

AUF 1495

✱ THE HEIMAT ✱

✱ THEHEIMAT.AT ✱



✦ AT HOME ON THE ARLBERG ✦

**Home is where the
heart is (and beats a
little faster)**



✦ HEARTFELT PLEASURE ✦

Enjoy the extraordinary.

At this very moment we are building your dream apartment on a sunny plateau in the Austrian Alps. Look forward to 365 days full of enjoyment every year:

- Be close to nature and enjoy genuine Alpine cosiness
- Savour fascinating panoramas across stunning peaks and valleys
- Relax amid luxurious and sustainably sourced furnishings – without compromise





✦ THE ALPS ✦

Be enchanted by Europe's most beautiful mountain region.

Falling in love made easy: relax in your own apartment during the most beautiful seasons of the year. The rest of the year, simply let it earn money for you.

- The personal touch: each apartment is unique; your individually designed retreat.

- Buy-to-Let: up to 8 weeks of personal use per year plus a return on your investment.
- Fully serviced apartments: simply relax and have fun while we take care of everything else.

Tip: You can explore alternative ownership models for your dream apartment on page 19.





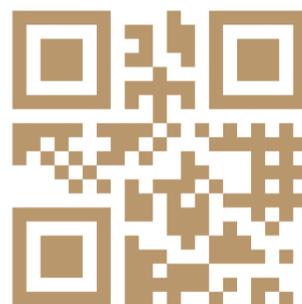
✦ FOR ALL SEASONS ✦

Experience magical moments.

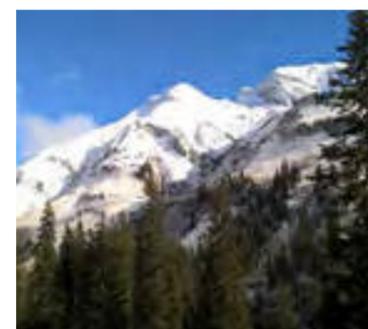
Between Arlberg and Bregenzerwald the sky's the limit – enjoy holidays in beautiful natural scenery, limitless winter sports fun, sophisticated cultural events and pure relaxation.

- Ski Arlberg on your doorstep: 305 km of ski slopes
- Snow guaranteed: 11 metres of snow per season
- "Austria's most beautiful place 2017" is within walking distance

More leisure ideas can be found at:



www.theheimat.at



✦ DOUBLE TREE BY HILTON ✦

Take a holiday, earn a return.

You can leave the rest to us. We've brought one of the world's best hotel operators to Schröcken-Nesslegg for you: Tristar GmbH is a multiple award-winning operator of chain-branded hotels in the German-speaking world. Under the brand name "DoubleTree by Hilton™", the renowned company is building the premium global hotel chain's first establishment in the Arlberg. The owners of the apartments at The Heimat will thus benefit from the excellent four-star-plus service of Tristar GmbH as well as the worldwide reputation of the Hilton™ group.

What does Tristar service combined with Hilton™ quality mean for you:

- Sales and letting to premium guests
- Transparent accounting and punctual disbursements
- Full service to ensure the apartments are in a flawless condition at all times
- 24-hour room service with numerous culinary delights
- Excellent quality in both restaurants within the complex
- Maximised investment returns and value retention

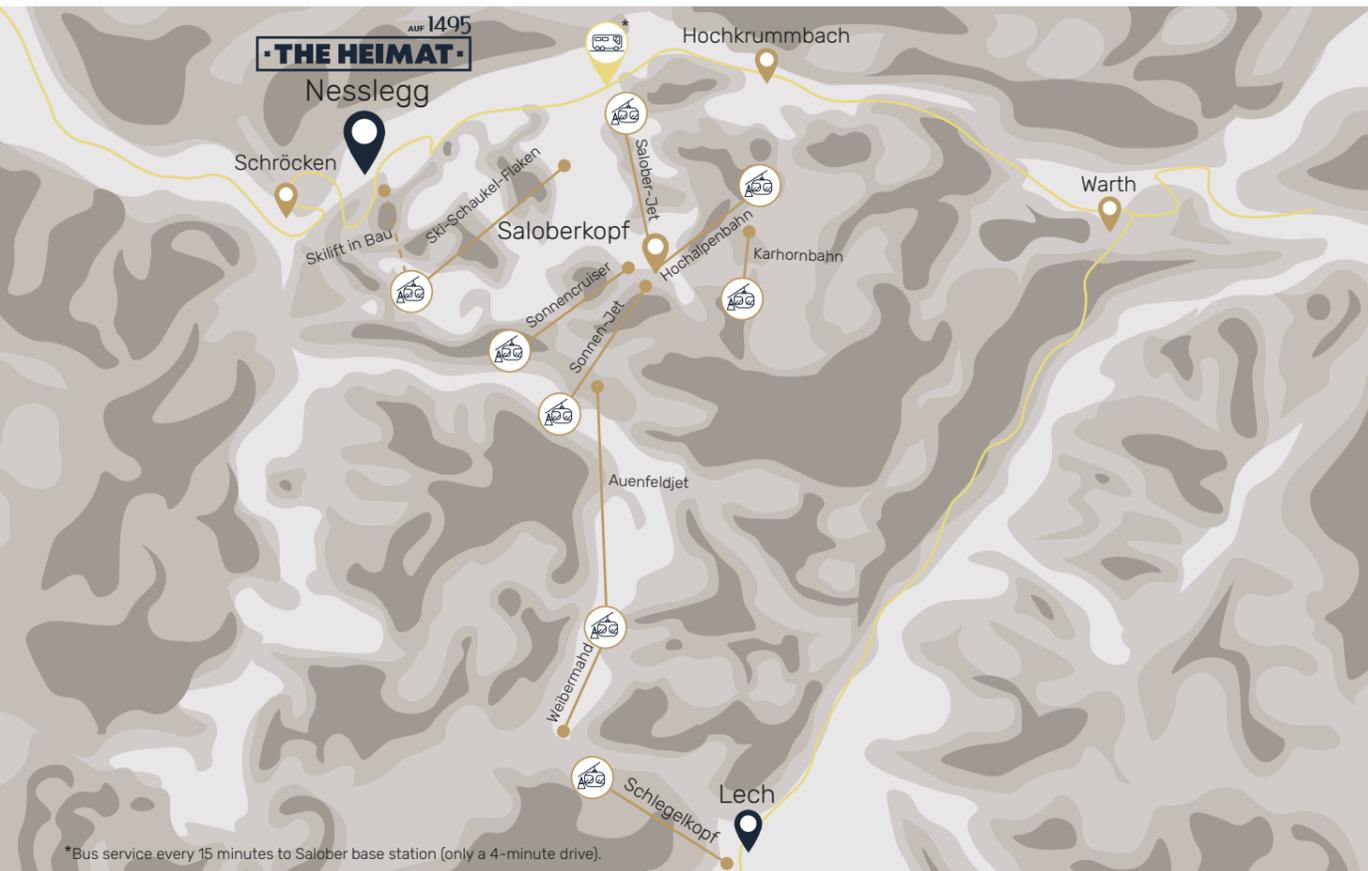


✳ THE HEIMAT ✳

Built for the more discerning client.

The sun plateau of Nesslegg is located in the Hochtannberg Pass at 1,495 m above sea level. The apartments are being built directly in the Arlberg ski area – ski-in and ski-out* included. Although they are situated in a high Alpine location, the apartments can be easily accessed all year round via a safe and well-built mountain road.

Munich, Zurich and Innsbruck international airports are also within easy reach by car or transfer shuttle. Welcome home!



*Bus service every 15 minutes to Salober base station (only a 4-minute drive).



Flexibel

Six/eight weeks personal use or holiday-home designation on request



Prize-winning

Lake Körbersee, crowned as Austria's most beautiful place in 2017, is within walking distance



Carefree

Full-serviced, Bby-to-let apartments



Comfortable

Underground parking spaces and carports



Guaranteed snow

11 m snowfall per year, every year.



Ideal for corporate events

Ballroom and meeting



Convenient

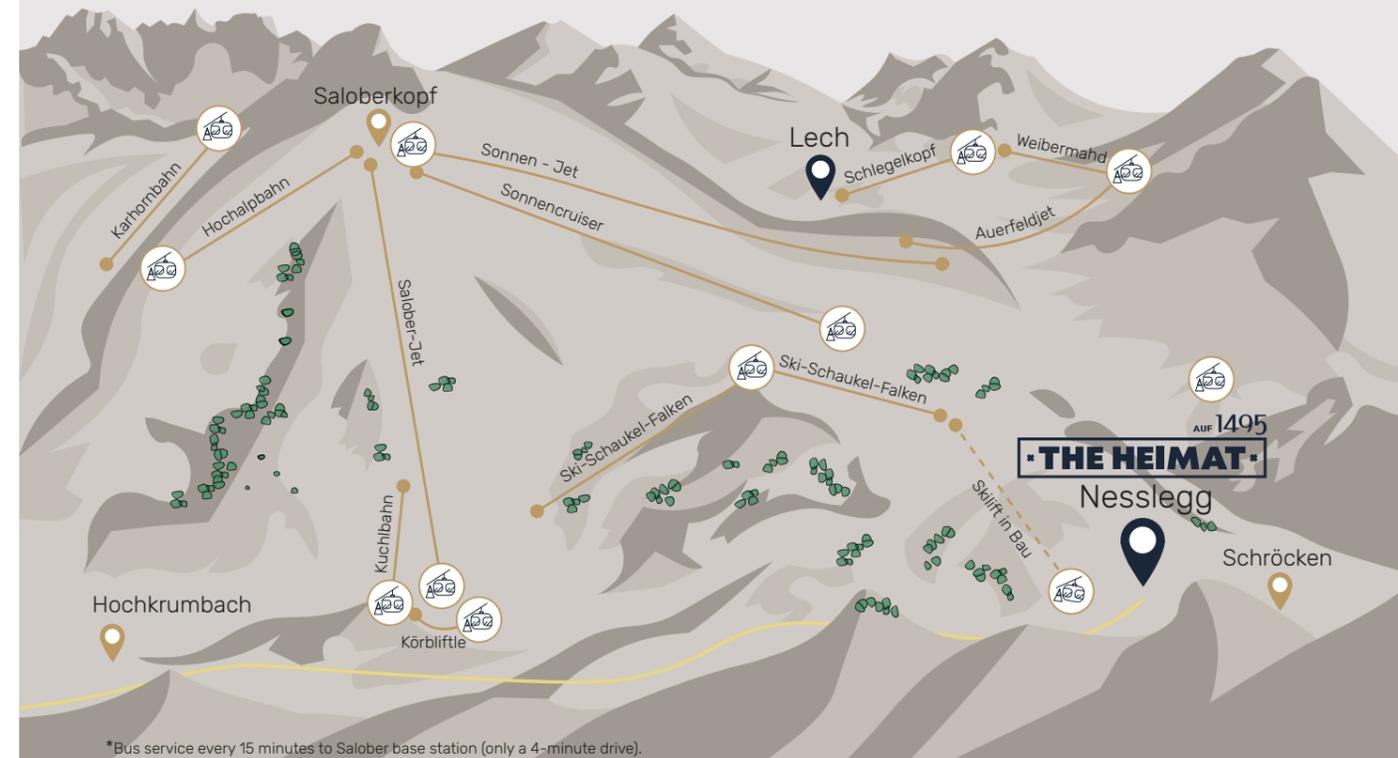
Ski-In and ski-out* to Austria's largest ski resort



Unparalleled

2 wellness facilities, spa and infinity pool on over 2.000 sqm

* Ski-out via shuttle/ski-Bus (ski lift under construction)



*Bus service every 15 minutes to Salober base station (only a 4-minute drive).

✦ EVERYTHING IN VIEW ✦

Discover 19 good reasons to invest.

The moment you stand on this Alpine plateau and let your eyes wander over the breathtaking panorama of mountains, forests and valleys, you won't need any further convincing. Nevertheless, here are a few more good reasons to invest:

1. Newly constructed apartments powered by natural energy sources
2. Located directly in the Arlberg skiing region – the Schröcken village ski run is literally on the doorstep
3. Stunning scenery and great hiking opportunities in the warmer months
4. The stimulating high-altitude climate at 1,495 m above sea level is known to be beneficial for allergy sufferers
5. Barrier-free access to all apartments and public spaces
6. The apartments are serviced by the renowned operator Tristar GmbH
7. Good connections to all airports between Zurich & Munich

Facilities & Infrastructure:

8. 200 m² infinity pool with panoramic glass front and heated loungers
9. 1.000+ m² SPA, wellness and sauna facility
10. Ski rooms and cellars
11. Private underground car park

Gastronomy & Shopping:

12. Two Hilton gourmet restaurants in the complex
13. Spacious lobby with bar and shop for daily essentials
14. In-house ski rental and winter sports shop
15. Spar supermarket and other restaurants nearby

Your personal benefits:

16. Apartments with three different ownership models
17. Free choice of three exclusive The Heimat furnishing variants
18. Very attractive returns with high investment security
19. Unique, unobstructable view of the mountains. A place where you can simply enjoy life







✦ ESPECIALLY FOR YOU ✦

An overview of three ownership models.

Investor apartment with personal use

Your apartment will be managed by our experienced apartment operator. We will manage the rental and maintenance of your property on your behalf. You will receive the corresponding return on your investment for the use of your property. In addition, by arrangement you can use your apartment for up to six weeks per year for your own holiday.

INVESTORS

Apartment with designation as a “new” holiday home

These are rented to guests by our experienced apartment operator for the first 20 years (buy-to-let serviced apartments). Rental and maintenance of your property will be carried out directly by our operator. Your apartment will thus generate a corresponding return on your investment. In addition, you can use your apartment when you please for up to eight weeks per year for your own holiday. At the start of the 21st year, your property will automatically be re-designated as your secondary residence.

HOLIDAY HOME

Designation as a secondary residence

This designation, which is very rare in the Alpine region, means your apartment is exclusively at your disposal. If your apartment has this type of holiday-home designation, the property will be classified as your secondary residence as soon as you purchase it. In this case, you can use your property as a holiday home or residence from day one – all year round and without restriction.

SECONDARY
RESIDENCE



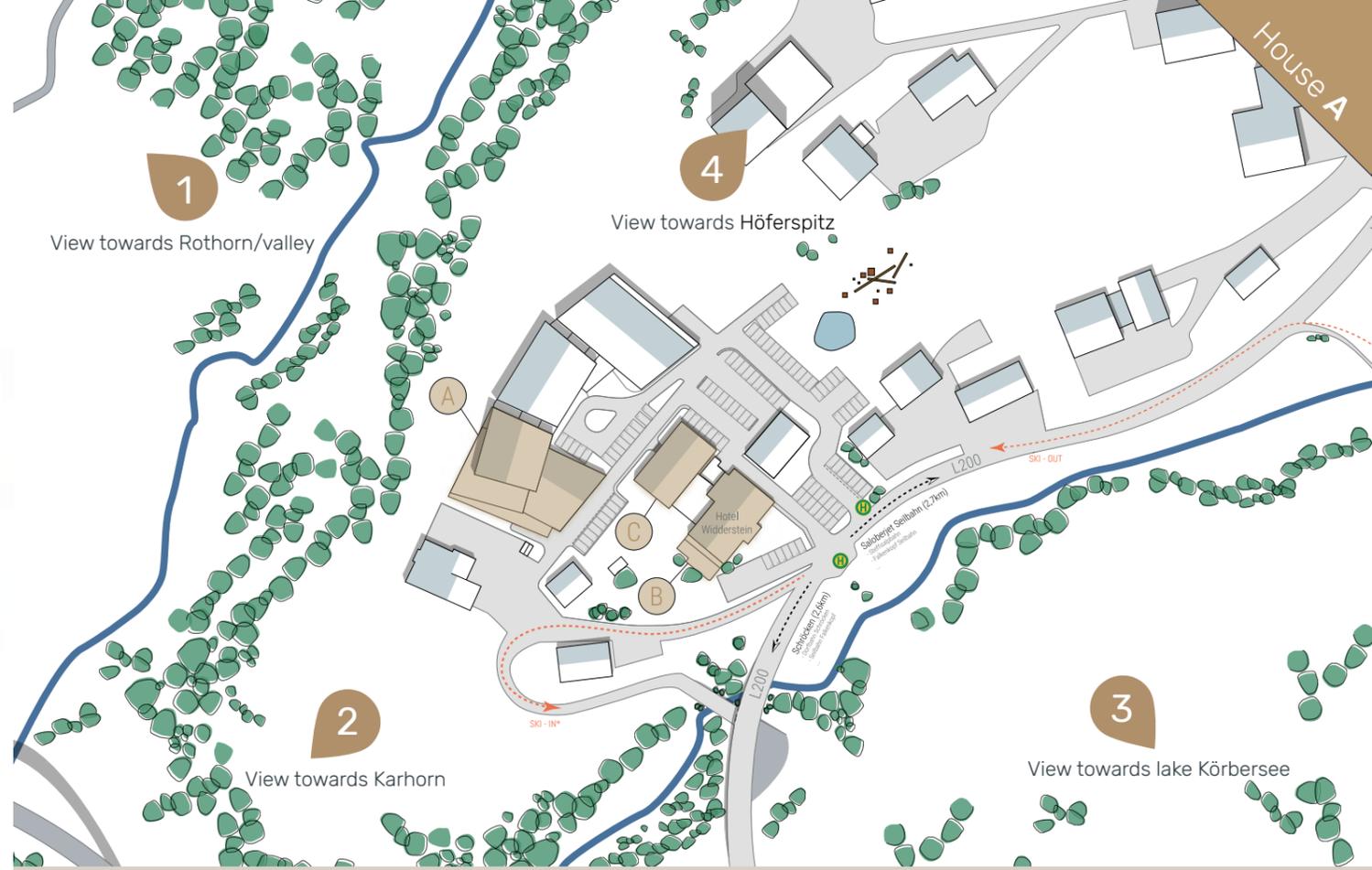
Further information about the available views can be found on **pages 34 and 35**.



Basement

- Secondary residence
- Holiday home
- Investors

More information on this topic can be found on **page 19**



Further information about the available views can be found on **pages 34 and 35**.



Ground floor

- Secondary residence
- Holiday home
- Investors

More information on this topic can be found on **page 19**



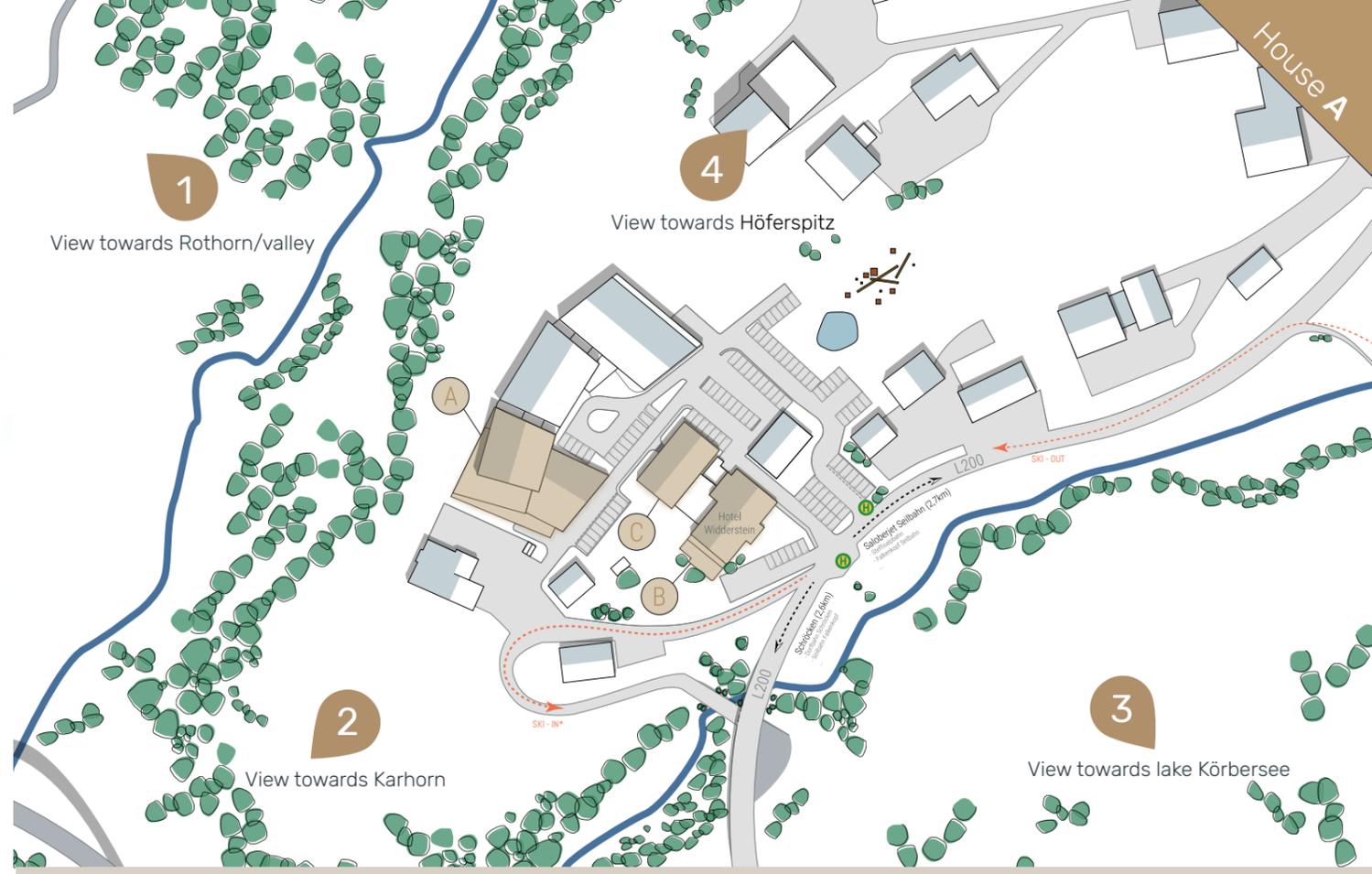
Further information about the available views can be found on **pages 34 and 35**.



1. Upper floor

- Secondary residence
- Holiday home
- Investors

More information on this topic can be found on **page 19**



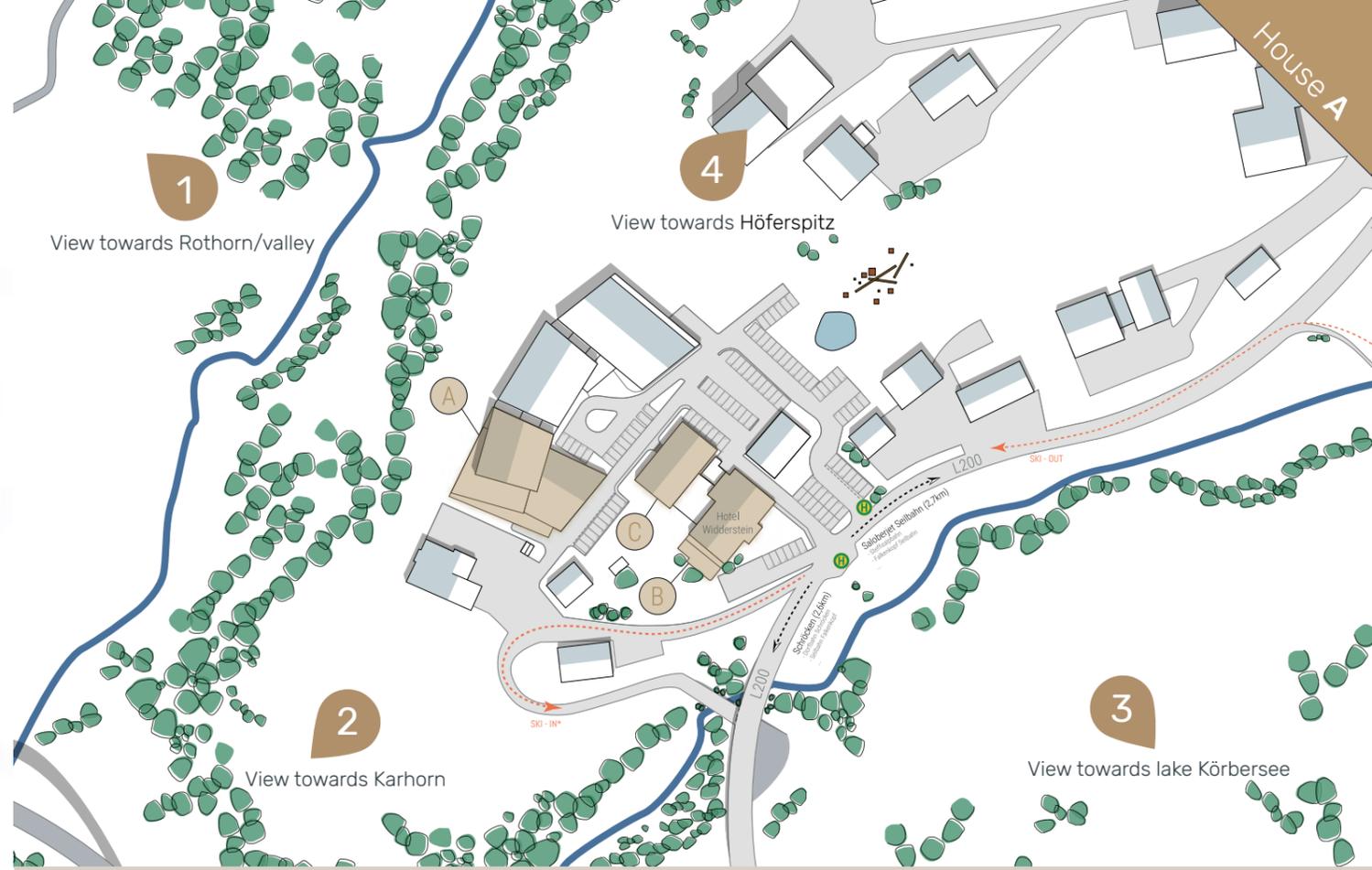
Further information about the available views can be found on **pages 34 and 35**.



2. Upper floor

- Secondary residence
- Holiday home
- Investors

More information on this topic can be found on **page 19**



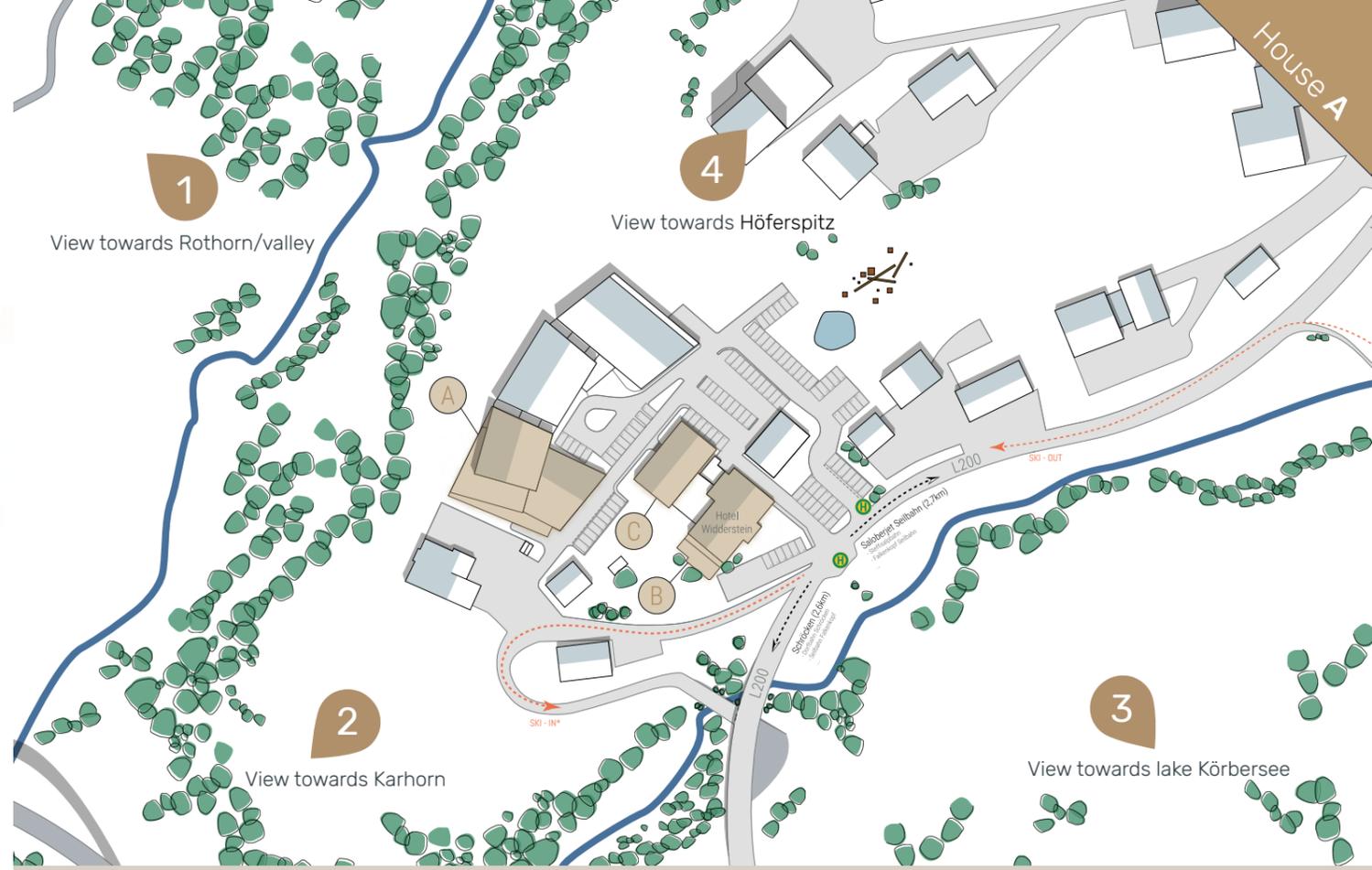
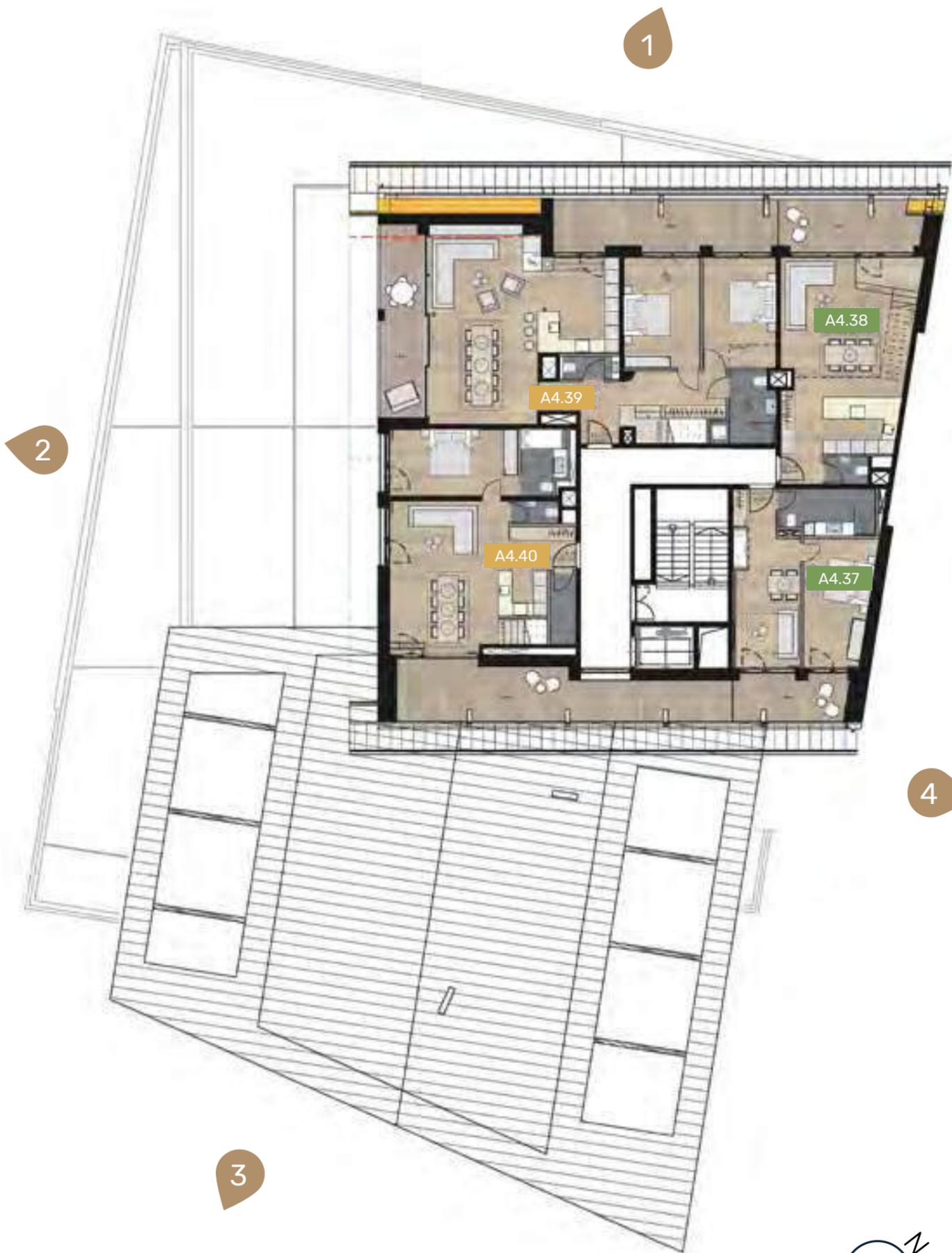
Further information about the available views can be found on **pages 34 and 35.**



3. Upper floor

- Secondary residence
- Holiday home
- Investors

More information on this topic can be found on **page 19**



Further information about the available views can be found on **pages 34 and 35.**



4. Upper floor

- Secondary residence
- Holiday home
- Investors

More information on this topic can be found on **page 19**



Further information about the available views can be found on **pages 34 and 35.**



5. Upper floor

- Secondary residence
- Holiday home
- Investors

More information on this topic can be found on **page 19**





View towards Rothorn/valley



View towards Höferspitze



View towards Körbersee



View towards Karhorn

✦ THE VIEWS ✦

Summer



View towards Rothorn/valley



View towards Höferspitze



View towards Körbersee



View towards Karhorn

✦ THE VIEWS ✦

Winter

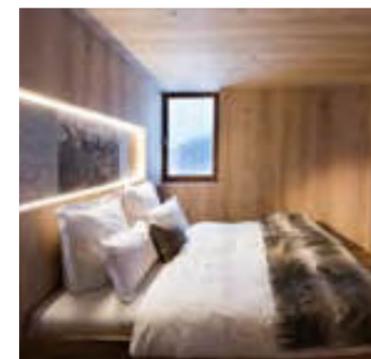


✳ INTERIOR DESIGN ✳

Style “The Heimat”

von Johannes Humml

Well thought-out, traditional, close to nature, lovingly designed, stylish, classy, elegant, **homely**.



✳ EXCLUSIVE ✳

We are here for you.

Schmid & Romagna Immobilien GmbH
 Maurachgasse 12
 6900 Bregenz
 +43 (0)5574 / 208 15
 christoph.romagna@srimmo.at
 www.srimmo.at

Operator:
Arlberg Alpin Apart Plus
Errichtergesellschaft mbH
 Römerweg 8
 6923 Lauterach
 meinkontakt@theheimat.at

Ancillary purchase costs

If you decide to purchase real estate in Austria, we would draw your attention to the following ancillary costs:

3.5% real estate transfer tax, 1.1% land registration fee, 1.2% contract preparation costs and gross trusteeship fee plus cash expenses and attestation fees. More detailed information is available from your sales representative.

The contract preparation and execution of the trusteeship are carried out by the law firm Dr. Karl Schelling in Dornbirn.

General Information

Visual representations may deviate from the reality upon completion. The data shown has been collected with due care. We cannot assume any liability for inaccuracies or incompleteness.

Images in this brochure may be aspects, visualisations, views, sample images and photos created at various locations throughout the complex. The copyright holder for the respective images, text and layout is Arlberg Alpin Apart Plus Errichtergesellschaft mbH. The disclosure and/or use of any content relating to the Arlberg Alpin Apart Plus requires the explicit written consent of Arlberg Alpin Apart Plus Errichtergesellschaft mbH. All image and logo rights are held by the respective author.

Austrian law shall apply, the place of jurisdiction is Bregenz.

Notice to investors based in the European Economic Area

In relation to each member state (each "Relevant Member State") of the EEA which has implemented Directive 2003/71/EC as amended (the "Prospectus Directive"), each Holder has represented and agreed that, with effect from and including the date on which the Prospectus Directive is implemented in that Relevant Member State (the "Relevant Implementation Date"), it has not made and will not make an offer of Bonds to the public in that Relevant Member State other than:

- a. to any legal entity which is a qualified investor as defined in the Prospectus Directive;
- b. to fewer than 100 or, if the Relevant Member State has implemented the relevant provision of the 2010 PD Amending Directive, 150 natural or legal persons (other than qualified investors as defined in the Prospectus Directive), as permitted under the Prospectus Directive; or
- c. in any other circumstances falling within Article 3(2) of the Prospectus

Directive; provided that no such offer of the Bonds shall require the publication of a prospectus pursuant to Article 3 of the Prospectus Directive or supplement a prospectus pursuant to Article 16 of the Prospectus Directive other than in reliance of Article 3(2)(b).

For the purposes of this provision, the expression an "offer of Bonds to the public" in relation to any Bonds in any Relevant Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe to the Bonds, as the same may be varied in that Relevant Member State by any measure implementing the Prospectus Directive in that Relevant Member State and, for the avoidance of doubt, the expression "Prospectus Directive" means Directive 2003/71/EC (and amendments thereto, including the 2010 PD Amending Directive, to the extent implemented in the Relevant Member State) and includes any relevant implementing measure in each Relevant Member State and the expression "2010 PD Amending Directive" means Directive 2010/73/EU.

Each subscriber for or purchaser of the Bonds in the offering located within a member state of the EEA will be deemed to have represented, acknowledged and agreed that it is a "qualified investor" within the meaning of Article 2(1)(e) of the Prospectus Directive. The Issuer will rely upon the trust and accuracy of the foregoing representation, acknowledgement and agreement.

Energieausweis für Nicht-Wohngebäude Nr. 70220-1

Objekt	Nesslegg - Arlberg Resort		
Gebäude (-teil)	-	Baujahr	2018
Nutzungsprofil	Hotels	Letzte Veränderung	
Straße	Nesslegg	Katastralgemeinde	Schröcken
PLZ, Ort	6888 Schröcken	KG-Nummer	91017
Grundstücksnr.	29/1	Seehöhe	1269 m



HWB_{Ref.}: Der Referenz-Heizwärmebedarf beschreibt jene Wärmemenge, die in einem Raum bereitgestellt werden muss, um diesen auf einer normativ geforderten Raumtemperatur (bei Wohngebäude 20°C) halten zu können. Dabei werden etwaige Erträge aus Wärmerückgewinnung bei vorhandener raumluftechnischer Anlage nicht berücksichtigt.

PEB: Der Primärenergiebedarf für den Betrieb berücksichtigt in Ergänzung zum Endenergiebedarf (EEB) den Energiebedarf aus vorgelagerten Prozessen (Gewinnung, Umwandlung, Verteilung und Speicherung) für die eingesetzten Energieträger.

CO₂: Gesamte dem Endenergiebedarf (EEB) zuzurechnende Kohlendioxidemissionen für den Betrieb des Gebäudes einschließlich der Emissionen aus vorgelagerten Prozessen (Gewinnung, Umwandlung, Verteilung und Speicherung) der eingesetzten Energieträger.

f_{GEE}: Der Gesamtenergieeffizienz-Faktor ist der Quotient aus dem Endenergiebedarf und einem Referenz-Endenergiebedarf (Anforderung 2007).

NEB (Nutzenergiebedarf): Energiebedarf für Raumwärme (siehe HWB) und Energiebedarf für das genutzte Warmwasser.

EEB: Gesamter Nutzenergiebedarf (NEB) inklusive der Verluste des haustechnischen Systems und aller benötigten Hilfsenergien, sowie des Strombedarfs für Geräte und Beleuchtung. Der Endenergiebedarf entspricht – unter Zugrundelegung eines normierten Benutzerverhaltens – jener Energiemenge, die eingekauft werden muss.

Alle Werte gelten unter der Annahme eines normierten Klima- und Nutzerprofils. Sie geben den rechnerischen Jahresbedarf je Quadratmeter beheizter Brutto-Grundfläche am Gebäudestandort an.

Dieses Energieausweis-Formular entspricht der Baueingabeverordnung LGBI.Nr. 62/2001, zuletzt geändert durch LGBI. Nr. 92/2016, in Umsetzung der Richtlinie 2010/31/EU über die Gesamtenergieeffizienz von Gebäuden.

EAW-Schlüssel: L3G2JKRN



- Holidays
- Returns
- Financial Security
- Mountains

This is where my heart belongs.

[Find out more!](#)

Arlberg Alpin Apart Plus Errichtergesellschaft mbH

Römerweg 8 • 6923 Lauterach

Tel.: +43 (0)664 / 85 19 229

theheimat.at • meinkontakt@theheimat.at

✱ THEHEIMAT.AT ✱