



5 Luxury Apartments For Sale in Rattendorf Austria

Emlakçı Bilgisi

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İlan Detayları

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Esales Property ID: es5554897

5 apartments – 1bd,2bd,3bd,4bd,5bd

Rattendorf, 9631 Tröpolach, Austria

Developers website here – <https://www.apartments-rattendorf.eu/offer>

Exclusive Investment Opportunity: Five Luxury Apartments for Sale in Rattendorf, Austria

A rare opportunity has emerged to acquire one of five remaining luxury apartments within a prestigious development located in the heart of Rattendorf, a highly picturesque and strategically positioned village in the Carinthian region of southern Austria. This exclusive apartment building, featuring a total of nine residential units, is centrally located, offering residents immediate access to the village's amenities while being exceptionally close to the renowned Nassfeld ski resort near the Austrian–Italian border. The entire building ensures ease of access and luxury living, equipped with a modern elevator, dedicated two private parking spaces per apartment, a secure bicycle room, and a state-of-the-art ski storage area complete with heated boot dryers. These facilities are designed to cater specifically to the demands of year-round alpine tourism and effortless residential use.



The apartments themselves epitomise contemporary alpine comfort and are offered as fully furnished turnkey units, making them immediately ready for personal occupancy or rental management. Each residence features high-quality finishes designed for durability and comfort in the mountain climate. Key features include full underfloor heating for consistent warmth, elegant ceramic floors, and modern kitchens fully equipped with high-specification Whirlpool appliances. The development has been executed by a reputable Czech company, ensuring professional standards of construction and design. A significant appeal of this investment is the flexibility it offers: optional year-round property management can be easily arranged, providing a completely hands-off investing solution for international buyers or those seeking a hassle-free holiday home.

The investment summary highlights the strong financial case for these properties, driven by their prime location near Nassfeld and the Italian border, which translates into excellent year-round rental potential. The winter months ensure high occupancy from international skiers and snowboarders drawn to Nassfeld's extensive slopes, while the summer attracts a steady flow of hikers, cyclists, and families exploring the 'World of Mountains & Lakes.' This consistent seasonal and weekend demand allows similar apartments in the area to achieve strong annual returns. The apartments currently available are a diverse collection, catering to various investment goals and group sizes:

'TOP 1 is a 2-bedroom unit (52.5 m²) priced at €366,568; TOP 2 is a 3-bedroom unit (67.3 m²) at €467,747; TOP 3 is a compact 1-bedroom apartment (48.4 m²) at €336,978; TOP 4 offers substantial space with 4 bedrooms (99.7 m²) at €728,954; and the largest available, TOP 9, is a premium 5-bedroom residence (128.8 m²) priced at €966,753.'

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The location within the beautiful Gailtal Valley in Carinthia ensures a peaceful Alpine setting combined with comprehensive year-round tourism infrastructure. Although Rattendorf itself is tranquil, access to the major attractions is effortless. The Nassfeld ski resort is situated approximately 20 minutes away, with the added convenience of a free ski bus stopping very close to the building. Beyond downhill skiing, winter activities abound, including cross-country trails, sledding, snowshoe tours, and ice skating on frozen lakes. Summer vastly expands the recreational portfolio, offering extensive hiking in the Carnic Alps, dedicated cycling routes, and swimming or water sports at the warm-water Lake Pressegger See and Lake Weissensee. For travellers, the nearest major airport is Klagenfurt Airport (KLU), located approximately 82 to 95 kilometres away, providing convenient access to this unique and high-potential alpine investment.

ABOUT THE AREA

Rattendorf is a charming, traditional Austrian village nestled in the upper Gailtal (Gail Valley) in the southern state of Carinthia (Kärnten). Situated at an elevation of approximately 600 meters above sea level, it forms part of the large administrative municipality of Hermagor-Presegger See. The village's idyllic setting, surrounded by the towering peaks of the Carnic Alps, makes it a popular destination for visitors seeking both tranquility and outdoor adventure. Rattendorf itself is a classic Haufendorf (a cluster village), with its roots tracing back to antiquity, evidenced by nearby historical features like the ancient Hadnmauer wall. The parish church, rebuilt in the 16th century in the Late Gothic style, serves as a



central historical landmark.

The primary fame and appeal of Rattendorf today stem from its extremely close proximity to one of Austria's premier ski resorts: Nassfeld – Hermagor. Rattendorf is located just 2.6 kilometres from the Millennium Express gondola station in the nearby village of Tröpolach, which serves as the main gateway to the Nassfeld ski area. This resort boasts over 110 kilometres of slopes, ample sunshine, and modern lifts, establishing it as a Top 10 ski destination in Austria. In winter, Rattendorf acts as a quiet base for skiers, while in summer, the location transforms into a hub for outdoor activities.

During the warmer months, the region—known as the Nassfeld-Presegger See area—offers a vast network of opportunities for hiking, mountain biking, trail running, and water sports. Visitors can explore the magnificent geological formations of the Carnic Alps or enjoy the nearby waters of Lake Presegger See, which is renowned for having some of the warmest bathing temperatures in Carinthia. The region strongly promotes its 'World of Mountains & Lakes' concept, attracting families and active holidaymakers. Rattendorf's position makes it ideal for guests who desire easy access to these facilities while enjoying the peace and authentic atmosphere of a small, traditional Austrian village.

For international travellers, the village's location in the far south of Austria means there are several options for air travel. The nearest airport to Rattendorf is Klagenfurt Airport (KLU), located in the state capital of Carinthia, approximately 82 to 95 kilometres away by road. Alternatively, due to the region's proximity to the border, the Ljubljana Jože Pučnik Airport (LJU) in Slovenia is also a feasible international gateway. Klagenfurt offers the most direct connections within Austria and often has dedicated shuttle services connecting to the Nassfeld region during the peak seasons.

MAiN FEATURES:

- * Up to 99.7m² of living space
- * 1 – 5 Bedrooms
- * 1 – 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Austria
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Genel Bilgiler

Yatak odası:	5
Banyo:	4
Bitmiş metrekare:	99 m ²
Arazi Büyüklüğü:	99 m ²



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