruck, Zurich and Munich are all within easy reach.

St. Anton is known worldwide for its first-class ski area with access to Ski Arlberg - the largest interconnected ski area in Austria. In summer, the region offers a wide range of leisure activities with hiking, biking and climbing opportunities as well as an excellent tourist infrastructure.

The charming village center combines alpine tradition with a modern lifestyle, upscale gastronomy and exclusive boutiques. The combination of a first-class location, alpine authenticity and high quality of life makes St. Anton am Arlberg one of the most sought-after real estate locations in the Alps.

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In the event of a sale, the commission is 3.60% (incl. 20% Austrian VAT) of the notarized purchase price. The real estate agent has concluded a commission-based brokerage contract with the seller for the same amount.

## Commun

Pied carré fini: 270.54 m<sup>2</sup>  
Dimensions du lot: 422 m<sup>2</sup>

## Lease terms

Date Available:



## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/HOHM-T237/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T237/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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