



## **PRESS RELEASE**

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## **Austria's Hagan Lodge offers virgin snow to UK skiers**

**The Hagan Lodge ski resort, built on the slopes of the Loser Mountain in the popular holiday region of Ausseerland, is the first resort open to UK lifestyle investors from Austria's largest ski resort developer, AlpenParks.**

Only 98 km east of Salzburg and 2½km from the lakeside village of Altaussee, Hagan Lodge is a winter wonderland for all the family offering British investors a rare opportunity to own ski property in the Loser region, recently voted the 3<sup>rd</sup> best ski area in Austria. The region is popular among Austrians, Dutch and Germans, but this slice of alpine paradise is still largely undiscovered by the UK market.

At Hagan Lodge you can ski from the front door of your authentically crafted chalet and enjoy hours of stress-free skiing on the Loser Mountain's 29km of perfect pistes, downhill descents and many cross-country trails. Snowboarders can play all day on the freestyle fun park, while youngsters can learn in the safe environment of the dedicated children's ski school within Hagan Lodge.

Not only is Hagan Lodge the ideal winter escape, it's an alpine heaven in summer and offers a secure return on investment too. Owners have two options when it comes to earning income. With option one, owners can use their chalet for up to 12 weeks per year at any time, and, depending on personal use, can make up to 6.2% per annum in rental income. AlpenParks manages the properties on behalf of the owners, and works with leading tour operators to maximise rental income throughout the year.

With option two, owners can use their chalets for 2 weeks per year, one week in both winter and summer, and AlpenParks will offer a bank guaranteed yield of 6% per annum for three years.

All chalets sleep a maximum of 9 people and come in three configurations. Each chalet comes fully fitted with the latest luxury fittings, indoor Swedish sauna and an optional outdoor hot tub for the ultimate in relaxation. Prices range from €365,000 to €374,000 and include all the costs of lawyers, notaries and taxes.

The Loser summit is 1,838m and the area has two 6-person detachable chair lifts which take users to a sunny plateau above the tree line, providing spectacular views across the region. Once you're on the slopes, the choices are almost endless, spanning the peaks of Sandling, Loser, Hochanger and Bräuning Zinken which overlook the Altauseer Lake. For experienced skiers it's an excellent starting point for tours into the Totes Gebirge mountain range, while the less adventurous will be content with the beautiful tree-lined descents back into the village and indeed Hagan Lodge itself. You'll also enjoy a wide variety of slopes as ski passes enable access to the Loser Mountain and other nearby ski areas including Tauplitz/Bad Mitterndorf, Planneralm, Riesneralm, Zlaimlift/Grundlsee and Spechtenseelift.

As you'd expect in Austria, there's more than just skiing; enjoy an off piste tour, tobogganing, curling, ice climbing, horse drawn sleigh rides and ice skating. And to end a hard day on the slopes, nothing beats sipping a strong coffee in a cosy mountain café.

A skier's paradise in winter, Ausseerland is an outdoor playground in summer. From Hagan Lodge you can discover the nearby village of Altaussee and the surrounding glories of Bad Aussee and the Styria region of Salzkammergut. Adventure-seekers can enjoy breathtaking views of the landscape while paragliding or hang gliding from the mountain ranges. For those keen to stay on terra firma there are miles of beautiful hiking tracks over the mountains and a range of mountain biking tracks to get the blood pumping.

The alpine air is clean and fresh, the meadows are lush with orchids and wild azaleas, and the crystal clear lakes shimmer in the sunshine. Hire a boat and feel the wind on your face, or drop a fishing line and bring home a fresh catch for dinner. Within fifteen minutes of Hagan Lodge you can also indulge in a spa treatment and visit the local salt mine or literature and folk museum. There is a host of events nearby throughout the year including the folk music autumn festival, the spring jazz festival, the cultural summer festival and the Viennese State Opera Ballet.

The area is quietly sophisticated; holidaymakers can enjoy the many restaurants and mountainside bars adjacent to Hagan Lodge which are floodlit at night to emphasise their beauty and maximise visitors' skiing opportunities.

Austria is still one of the world's most stable economies and a good choice for UK property investors with a passion for skiing. Austria gets some of Europe's heaviest snow – up to eight feet some nights, and with snowfall expected from November through to Easter, skiers can enjoy one of the longest ski seasons in Europe.

Banks only lend up to 60% loan to value so there is no 'sub-prime' mortgage market in Austria. The capital gains tax of 50% is waived after ten years to encourage long-term investment, and overseas owners won't be stung with inheritance tax either.

Hagan Lodge is a rare opportunity to own a mountain chalet in Austria as the authorities have recently decided that development on the mountain slopes will now be restricted and eventually stopped, and the few resorts that have permission will be built and managed by AlpenParks.

The launch of AlpenParks in the UK is good news for British lifestyle investors looking for exceptional skiing and a secure, no-nonsense investment. For more information visit [www.hagan-lodge.co.uk](http://www.hagan-lodge.co.uk) or [www.alpenparks.co.uk](http://www.alpenparks.co.uk)

## **ENDS**

### **Editor's notes:**

- AlpenParks was established in 2001 and is Austria's largest ski resort developer.
- Mortgages are available through AlpenParks with a loan to value rate of 60%. Mortgages are arranged through Austria's premier bank, Sparkasse, and normally take four to six weeks to arrange. Cash buyers can be on the slopes within 2 weeks. Buyers only deal with the AlpenParks team directly.
- Hagan Lodge is 1½ hours east of Salzburg.
- AlpenParks will hold annual management meetings in London where owners can give feedback and have input into decision-making.
- Of relevance to owners who choose the first income option detailed above - AlpenParks operates its own holiday rental agency which works on behalf of owners to let and manage their properties, ensuring that they maximise revenue income. The agency retains 20% of rental income as commission and works with all of the largest tour operators to achieve excellent lettings over peak ski and summer periods. If owners wish to rent their property privately they pay a reduced commission of 10%. Austrian regulations require overseas property owners to rent out their property when not in personal use.

### **Press contact**

For high quality images and detailed information about AlpenParks or Hagan Lodge please contact: **Adams Creative** on 01622 687 729

Amanda Goodchild [Amanda@adamscreative.co.uk](mailto:Amanda@adamscreative.co.uk)

David Hanson [david@adamscreative.co.uk](mailto:david@adamscreative.co.uk)