



D & D
SECOND HOME

An aerial photograph of a ski resort. Several large, multi-story wooden chalets with white roofs and balconies are scattered across a snowy landscape. Tall evergreen trees are visible in the background and around the buildings. A small white car is parked on a paved area in the foreground. The overall scene is bright and wintry.

BAD KLEINKIRCHHEIM Nockalm Resort Staudach II Plattegronden

www.dd-secondhome.nl

NOCKALM | RESORT

****Ski-in/ski-out luxe chalets: jouw droom in de Oostenrijkse Alpen****

Beleef het ultieme gemak en comfort in dit exclusieve nieuwe project op 1275 m hoogte, direct gelegen aan de skilift. Het project omvat 6 charmante chalets, voorzien van 18 stijlvolle wooneenheden met parkeergarage.

Met hun traditionele Oostenrijkse architectuur stralen deze chalets authenticiteit en warmte uit. Ze zijn niet alleen een waardevolle investering, maar bieden ook de flexibiliteit om volledig zelf van te genieten of aantrekkelijk te verhuren. Kies voor een combinatie van ontspanning en rendement op een unieke locatie of kies voor volledig eigen gebruik ("zweitwohnsitz")!



Jouw eigen bergchalet in Oostenrijk: een investering in alle seizoenen

Het kopen van een woning in Oostenrijk opent de deur naar een wereld van mogelijkheden. Geniet het hele jaar door van de charme van een eigen chalet of appartement, omringd door de prachtige Alpen. Oostenrijk biedt niet alleen winters vol sneeuw en ski-plezier, maar ook zonnige zomers met een breed scala aan activiteiten.

Bad Kleinkirchheim: een bestemming voor elk seizoen

Deze geliefde regio biedt in de winter uitstekende sneeuwcondities en ontspanning in de beroemde thermen. In de zomer trekt het gebied met kristalheldere meren, uitdagende golfbanen, en kilometerslange fiets- en wandelpaden. Bovendien staat de regio bekend om haar rijke culinaire tradities en gastvrije sfeer.

Een waardevolle investering

Een chalet in Oostenrijk is niet alleen een plek om zelf van te genieten, maar ook een solide investering. Met aantrekkelijke verhuurmogelijkheden kan het hele jaar door rendement worden behaald. Professioneel beheer kan worden ingeschakeld om zorgeloos te verhuren en het maximale uit je investering te halen.

Groeiende vastgoedmarkt

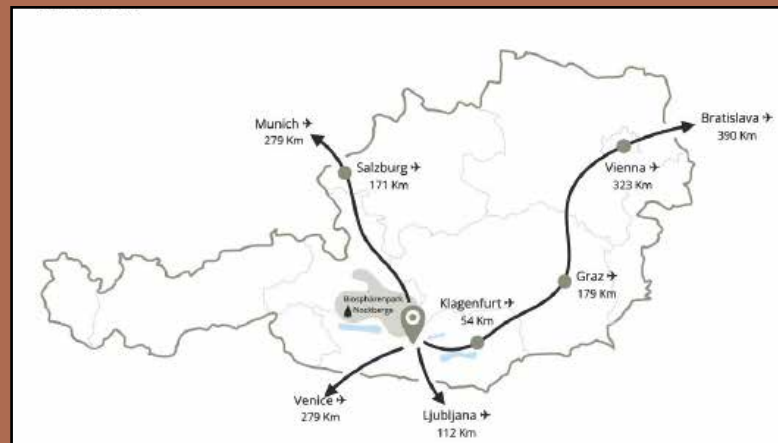
De vastgoedmarkt in Bad Kleinkirchheim kent een jaarlijkse waardestijging van 9 tot 12% over de afgelopen jaren. Verhuurrendementen variëren van 3 tot 6 % van de woningwaarde per jaar. Kortom, een Oostenrijks chalet combineert levensgenot met een stabiele financiële toekomst.

Ontdek de mogelijkheden en laat jouw Oostenrijkse droom werkelijkheid worden!



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"Het prachtige dorp Bad Kleinkirchheim bevindt zich in het zonnige zuiden van Oostenrijk, in het hart van de betoverende Nockbergen in Karinthië. Het Biosfeerpark Nockbergen staat bekend om zijn afgeronde bergtoppen en ongerepte natuur; het is dan ook terecht erkend door UNESCO als een uitzonderlijk natuurgebied. Midden door dit gebied loopt de beroemde Alpe-Adria-Trail, een langeafstandswandeling bestaande uit 43 etappes. Het skigebied strekt zich uit tot hoogtes van wel 2.055 meter.

Bad Kleinkirchheim biedt meer dan de meeste andere skidorpen in de Alpen. Het wintersportparadijs combineert geavanceerde skifaciliteiten met een uniek aanbod van wellness in de thermale baden.

De chalets worden gebouwd op een hoogte van ongeveer 1.275 meter, gelegen aan de Nockalm-gondelbaan en op ongeveer 3 kilometer van het centrum van Bad Kleinkirchheim, met St. Oswald op ongeveer 1 kilometer afstand."



KEYFACTS:

- 6 Chalets met 18 luxe woningen
- Woonoppervlakte van 48 m2 tot 100 m2
- Traditionele bouwstijl
- Energiebewust gebouwd
- Chalets met prachtig hout afgewerkt
- Grote terrassen en/ of tuinen
- Ruime leefruimtes met panoramische glazen raampartijen
- Luxe badkamers
- Parkeergarage met directe toegang tot de woning
- Berging
- Bestemming: overwegend "Zweitwohnsitz. In ieder chalet dient 1 willekeurig appartement voor toeristische verhuur beschikbaar te zijn.





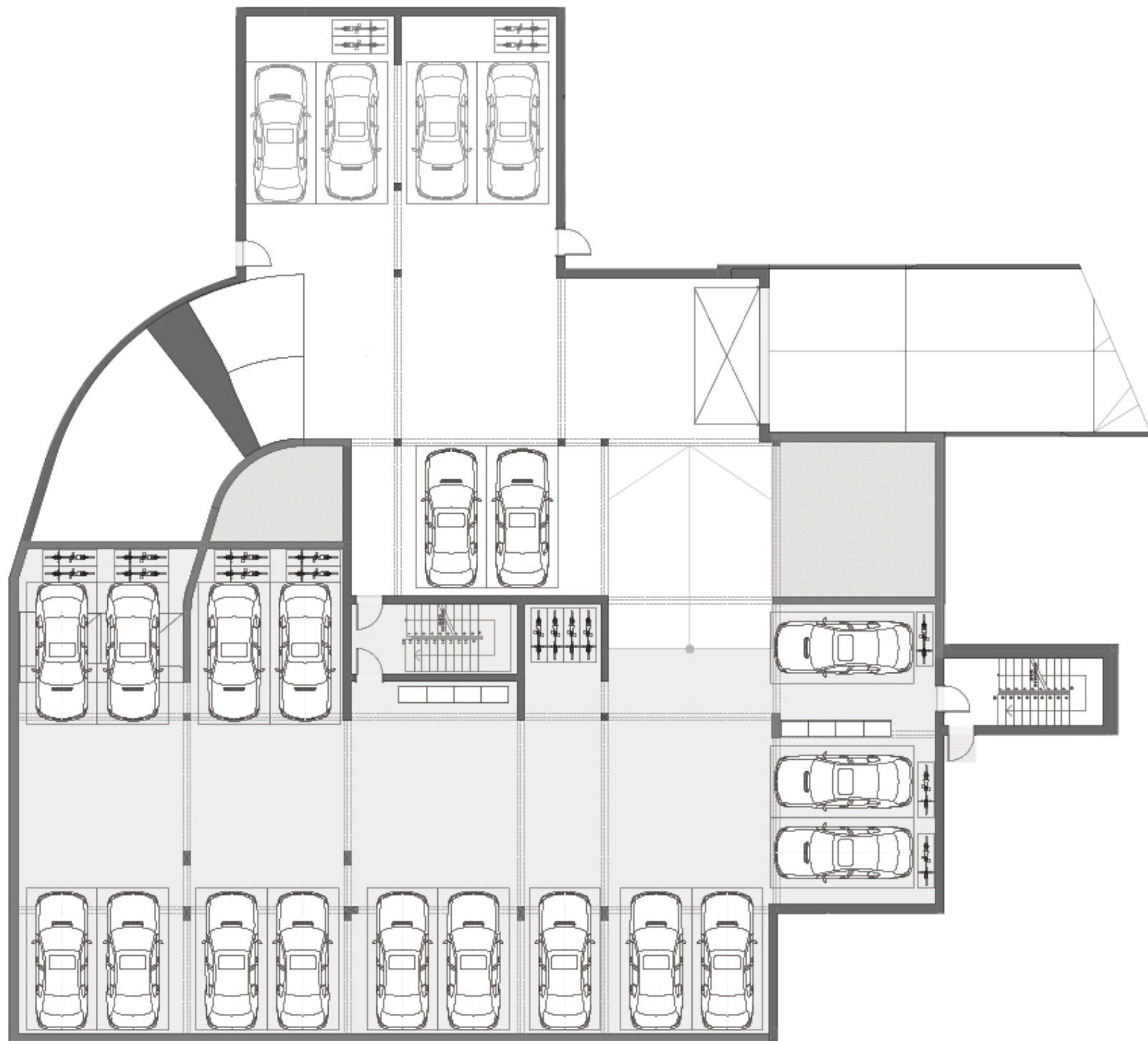
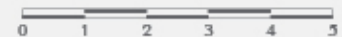
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GARAGE 1

GROUND FLOOR



Floorplans and floor areas can be subject of minor changes,
due to technical adaptations during construction period.



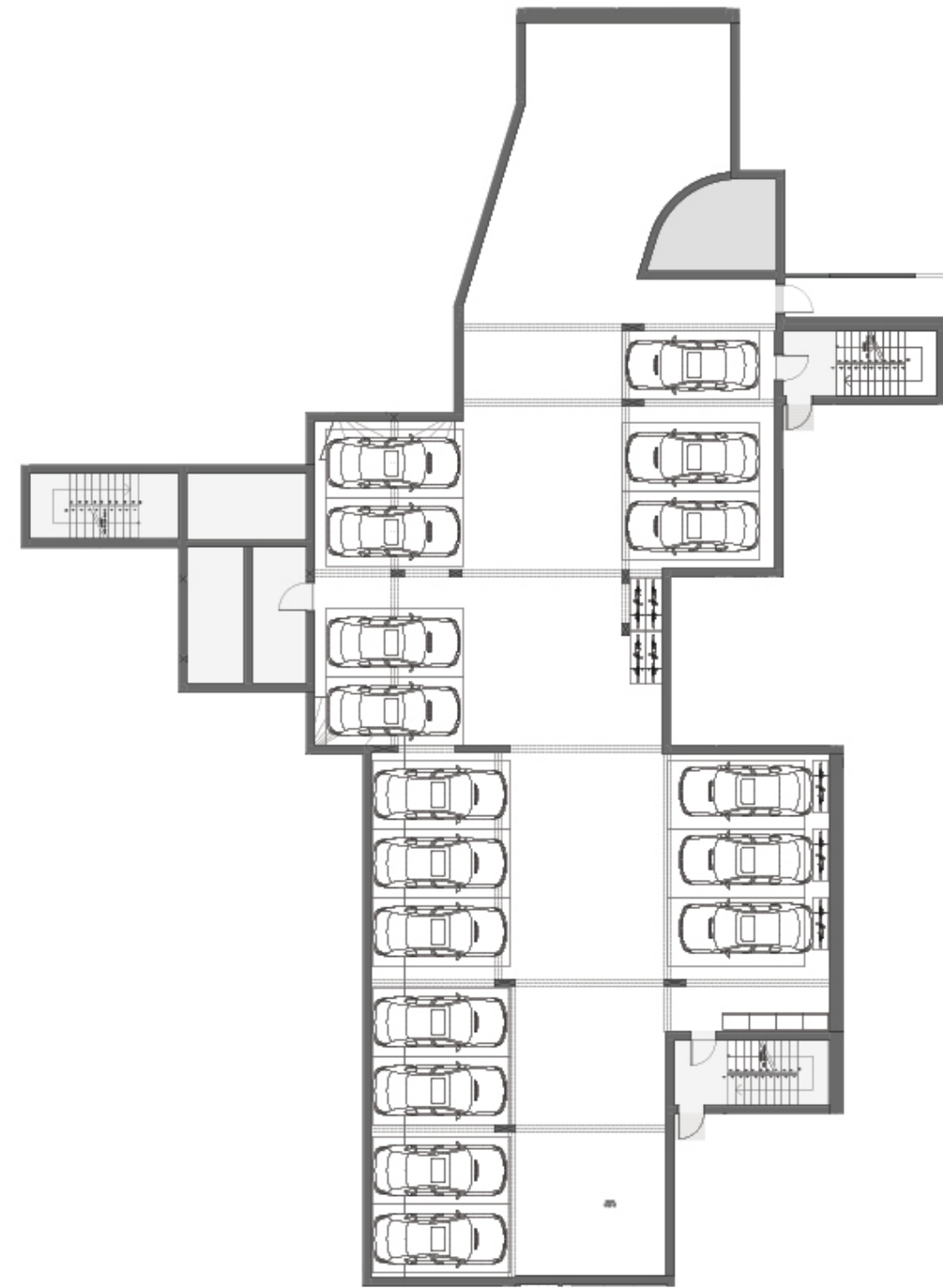
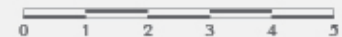
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GARAGE 2

GROUND FLOOR



Floorplans and floor areas can be subject of minor changes,
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NOCKALM
RESORT

HOUSE 1





NOCKALM
RESORT

HOUSE 1
APARTMENT 01
GROUND FLOOR

1. Entry	3,1 m ²
2. Corridor	3,7 m ²
3. Living space	18,8 m ²
4. WC	1,7 m ²
5. Bathroom	3,9 m ²
6. Bedroom	11,8 m ²
7. Bedroom	15,8 m ²
8. Bathroom	10,4 m ²
9. Utility	2,9 m ²
10. WC	1,6 m ²

11. Terrace	51,0 m ²
12. Garden	133,6 m ²

Apartment 01
Parking space 2

Height 250cm



Dimensions and floor areas can be subject of minor changes,
due to technical adjustments during construction period.



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RESORT

HOUSE 1
APARTMENT 02
FLOOR +1

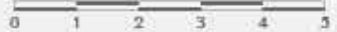
1. Entry	2,8 m ²
2. Corridor	3,4 m ²
3. Living space	27,4 m ²
4. Bathroom	3,1 m ²
5. Cabinet	7,5 m ²
6. Bedroom	12,5 m ²
7. Bathroom	3,8 m ²

8. Terrace	12,2 m ²
9. Garden	128,0 m ²

Apartment 02
Parking space 2
Height 250cm



Dimensions and floor areas can be subject of minor changes,
due to technical adjustments during construction period.





NOCKALM RESORT

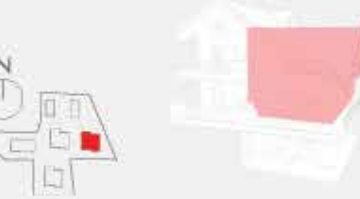
HOUSE 1
APARTMENT 03
FLOOR+1

1. Entry	3,2 m ²
2. Corridor	3,7 m ²
3. Living space	21,4 m ²
4. WC	1,7 m ²
5. Bathroom	4,0 m ²
6. Bedroom	11,8 m ²

7. Terrace	36,3 m ²
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Apartment 03
Parking space 2

Height 250cm



Dimensions and floor area are on the subject of minor changes, due to technical adjustments during construction period.



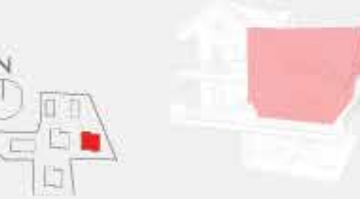
NOCKALM RESORT

HOUSE 1
APARTMENT 03
ATTIC

8. Gallery	5,2 m ²
9. Bathroom	3,7 m ²
10. Bedroom	12,2 m ²
11. Cabinet	6,5 m ²

12. Balcony	7,2 m ²
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Max. height 250cm Min. height 100 cm



Dimensions and floor area are on the subject of minor changes, due to technical adjustments during construction period.





NOCKALM RESORT

HOUSE 1 APARTMENT 04 FLOOR +1

1. Entry	2,9 m ²
2. Living space	39,1 m ²
3. Bathroom	3,1 m ²
4. Bedroom	12,5 m ²
5. Bathroom	3,7 m ²

6. Terrace	40,9 m ²
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Apartment 04 Parking space	101,3 m ² 2
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Height 250cm



Dimensions and floor area are on the subject of minor changes.
See in technical documents during construction period.



NOCKALM RESORT

HOUSE 1 APARTMENT 04 ATTIC

7. Gallery	6,0 m ²
8. Bedroom	11,2 m ²
9. Bedroom	22,8 m ²

11. Balcony	4,5 m ²
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Max. height 250cm

Min. height 100 cm



Dimensions and floor area are on the subject of minor changes.
See in technical documents during construction period.





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RESORT

HOUSE 2





NOCKALM RESORT

HOUSE 2 APARTMENT 01 GROUND FLOOR 0.

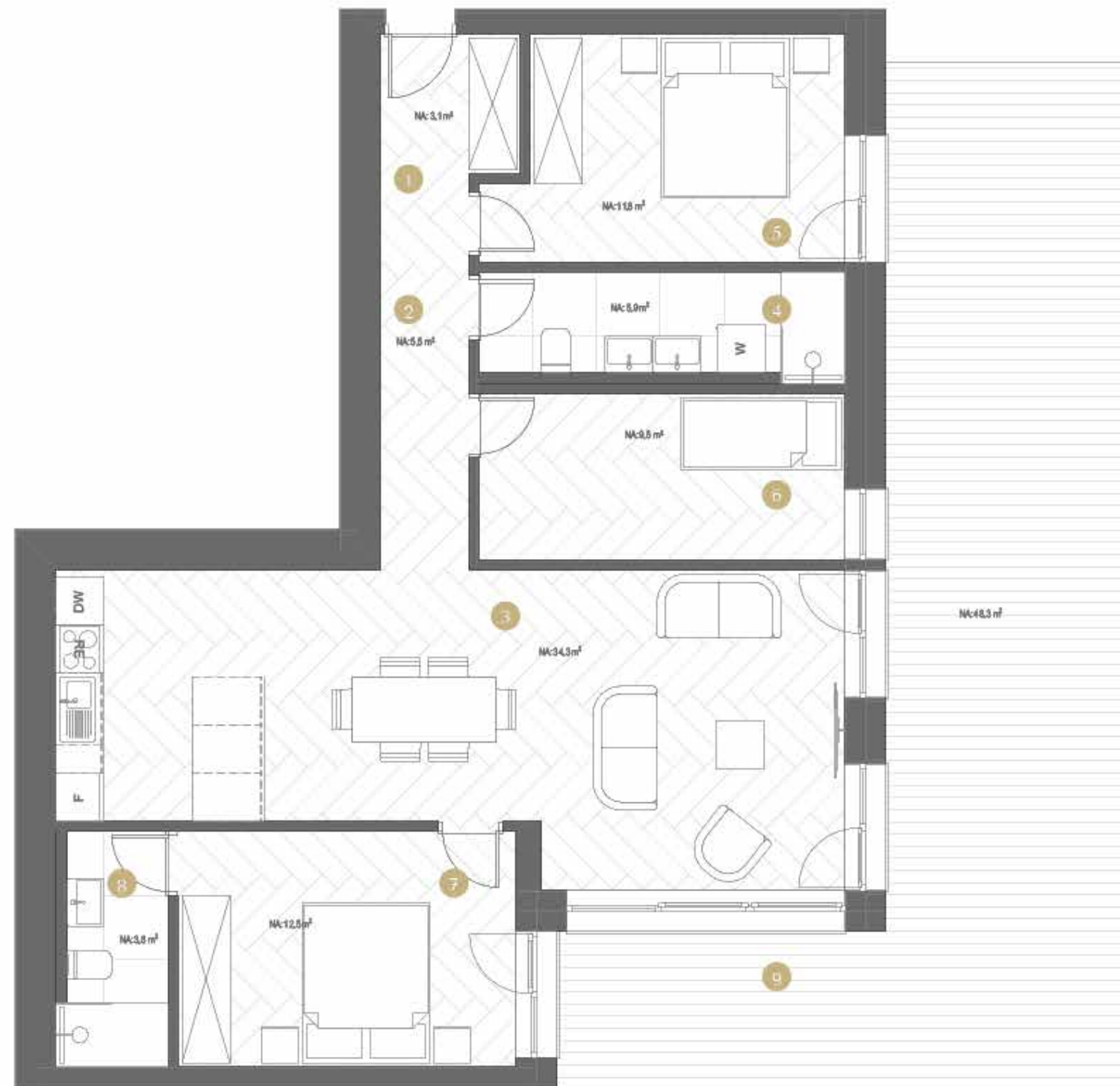
1. Entry	3,1 m ²
2. Corridor	5,5 m ²
3. Living space	34,3 m ²
4. Bathroom	5,9 m ²
5. Bedroom	11,8 m ²
6. Cabinet	9,5 m ²
7. Bedroom	12,5 m ²
8. Bathroom	3,8 m ²
9. Terrace	48,3 m ²
10. Garden	117,4 m ²

Apartment 01
Parking space 2

Height 250cm



Dimensions and floor area are on the subject of interior design.
See for technical adjustments during construction period.



NOCKALM RESORT

HOUSE 2 APARTMENT 02 FLOOR +1

1. Entry	2,9 m ²
2. Corridor	3,4 m ²
3. Living space	27,4 m ²
4. Bathroom	3,1 m ²
5. Bedroom	7,5 m ²
6. Bedroom	12,5 m ²
7. Bathroom	3,7 m ²
8. Terrace	12,2 m ²
9. Garden	106,3 m ²

Apartment 02
Parking space 2

Height 250cm



Dimensions and floor area are on the subject of interior design.
See for technical adjustments during construction period.





NOCKALM RESORT

HOUSE 2
APARTMENT 03
FLOOR -3

1. Entry	3,2 m ²
2. Corridor	3,7 m ²
3. Living space	21,4 m ²
4. WC	1,7 m ²
5. Bedroom	11,8 m ²
6. Bathroom	4,0 m ²

7. Terrace	36,3 m ²
8. Garden	13,4 m ²

Apartment 03	73,4 m ²
Parking space	2

Height 250cm



Dimensions and floor area are on the edges of room drawings.
See the technical adjustment during construction period.



NOCKALM RESORT

HOUSE 2
APARTMENT 03
ATTIC

8. Gallery	5,2 m ²
9. Bathroom	3,7 m ²
10. Bedroom	12,2 m ²
11. Cabinet	6,5 m ²

12. Balcony	4,5 m ²
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Max. height 250cm

Min. height 100 cm



Dimensions and floor area are on the edges of room drawings.
See the technical adjustment during construction period.





NOCKALM
RESORT

HOUSE 2
APARTMENT 04
FLOOR +2

1. Entry	2,9 m ²
2. Living space	39,1 m ²
3. Bathroom	3,1 m ²
4. Bedroom	12,5 m ²
5. Bathroom	3,7 m ²

6. Balcony	40,9 m ²
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Apartment 04	102,9 m ²
Parking space	2

Height 250cm



Dimensions and floor area are on the basis of the current design.
Due to technical adjustments during construction period.



6

4

5

NA: 12,5 m²

NA: 3,7 m²

1

NA: 2,9 m²

3

NA: 3,1 m²

2

NA: 39,1 m²

NA: 40,9 m²



NOCKALM
RESORT

HOUSE 2
APARTMENT 04
ATTIC

7. Gallery	7,6 m ²
8. Bedroom	11,2 m ²
9. Bedroom	22,8 m ²

10. Balcony	4,5 m ²
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Max. height 250cm Min. height 100 cm



Dimensions and floor area are on the basis of the current design.
Due to technical adjustments during construction period.



10

NA: 4,5 m²

9

NA: 22,8 m²

NA: 7,6 m²

7

NA: 11,2 m²

8

NA: 22,8 m²



NOCKALM
RESORT

HOUSE 3





NOCKALM RESORT

HOUSE 3
APARTMENT 01
GROUND FLOOR .0

1. Entry	3,1 m ²
2. Corridor	3,0 m ²
3. Living space	22,2 m ²
4. WC	1,7 m ²
5. Bathroom	4,0 m ²
6. Bedroom	11,8 m ²
7. Bedroom	16,2 m ²
8. Bathroom	10,3 m ²
9. Terrace	45,3 m ²
10. Garden	133,2 m ²

Apartment 01
Parking space 72,3 m²
2

Height 250cm



Dimensions and floor areas are the subject of minor changes,
due to technical adjustments during construction period.





NOCKALM RESORT

HOUSE 3
APARTMENT 02
FLOOR +1

1. Entry	3,2 m ²
2. Corridor	3,7 m ²
3. Living space	21,4 m ²
4. WC	1,7 m ²
5. Bathroom	4,0 m ²
6. Bedroom	11,8 m ²

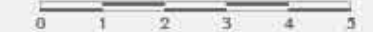
7. Terrace	36,3 m ²
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Apartment 02	73,4 m ²
Parking space	2

Height 250cm



Dimensions and floor areas are the subject of minor changes due to technical adjustments during construction period.



NOCKALM RESORT

HOUSE 3
APARTMENT 02
ATTIC

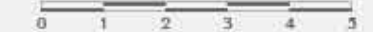
8. Gallery	5,2 m ²
9. Bedroom	3,7 m ²
10. Bathroom	12,2 m ²
11. Bedroom	6,5 m ²

12. Balcony	4,5 m ²
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Max. height 250cm Min. height 100 cm



Dimensions and floor areas are the subject of minor changes due to technical adjustments during construction period.





NOCKALM RESORT

HOUSE 3
APARTMENT 03
FLOOR +2

1. Entry	2,9 m ²
2. Corridor	3,7 m ²
3. Living space	27,4 m ²
4. Bathroom	3,1 m ²
5. Cabinet	7,5 m ²
6. Bedroom	12,5 m ²
7. Bathroom	3,8 m ²

8. Balcony	12,2 m ²
9. Garden	278,3 m ²

Apartment 03	60,5 m ²
Parking space	2

Height 250cm



Dimensions and floor areas are the subject of minor changes.
See the technical specifications during construction period.





NOCKALM RESORT

HOUSE 3
APARTMENT 04
FLOOR +3

1. Entry	2,9 m ²
2. Living space	39,1 m ²
3. Bathroom	3,1 m ²
4. Bedroom	12,5 m ²
5. Bathroom	3,7 m ²

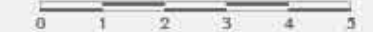
6. Balcony	40,9 m ²
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Apartment 04	102,9 m ²
Parking space	2

Height 250cm



Dimensions and floor area are for subject of interior design.
See for technical adjustment during construction period.



NOCKALM RESORT

HOUSE 3
APARTMENT 04
ATTIC

7. Gallery	7,9 m ²
8. Bedroom	10,9 m ²
9. Bedroom	22,8 m ²

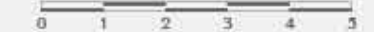
10. Balcony	4,5 m ²
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Max. height 250cm

Min. height 100 cm



Dimensions and floor area are for subject of interior design.
See for technical adjustment during construction period.





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RESORT

HOUSE 4



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RESORT

HOUSE 4
APARTMENT 01
FLOOR 0

1. Entry	4,4 m ²
2. Living space	30,9 m ²
3. WC	2,0 m ²
4. Wardrobe	6,1 m ²
5. Bedroom	11,2 m ²
6. Bathroom	3,4 m ²

7. Balcony	26,9 m ²
8. Garden	78,5 m ²

Apartment 01
Parking space 58,0 m²
2

Height 250cm



Dimensions and floor area are on the subject of minor changes,
but in technical documents during construction period.





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RESORT

HOUSE 4
APARTMENT 02
FLOOR +1

1. Entry	3,5 m ²
2. Living space	29,9 m ²
3. WC	2,3 m ²
4. Cabinet	9,4 m ²
5. Bathroom	3,6 m ²

6. Balcony	26,9 m ²
7. Garden	38,9 m ²

Apartment 02	82,9 m ²
Parking space	2

Height 250cm



Dimensions and floor area are on the subject of minor changes,
but do not affect the overall design concept.

0 1 2 3 4 5



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HOUSE 4
APARTMENT 02
ATTIC

7. Gallery	4,8 m ²
8. Bedroom	13,7 m ²
9. Bathroom	4,9 m ²
10. Bedroom	10,9 m ²

11. Balcony	4,5 m ²
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Max. height 250cm

Min. height 30 cm



Dimensions and floor area are on the subject of minor changes,
but do not affect the overall design concept.

0 1 2 3 4 5







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HOUSE 4
APARTMENT 03
FLOOR +2

1. Entry	2,8 m ²
2. Living space	26,1 m ²
3. Utility	1,8 m ²
4. Bedroom	13,9 m ²
5. Bathroom	4,0 m ²
6. Balcony	19,4 m ²
7. Garden	220 m ²

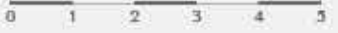
Apartment 03
Parking space

48,6 m²
2

Height 250cm



Dimensions and floor area are on the subject of minor changes, due to technical adjustments during construction period.







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RESORT

HOUSE 4
APARTMENT 04
ATTIC

1. Entry	5,7 m ²
2. Living space	26,5 m ²
3. WC	1,6 m ²
4. Bedroom	9,4 m ²
5. Bathroom	3,7 m ²
6. Bedroom	14,4 m ²
7. Bathroom	4,0 m ²

8. Balcony	9,9 m ²
9. Balcony	7,5 m ²

Apartment 04	65,3 m ²
Parking space	2

Max. height 430cm Min. height 100 cm



Dimensions and floor areas are on the subject of interior design.
Due to technical requirements during construction period.



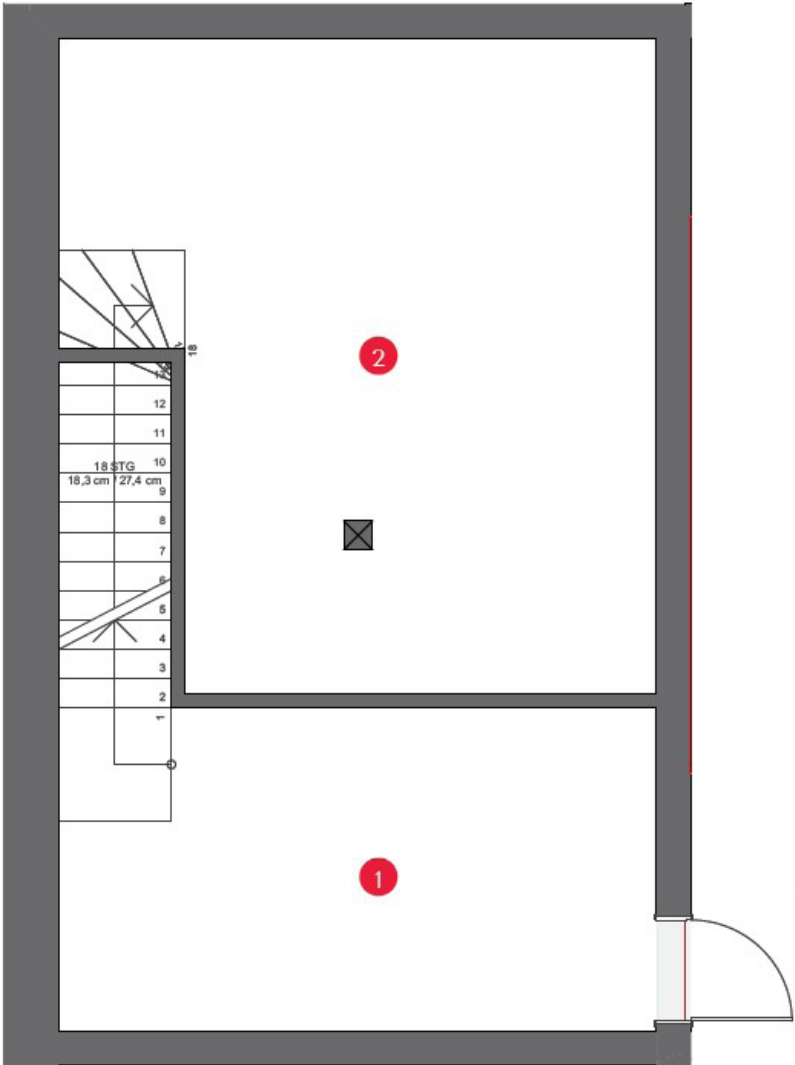


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RESORT

HOUSE 5

FLOOR -3

1. Basement	16,69 m ²
2. Basement	30,31 m ² 47 m ²



Floorplans and floor areas can be subject of minor changes,
due to technical adaptations during construction period.

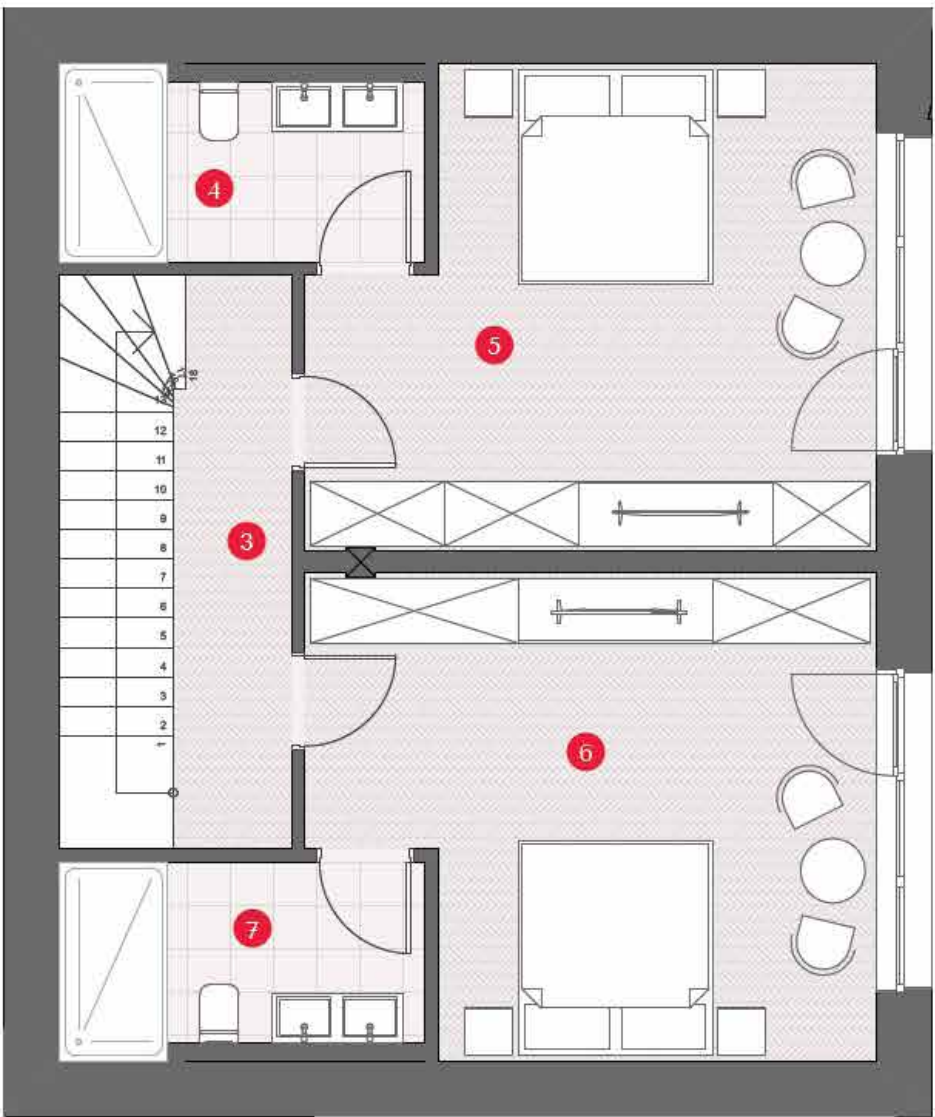


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HOUSE 5

FLOOR -3

3. Hallway	5,86 m ²
4. Bathroom	5,83 m ²
5. Bedroom	21,69 m ²
6. Bedroom	21,69 m ²
7. Bathroom	5,83 m ² 60,9 m ²



Floorplans and floor areas can be subject of minor changes,
due to technical adaptations during construction period.





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RESORT

HOUSE 5

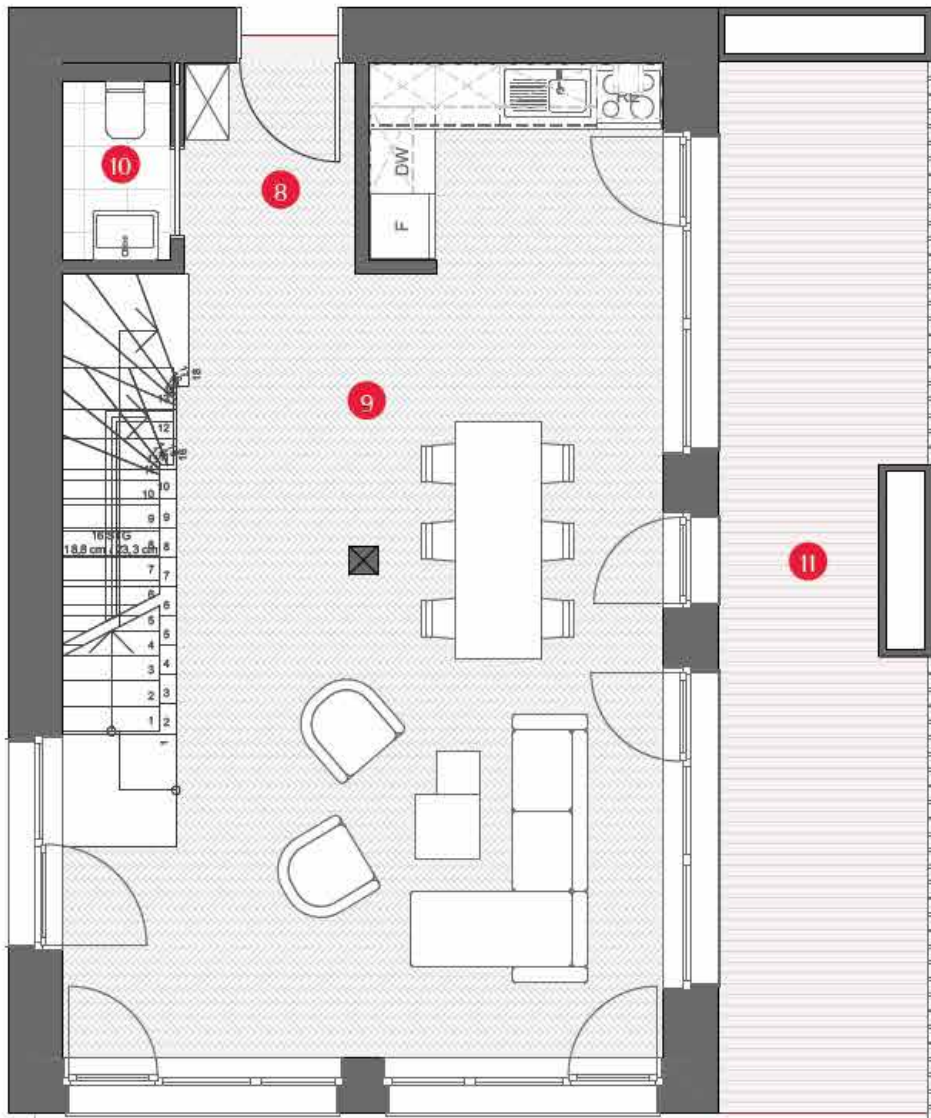
FLOOR -3

8. Entry	3,13 m ²
9. Living space	45,46 m ²
10. WC	1,67 m ²
	50,26 m ²
11. Balcony	57,89 m ²
	57,89 m ²

House 5 182,93 m²

Parking space 2

Dimensions and floor areas can be subject of minor changes due to technical necessities during construction period.



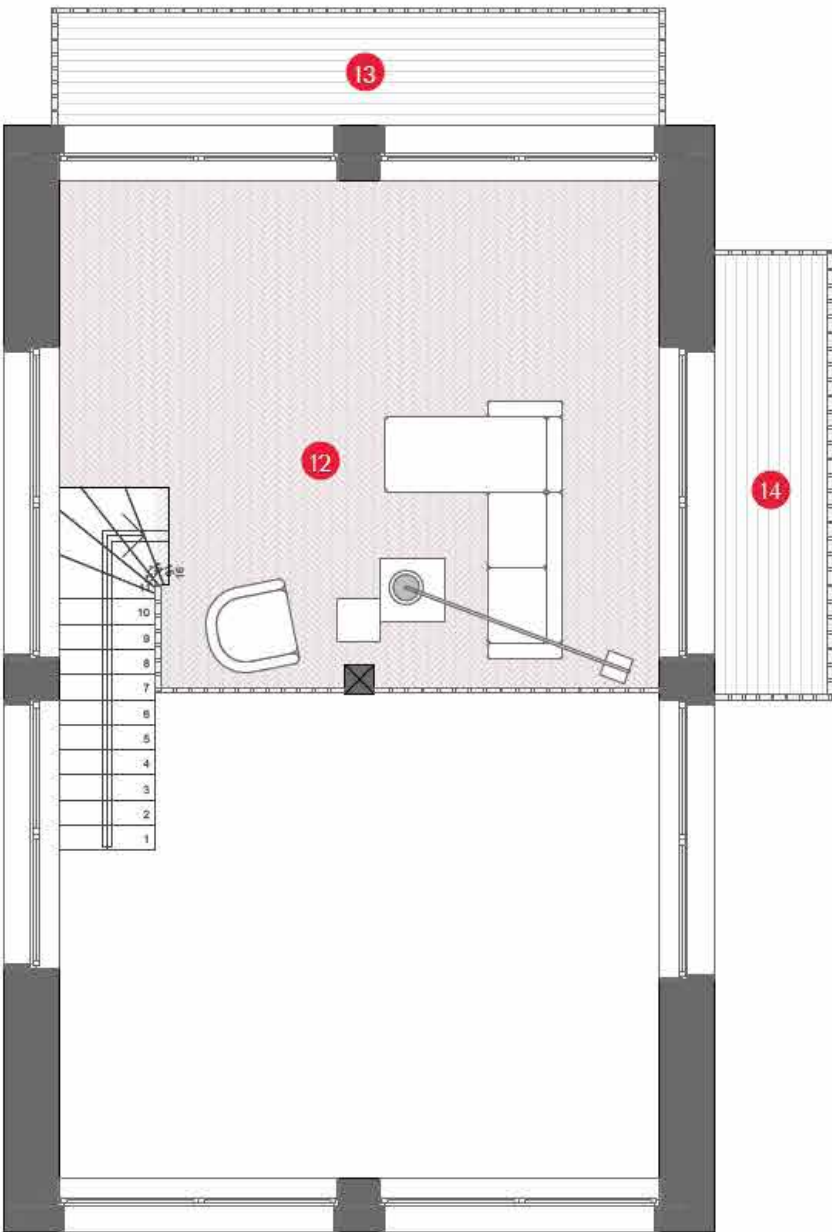
NOCKALM
RESORT

HOUSE 5

FLOOR -3

12. Gallery	24,77 m ²
	24,77 m ²
13. Balcony	6,24 m ²
14. Balcony	4,6 m ²
	10,84 m ²

Dimensions and floor areas can be subject of minor changes due to technical necessities during construction period.



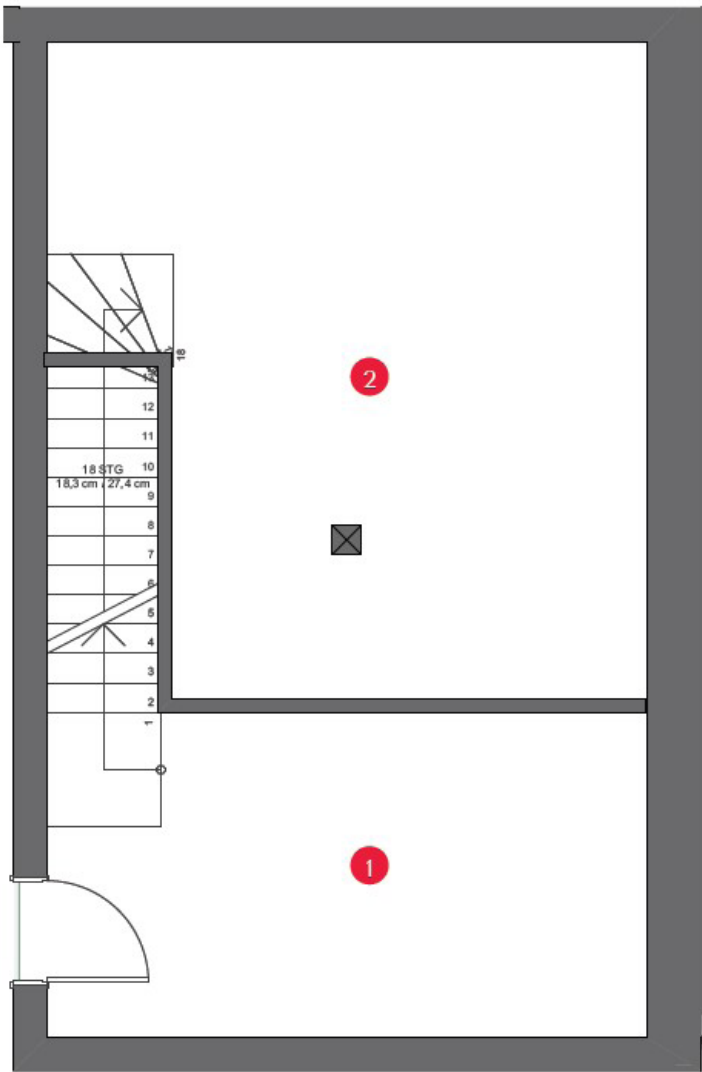


NOCKALM
RESORT

HOUSE 6

GROUND FLOOR .0

1. Basement	16,69 m ²
2. Basement	30,31 m ² 47 m ²



Floorplans and floor areas can be subject of minor changes,
due to technical adaptations during construction period.

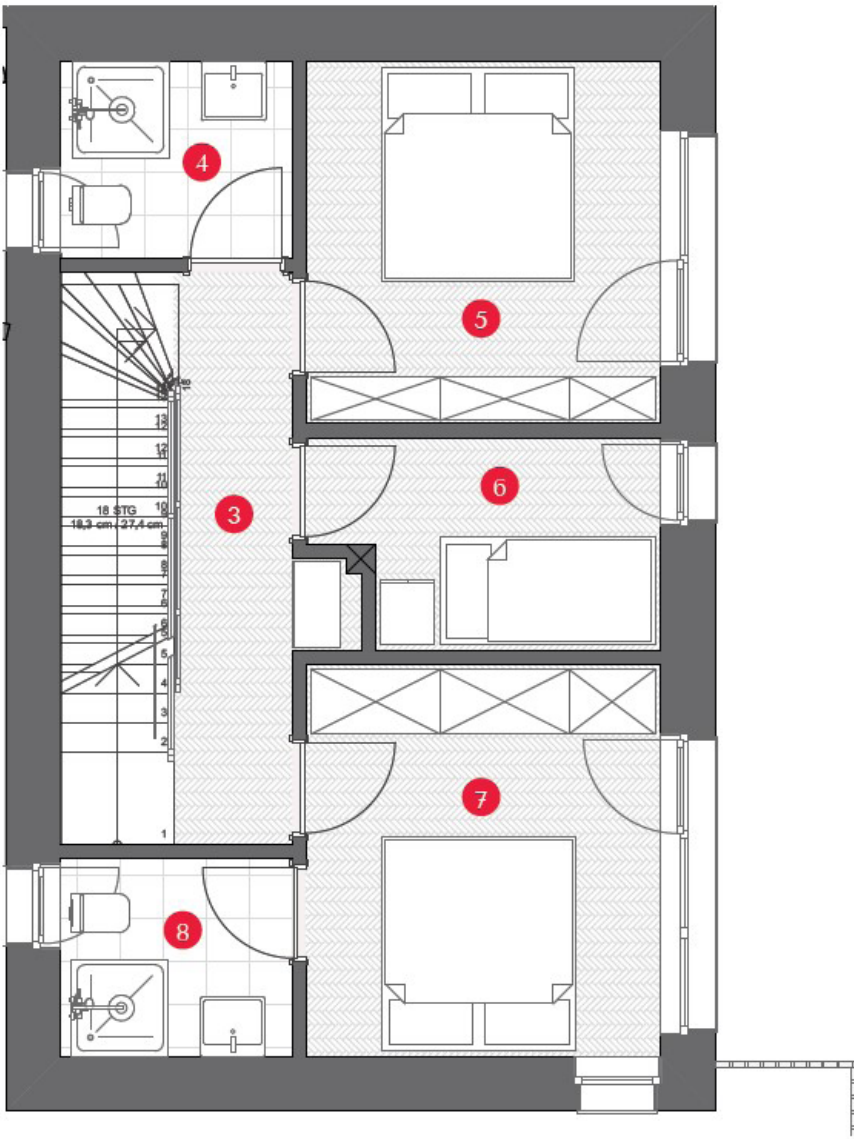


NOCKALM
RESORT

HOUSE 6

FLOOR +1

3. Hallway	6,39 m ²
4. Bathroom	3,95 m ²
5. Bedroom	12,01 m ²
6. Bedroom	11,12 m ²
7. Bedroom	5,89 m ²
8. Bathroom	3,95 m ² 43,34 m ²



Floorplans and floor areas can be subject of minor changes,
due to technical adaptations during construction period.



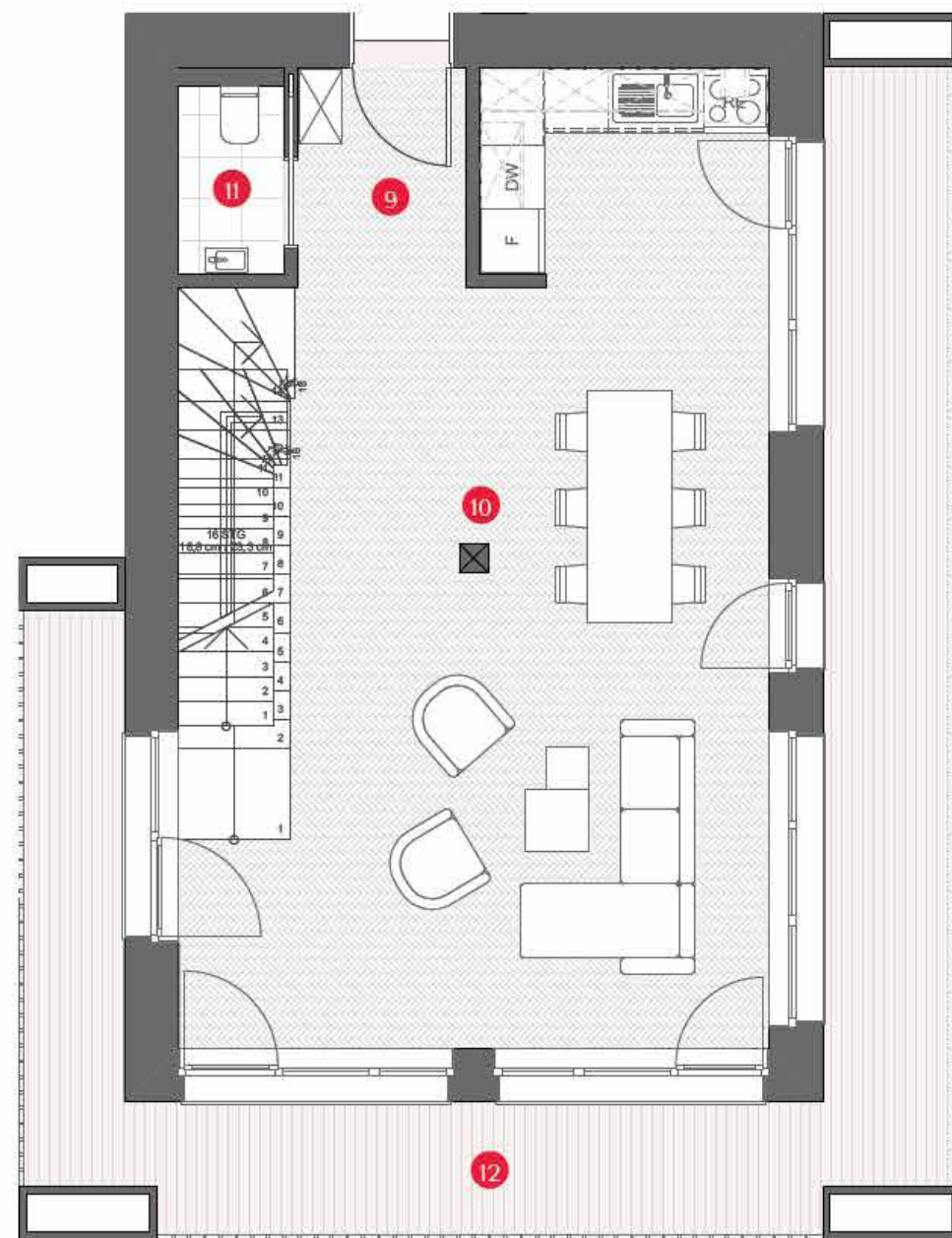


HOUSE 6

FLOOR +2

9. Entry	3,31 m ²
10. Living space	45,72 m ²
11. WC	1,8 m ²
	50,83 m ²
12. Balcony	30,07 m ²
	30,07 m ²

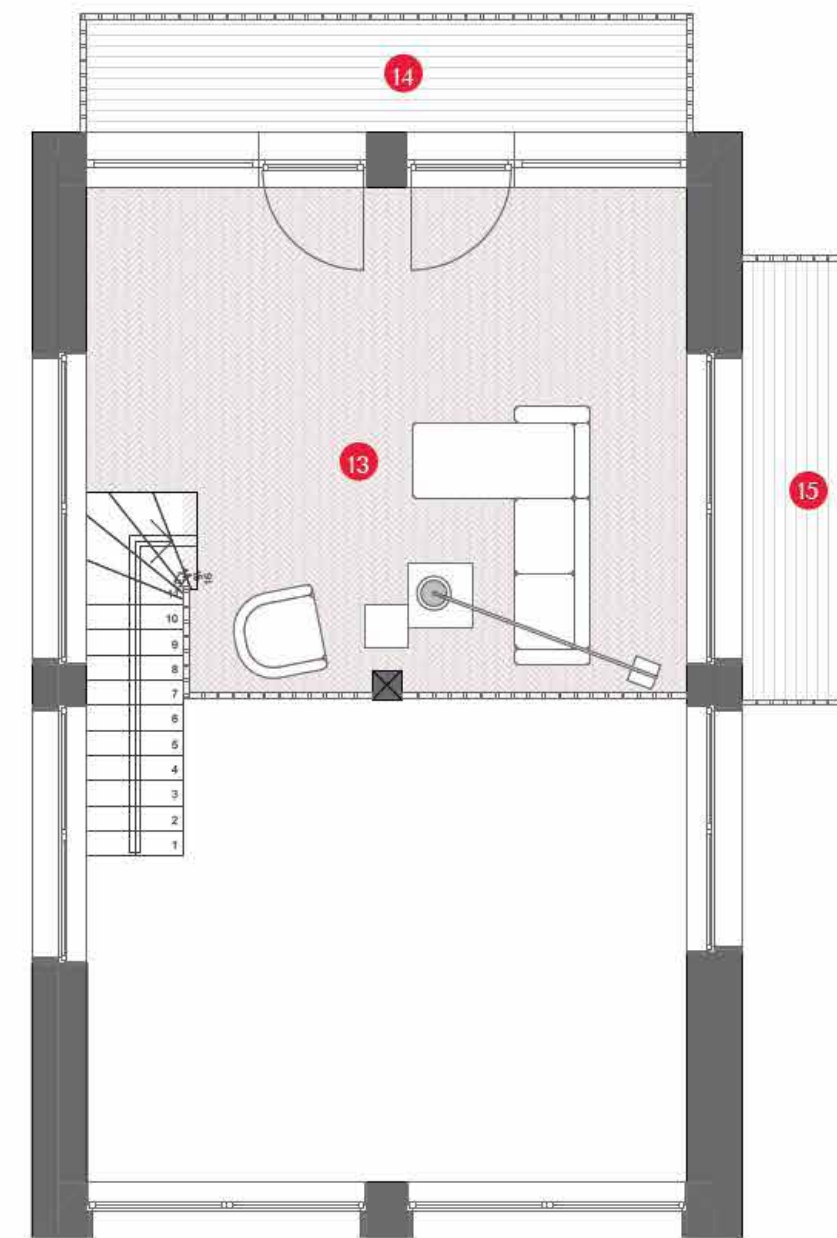
House 6	165,91 m ²
Parking space	2



HOUSE 6

ATTIC

13. Gallery	24,74 m ²
	24,74 m ²
14. Balcony	6,24 m ²
15. Balcony	4,6 m ²
	10,84 m ²



MATERIALEN.



FACADE



windows

Aluminium, wooden or alu+wooden frames
Triple glazing
Thermal insulation performance: $U_w = 0,96 \text{ W/m}^2\text{K}$.

facade

Local spruce wood, thermally treated with strong brush, gives the facade a unique and warm essence. Outside and inside decor facade.



terrace & fence

Carefree walking on larch boards, steam-treated, to last in white and snowy winters.





Inline doors, **Bticino** sockets and **Griffwerk** door handles. No visible borders and many elegant colours.



DOORS & WALLS



Admonter Naturhölzboden parquet is 100% local, from Austria, and provides the perfect floor for daily use.



TWIN EICHE GRISEO



TWIN EICHE STONE



TWIN EICHE LAPIS

PARQUET



BATHROOMS

Your daily care with high quality brands -Gessi and Flormi.
Italian design for your private moments.



brushed
black metal

brushed
brass

brushed
copper

brushed
nickel

PEARL



BRONZE



BLACK



WHITE



"ELEGANCE SQUARED"
wash basin with decorative trap

Manufacturer: AZZURRO
Dimensions : 350 x 420 mm
Colour : White shine



"ELEGANCE SQUARED"
wash basin with decorative trap

Manufacturer: AZZURRO
Dimensions : 455 x 1220 mm
Colour : White shine



"ELEGANCE SQUARED"
wash basin with decorative trap

Manufacturer: AZZURRO
Dimensions : 450 x 600 mm
Colour : White shine



"INGRANAGGIO SIGMA"
activation button

Manufacturer : GESSI
Dimensions : 245 x 155 mm
Colour : FINOX



Wall-mounted toilet bowl "BUILD"
with board

Manufacturer: AZZURRO
Dimensions : 550 x 360 mm
Colour : White shine



BATHROOMS

BATHROOMS

"INGRANAGGIO"
washbasin fitting

Manufacturer : GESSI
Dimensions : 175 x 162 mm
Colour : FINOX



"INGRANAGGIO"
washbasin fitting

Manufacturer : GESSI
Dimensions : 168 x 162 mm
Colour : FINOX



"ANELLO"
concealed shower mixer

Manufacturer : GESSI
Dimensions : fl. 170 mm
Colour : FINOX



Shower handle with fixed holder

Manufacturer : GESSI
Dimensions : fl. 23 mm
Colour : FINOX



"INGRANAGGIO"
wall-mounted shower head

Manufacturer : GESSI
Dimensions : fl. 218 mm
Colour : FINOX



"INGRANAGGIO"
concealed shower mixer

Manufacturer : GESSI
Dimensions : 265 x 245 mm
Colour : FINOX



"ANELLO"
wall-mounted shower head

Manufacturer : GESSI
Dimensions : fl. 218 mm
Colour : FINOX



Wall-mounted shower head

Manufacturer : GESSI
Dimensions : fl. 250 mm
Colour : FINOX



WALL TILES

Florim porcelain stoneware large slabs revolutionise the concept of a seamless surface and open out new prospects for architectural design.

MATTE LINE



REVES REVE BLEU
Dimensions: 120 x 280 cm
Thickness: 6 mm



REVES REVE CHOCO
Dimensions: 120 x 280 cm
Thickness: 6 mm



REVES REVE NOISETTE
Dimensions: 120 x 280 cm
Thickness: 6 mm



REVES REVE PERLE
Dimensions: 120 x 280 cm
Thickness: 6 mm

REVES REVE PERLE
Dimensions: 120 x 280 cm
Thickness: 6 mm



REVES REVE NOISETTE
Dimensions: 120 x 280 cm
Thickness: 6 mm



REVES REVE ROSE
Dimensions: 120 x 280 cm
Thickness: 6 mm



REVES REVE BLEU
Dimensions: 120 x 280 cm
Thickness: 6 mm

REVES REVE JADE
Dimensions: 120 x 280 cm
Thickness: 6 mm

REVES REVE CHOCO
Dimensions: 120 x 280 cm
Thickness: 6 mm

Surfaces that combine beauty with outstanding technical performances.





D&D Second Home:

Wij zijn al sinds 1999 actief in Oostenrijk in verschillende regio's. De regionale bekendheid is groot waardoor wij u met alle benodigde partijen in contact kunnen brengen met betrekking tot het kopen of verkopen van een woning. Van het koopproces tot aan de oplevering van uw woning ondersteunen wij u in alle fases. D&D biedt projecten in de mooiste en meest vooruitstrevende gebieden in Oostenrijk waar zowel zomer-als wintertoerisme gegarandeerd is.

Wanneer u investeert in Oostenrijk, investeert u in waardevast en rendabel onroerend goed.

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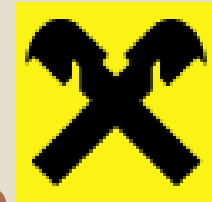
f.diks@dd-secondhome.nl



Ontwikkeling & financiering:

Financiering:

Raiffeissenbank
Bad Kleinkirchheim



Ontwikkeld door:
RMM Chalet Invest GmbH
FB 555009s

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SECOND HOME

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