



THE ALPINE VALLEY EDITION

The freedom of an apartment. The comfort of a hotel.

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VALVORA REAL ESTATE

WELCOME TO VALVORA

Valvora by offers exclusive accommodation in prime locations across Austria, where sophistication, design and experience come together.

Each project is developed with a clear vision in mind: high-quality architecture, timeless interiors and an environment that exudes tranquillity and quality.

With the launch of Valvora in Brand, we are taking this standard to a new, exceptional destination, where nature, privacy and high-quality hospitality come together.



Behind Valvora are Lineke and Dennis. Since 2015, we have been working together to bring distinctive projects to life, with a focus on quality, atmosphere and lasting value. For those who wish to enjoy and invest at the highest level.



VALVORA REAL ESTATE

BRAND, THE QUIET LUXURY OF THE ALPS

In western Austria, nestled in the mountains of Vorarlberg, lies the charming Brandnertal, a hidden gem where tranquillity, nature and quality come together. In the charming village of Brand, you can experience the Alps at their most authentic: intimate, genuine and free from mass tourism.

Surrounded by three mountain ranges and connected to five valleys, this is a destination with an exceptional location. In winter, the area offers direct access to varied slopes, whilst summer is characterised by hiking, golf and enjoying the fresh mountain air.

Its location within walking distance of the ski slopes, next to the golf course and close to the village centre ensures a perfect balance between tranquillity and vibrancy. For generations, Brandnertal has attracted travellers seeking nature, refinement and relaxation.

Invest wisely, enjoy in style.

MARKET DEVELOPMENT, BRAND & VORARLBERG

Brand is situated in the heart of the Brandnertal valley; the Vorarlberg region is one of the most charming and diverse destinations in western Austria. Whilst the area is traditionally known as a premier winter sports destination, it is now developing into a year-round holiday destination. The combination of an authentic Alpine experience, high-quality facilities and an ever-expanding range of activities ensures stable and attractive market development.

KEY MARKET DEVELOPMENTS:

- **Strong winter reputation with growth in the summer**

Brand is renowned for its family-friendly ski resort, an excellent place to enjoy both winter and summer with your family. With 70 km of skiing fun in winter and the proximity of Lake LunnerSee, this is an ideal environment for year-round investment opportunities.

- **Year-round tourism through investment**

Significant investment is being made in activities that make every season attractive, such as bike parks, golf courses, walking trails and wellness facilities. This results in increasingly consistent occupancy rates in both winter and summer.

- **Demand for aparthotels**

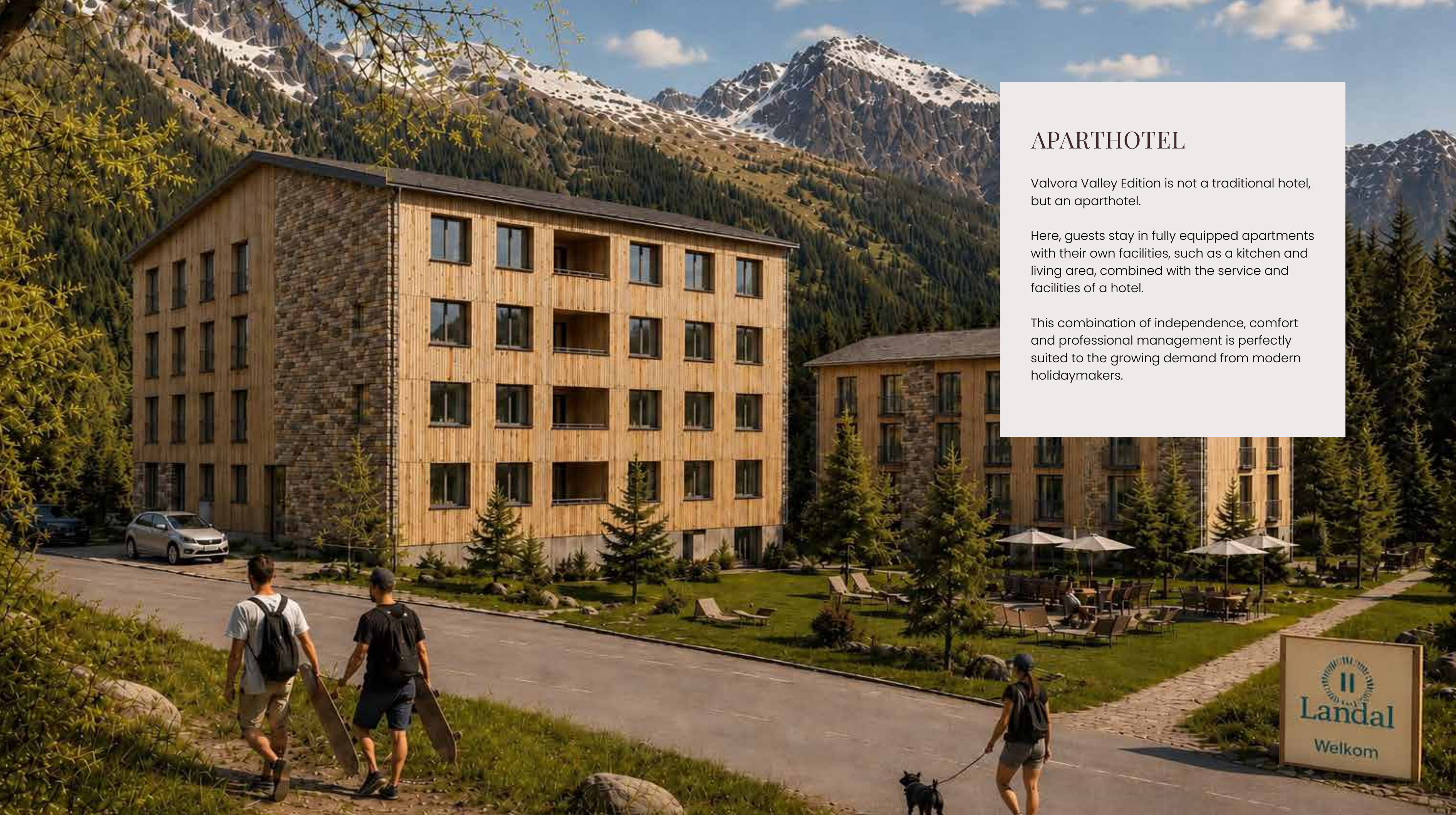
Valvora is responding to the growing demand for aparthotels, combining the freedom of an apartment with the hospitality of a hotel and a full-service restaurant.

- **Outdated accommodation creates opportunities**

A large proportion of the existing accommodation on offer no longer meets the contemporary needs of the target group. This creates scope for new, high-quality concepts that focus on comfort, design and experience.

These developments make Brand a particularly attractive location for future-proof hospitality concepts that focus on quality, flexibility and year-round returns.





APARTHOTEL

Valvora Valley Edition is not a traditional hotel, but an aparthotel.

Here, guests stay in fully equipped apartments with their own facilities, such as a kitchen and living area, combined with the service and facilities of a hotel.

This combination of independence, comfort and professional management is perfectly suited to the growing demand from modern holidaymakers.





PROJECT LOCATIE

Plot GST-NR 915/1: 3,831 m²
 (Land Registry, Cadastral District 9004 Brand)

Planning framework: new-build apartment hotel with 38 units,
 approx. 55 parking spaces and 1 restaurant/bistro.

Permits granted

- Building permit
- Nature conservation permit
- Business licence

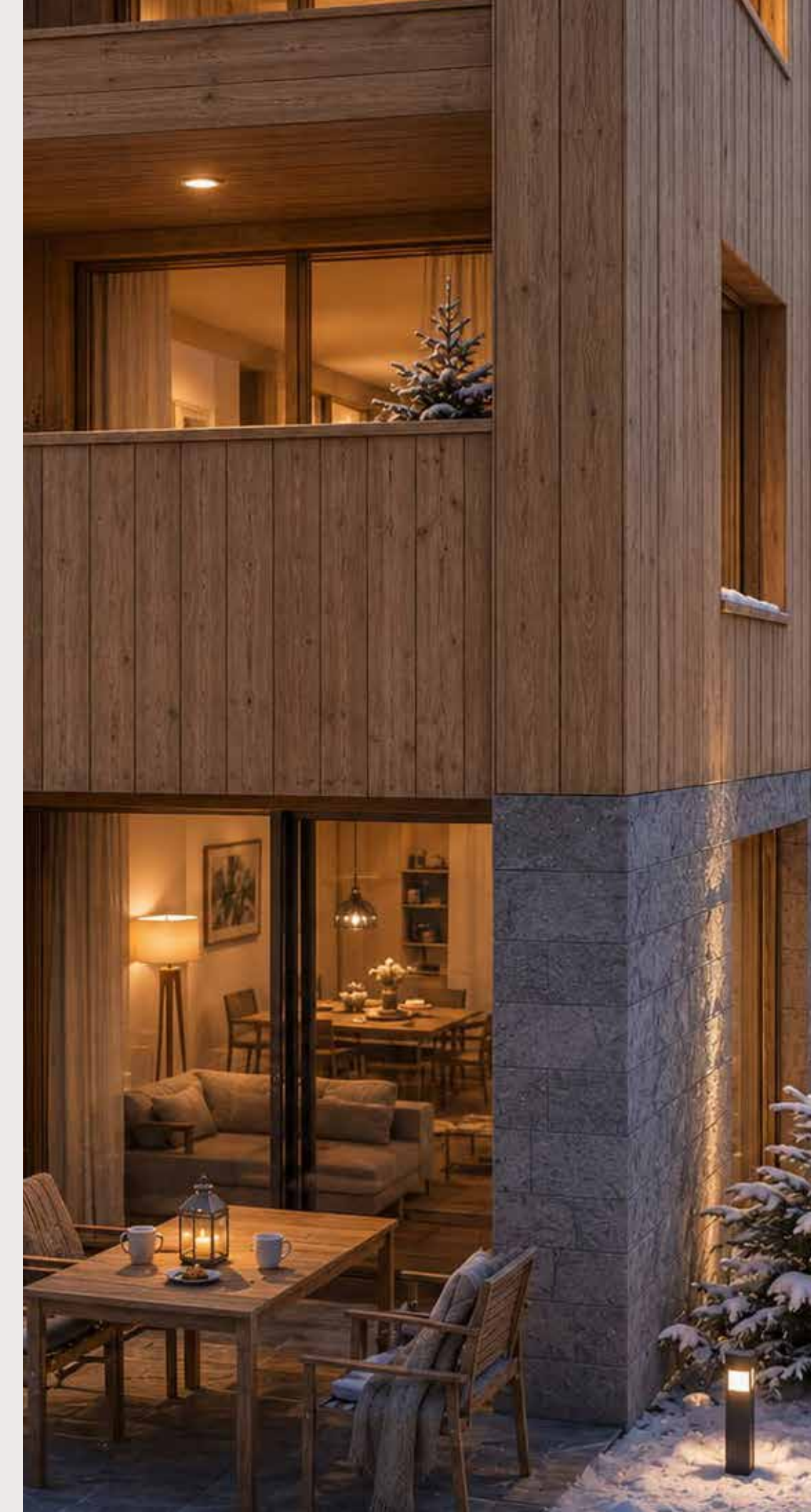
THE ALPINE VALLEY EDITION

A residential complex comprising 38 apartments across two buildings, designed specifically for rental through a professional letting agency.

- Buildings A and B are connected via an underground car park (55 parking spaces)
- Building A: 8 storeys (6 above ground) with 12 apartments
- Building B: 5 storeys (4 above ground) with 26 apartments

HIGH-END FINISHES & AMENITIES

- **Turnkey handover**
Fully ready to move into, finished to a high standard and ready for you straight away.
- **Interior design by Eric Kuster**
Fully furnished with a timeless, warm and luxurious interior, designed by leading Dutch designer Eric Kuster.
- **Private parking space in underground garage**
Approx. 55 parking spaces in a secure garage
- **Landal reception**
Staffed 7 days a week (in season)
- **Restaurant/bistro/breakfast room**
64 seats
- **Ski storage (heated)**
- **1 luxury fitness room**
- **1 indoor play area for children**
- **Fully equipped kitchen**
Fully tailored to modern comfort and style.
- **Integrated wine climate cabinet**
For storing and serving wines at the correct temperature.
- **Wellness, bathroom**
Standard fitted with an infrared sauna; optionally expandable with a Sunshower for a complete spa experience.
- **High-quality sleeping comfort**
Luxury box-spring beds in the bedrooms from the Eric Kuster collection.
- **Detailed lighting plan**
Carefully designed lighting for atmosphere, functionality and architectural enhancement.
- **Sonos audio system**
High-quality sound experience, easy to operate.
- **Personal owner's locker**
Lockable private storage of approximately 5 m² for personal belongings.



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LUXURY APARTMENTS FOR 2-8 PEOPLE

INTIMATE LUXURY, DESIGNED FOR TRANQUILLITY AND REFINEMENT

The apartments have been designed as a stylish alpine retreat for those seeking tranquillity, privacy and high-quality finishes. They feature a compact and efficient layout, with a strong focus on light, materials and comfort.

The interior has been entirely designed and furnished by leading designer Eric Kuster and is characterised by natural materials, warm tones and refined details. The result is a timeless and elegant apartment that immediately feels like coming home in style.

Ideal for couples, families or groups who wish to enjoy the mountains all year round, with the luxury and ambience of a boutique resort.

2 double from **30** M2

Prices from*
€ 329.432

Sleeps **4-8** from **50** M2

Prices from*
€ 539.753

For a full list of all apartments and their prices, please visit our website at www.cloferssales.com



Excluding 20% VAT

Excluding additional costs:

- Buyer's costs
- Transfer tax 3.5%.
- Land registry registration 1.1%.
- Notary/solicitor's fees 2%.
- No commission, no estate agent's fees
- Start-up costs for operating expenses (when purchasing directly from the developer).

**The above percentages are indicative and subject to change. No rights may be derived from this information.*

The attached floor plan is for illustrative purposes only and is intended to give a general idea of the layout.







An aerial photograph of a modern, multi-story resort building with a light-colored wooden facade and a snow-covered roof. The building is situated in a snowy mountain landscape with evergreen trees and a clear blue sky. In the background, there are more snow-covered mountains and a small village with traditional wooden houses. The building has several balconies and large windows, some of which are illuminated from within. A paved area with a few people is visible in the foreground near the building.

ADVANTAGE

A particular advantage of this resort is its strategic partnership with the lift company in Brand.

As a result, the resort benefits from a unique position within the ski area, with advantages such as attractive ski pass schemes, use of facilities at the lift, and increased visibility in the promotion of the destination.



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LANDAL: TRANSPARENT AND PROFESSIONAL MANAGEMENT

This project was designed as a professional aparthotel and is not operated as a collection of individual holiday apartments.

All accommodation, facilities and services together form a high-quality destination with a consistent image and centralised management.

To ensure quality, continuity and an optimal guest experience, the resort will be operated by **Landal** for 10 years. As one of Europe's largest operators of holiday parks and resorts, Landal will handle all lettings, marketing, bookings, guest services, cleaning, technical services and the day-to-day management of the resort.

As a participant, you are not only investing in property, but also becoming part of a professional hospitality concept designed to deliver long-term value growth and a strong market position.



VALVORA X ERIC KUSTER

With 25 years' experience in the world of interior design, I know just how important a well-designed interior is. As well as creating atmosphere and a cosy feel, a harmonious interior also contributes significantly to quality of life.

We have used robust, timeless materials in designing the interiors of the new Valvora apartments, ensuring that the tranquillity of the mountain landscape is reflected and even enhanced in the interiors we have created.

Enjoy life!

Eric Kuster



VALVORA REAL ESTATE

OUR PARTNERS

Behind the Pressegger See project stands a carefully assembled team of experts, each a leader in their field:

Strabag is responsible for the realisation of this project. A striking, contemporary building, architecturally balanced in design, which blends seamlessly into the landscape. Design, comfort and sustainability come together here in a natural way.

Eric Kuster is the Dutch Signature Designer responsible for the interiors. His world-renowned style of Metropolitan Luxury brings warmth, allure and refinement.

HASCH UND PARTNER Rechtsanwälte (Vienna) is overseeing the legal and fiduciary structure of the project. As an experienced trustee, they ensure maximum security for all parties involved.

Together, they form the backbone of this project, each with a distinctive signature, yet united by a single ambition: to create an extraordinary living experience.



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DISCLAIMER:

This sales brochure does not constitute a contractual basis. All images, renderings and the building specifications contained in the sales brochure are provisional and for information purposes only. We therefore expressly reserve the right to make changes. The basis for the purchase agreement is formed exclusively by the documents and descriptions handed over upon conclusion of the purchase agreement. The choice of materials and other designs in generally accessible areas, as well as the design of the façade and the surroundings, are determined exclusively by the project developer. We expressly reserve the right to make changes to the design resulting from official regulations or which do not affect the use of the building (such as the location and dimensions of service shafts, structurally necessary supports, reductions, additions, dimensional variations, etc.).

Contractual process:

- Non-binding expression of interest
- Signing of a reservation agreement (non-binding offer to purchase with reservation of the property for the buyer) with a reservation fee of EUR 5,000.00, which is fully offset against the purchase price and paid into a trust account held by the trustee. This will be refunded in full if, for reasons within the developer's control, no purchase agreement is concluded.
- Upon receipt of the relevant non-binding purchase offers, the final and binding purchase agreement documents will be sent by the trustee and the purchase agreement will be concluded in accordance with the developer's terms and conditions.