



CLOFERS



CLOFERS FAMILY LODGES NASSFELD

WELCOME TO CLOFERS FAMILY LODGES NASSFELD

Since 2015, Dennis and Lineke have been developing high-quality accommodation under the Clofers name, focusing on unique alpine locations throughout Austria.

This particular project involves the careful redevelopment of a characterful early 19th-century property — a site rich in history and surrounded by the natural beauty of the Austrian Alps. Clofers deliberately selects properties with authentic stories and strong architectural presence.

In close collaboration with renowned designer Eric Kuster, these locations are transformed into exclusive retreats where original charm is thoughtfully preserved and combined with the comfort and aesthetics of modern luxury.

With this distinctive approach, Clofers offers not only an exceptional hospitality experience but also a solid investment opportunity with long-term value.



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PRESSEGGER SEE AND ENVIRONMENT

Welcome to Nassfeld-Pressegger See — one of Austria's sunniest regions, boasting over 100 extra hours of sunshine per year compared to the rest of the country.

Located in the southern part of Carinthia, this year-round destination offers a unique blend of relaxation, adventure, and family-friendly charm. Its proximity to Italy and Slovenia brings a touch of Mediterranean flair and culinary richness, while the Alps quite literally form your backyard.

In winter, Nassfeld is known as one of Austria's most complete and accessible ski areas. With 110 kilometres of perfectly groomed slopes, modern lift systems, and a well-organised layout, it's the ideal destination for families. Whether you enjoy skiing, snowboarding, snowshoe hikes, ski touring, or skating across the frozen Pressegger See — here, every day brings a new adventure.

During summer, the region transforms into a true natural paradise. Crystal-clear lakes, green alpine meadows, and countless hiking and cycling trails offer ample space to relax, explore, and play. The area combines the refreshing spirit of summer with alpine charm and a laid-back southern vibe.

Thanks to excellent transport connections — including nearby motorways and airports in Klagenfurt, Salzburg, and even northern Italy — you're always well connected to the rest of Europe.

Hermagor-Pressegger See and the Nassfeld ski area together form a true four-season destination for bon vivants, families, and lovers of the outdoors.

Pure enjoyment, surrounded by nature.



CLOFERS FAMILY LODGES NASSFELD

A second home a few minutes away from the Millennium Express, Austria's longest gondola.

In the sun-drenched south of Austria, close to the Nassfeld ski lift, Clofers is developing Family Lodges Nassfeld: a unique blend of family happiness, luxurious comfort, and a stable investment in Austria's reliable real estate market.

The apartments offer everything needed for a relaxing stay and an attractive return:

- Living spaces ranging from 42 m² to 82 m²
- High-end finishes in the signature Eric Kuster style
- One or two elegant bathrooms
- A private sauna in every apartment
- A sunny terrace with panoramic views over the valley and surrounding mountains

Thanks to the prime location near the ski lift, you can hit the slopes within minutes — and in summer, countless scenic hikes and outdoor activities are just around the corner. A true advantage for both guests and personal use.

At Clofers Family Lodges, it's all about the ultimate experience:

- An indoor play area for children
- A small petting farm for a true mountain countryside feel
- A warm, stylish bistro where families gather and connect

These thoughtful amenities ensure an outstanding guest experience — leading to happy, returning visitors, higher occupancy rates, and healthy rental returns.

With personal attention and genuine commitment, Dennis and Lineke — together with their team — professionally manage your property. From rentals to maintenance, every detail is taken care of. Clofers actively thinks along with you and takes all the hassle out of your hands — so you can enjoy not just your stay, but also a worry-free investment with long-term value.

Need support in handling everything around the purchase of your property? From selecting a notary and guiding you through legal formalities, to connecting you with a local accountant or tax advisor — Clofers is by your side as a true partner. Always going the extra mile to ensure your purchase and stay in Austria is not only exceptional, but also completely stress-free.



CLOFERS X ERIC KUSTER

Through my 25 years of experience in the world of interior design, I know how important a well-designed interior is, besides bringing atmosphere and cosiness, a harmonious interior also contributes to your quality of life. When composing the interiors for the new Clofers locations, we chose tough timeless materials, creating synergy between the tranquillity of the mountain landscape and enhancing it with the interiors we put together.

Enjoy life!

Eric Kuster





YOUR STYLE, YOUR CHOICE

- always with the signature of Eric Kuster

As a future resident, you not only choose a luxury flat in a unique location, but also an interior that suits your taste. Each flat will be fully furnished by Eric Kuster, the exclusive Clofers signature designer. Thanks to the turn-key delivery, you immediately step into an atmosphere of comfort, luxury and sophistication.

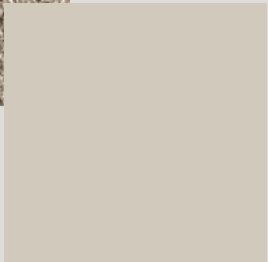
Light style

The light version exudes tranquillity and space. With soft, natural colours, light wood accents and plenty of light, this interior immediately feels like an oasis of relaxation. Perfect for those who love a modern, fresh look and a bright atmosphere.



Dark style - warm, chic and outspoken

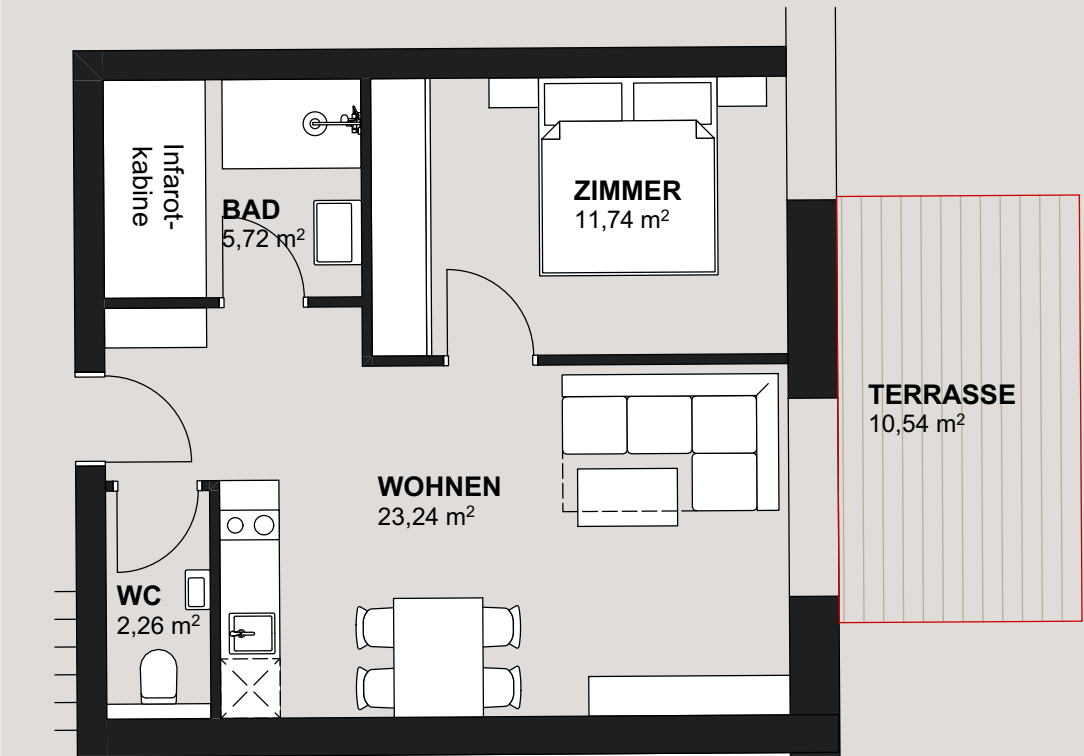
The dark style is rich, layered and full of character. Deep colours, luxurious materials and a warm ambience make this interior a stylish cocoon. Ideal for those looking for an elegant, hotel chic look with a touch of drama.



TURN-KEY COMFORT

These exclusive apartments - ranging from 42 m² to 82 m² - are in an absolutely prime location within the Nassfeld region and offer panoramic views of the sunny south side of the valley. Each property has been fully designed and furnished in collaboration with Eric Kuster.

Clofers has taken care of the complete finishing down to the smallest details. This means that, as an investor, you can immediately enjoy a fully finished, styled and rental-ready property at the highest level. No worries about furnishing, finishing or delivery - everything is taken care of.



For more floor plans
scan the QR code

Appartements from m2

Starting from
€ 293.643

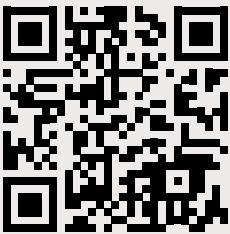
Want even more comfort? Then choose one of the luxurious extras:

- Steam sauna **€ 9,500**
- Carport + EV charging station **€ 22,500**

This is how you put together your own wellness and comfort level, just the way you want it.

Excluding additional costs :
Purchase costs
- Transfer tax 3.5%.
- Cadastral registration 1.1%.
- Notary/attorney fees 2%.
- Commission-free, no agency fees
(in case of direct purchase from the developer).

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



More information?
Scan the QR code



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We are here to help you. If you have any questions or want information about our services or projects, please do not hesitate to contact us.

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