



CLOFERS

The Alpine Lake Edition



5%*
Guaranteed
Revenue
pag. 10

VALVORA BY CLOFERS

WELCOME TO THE ALPINE LAKE EDITION

INVESTING IN TOP CLASS IN A UNIQUE LOCATION IN AUSTRIA

On the sunny side of the Austrian Alps, where alpine landscapes and a mild, almost Mediterranean climate converge, Clofers is developing The Alpine Lake Edition: an exclusive resort with 75 fully furnished luxury apartments, right on the waterfront.

The location is exceptional. The resort is situated on the crystal-clear Pressegger See, a protected natural lake that warms up to 28°C in summer, just ten minutes from the renowned four-season resort of Nassfeld.

All apartments are delivered turnkey in Eric Kuster's signature style. Clofers takes care of the entire process, from purchase and furnishing to professional management and rental.

Clofers The Alpine Lake Edition offers a rare combination of location, luxury, ease of use and sustainable value development.



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final design, permits and implementation decisions.*

VALVORA BY CLOFERS

PRESSEGGER SEE, NATURE, TRANQUILLITY AND QUALITY

In the south of Carinthia, on the border with Italy and Slovenia, lies one of Austria's most unspoilt mountain lakes: Lake Pressegger See.

Surrounded by reed beds, old villages and mountain peaks, this place offers tranquillity and natural beauty.

The water is crystal clear, up to 14 metres deep, and pleasantly warm in summer, reaching temperatures of up to 28 °C. The atmosphere is subdued, authentic and pure. No mass tourism, just peace, space and rhythm.

The region around the Pressegger See exudes history. From the end of the 19th century, wealthy travellers came here to breathe in the fresh mountain air and bathe in the natural lake. Today, the area attracts gourmets, nature lovers and families who choose tranquillity, authenticity and space.

The proximity of the Nassfeld ski area and the network of hiking and cycling routes make it a four-season destination.

Here, you are not only investing in property, but in quality of life.



VALVORA BY CLOFERS

VALVORA: A NEW CHAPTER WITHIN CLOFERS

For years, Clofers has been synonymous with luxury holiday homes in prime locations in Austria. With Valvora by Clofers, we are introducing a premium label that represents the highest level within our portfolio. Where Clofers offers luxury and comfort, Valvora stands for ultimate refinement and exclusivity.

A refined lifestyle concept

Valvora is more than just a home with high-quality finishes. It is a carefully curated lifestyle concept that combines architecture, design and service. Every detail has been carefully considered: from timeless interiors and top-quality materials to personal service and special amenities. The locations have been chosen with care, with an emphasis on tranquillity, privacy and natural beauty.

The best of Clofers

Not every home bears the Valvora label. Only projects that excel in design, execution and experience are selected. In this way, Valvora guarantees the very best within Clofers.

Living, enjoying and investing

A Valvora residence not only offers an exceptional living and holiday experience, but also a solid investment. The combination of exclusive locations, high quality and strong rental potential ensures attractive returns, now and in the future.



LINEKE & DENNIS, PERSONALLY INVOLVED

Behind Clofers are Lineke (creative vision) and Dennis (development strategy). Since 2015, we have been creating luxury accommodations in Austria, with an eye for quality, atmosphere and long-term value.

Valvora by Clofers is our most personal project to date. Since 2021, we have been working on this unique development on Lake PresseggerSee, aimed at the highest segment of holiday accommodation.

As the owner, you know exactly who you are doing business with. No counter or anonymous team, but direct lines of communication with us as the initiators.



VALVORA BY CLOFERS

THE ALPINE LAKE EDITION

Valvora by Clofers is more than just a second home or investment. It is a carefree new chapter in one of Austria's most beautiful regions. Here you can enjoy ultimate peace, luxury and nature, combined with the comfort of a fully furnished apartment in Eric Kuster Signature Style.

With sustainable technology, high-quality finishes and amenities such as a heated swimming pool, private sauna, communal fitness area and private storage space, you are choosing a turnkey lifestyle without compromise.

HIGH-END FINISH & AMENITIES

- **Turnkey delivery**

Fully ready to move in, high-quality finish and immediately suitable for personal use and rental.

- **Design interior by Eric Kuster**

Fully furnished with a timeless, warm and luxurious interior, designed by top designer Eric Kuster.

- **Private parking space in underground garage**

Comfortable and secure parking in the enclosed basement garage, directly accessible and ideal for all seasons.

- **Luxury kitchen with Quooker**

Instant boiling, hot and cold water from a single tap, practical, safe and fully tailored to modern comfort.

- **Integrated wine climate cabinet**

For storing and serving wines at the right temperature.



- **Wellness, bathroom**

Equipped as standard with an infrared sauna; optionally expandable with a steam function for a complete spa experience.

- **High-quality sleeping comfort**

Luxury box-spring beds in the bedrooms and a stylish sofa bed from the Eric Kuster collection in the living room.

- **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.

VALVORA BY CLOFERS

CAREFREE OWNERSHIP

An apartment in this resort means truly carefree ownership. The operation is fully professionally organised, so you can enjoy yourself without any worries.

From the first full year of operation, the operator achieves an average operating return of 5% per annum, calculated on the net purchase price of the apartment. This return is measured over three consecutive years of operation. The year of construction and any partial operating years are excluded from this arrangement.

In addition, as the owner, you are entitled to 14 days of personal use per year:

- 1 week in high season
- 1 week in low season

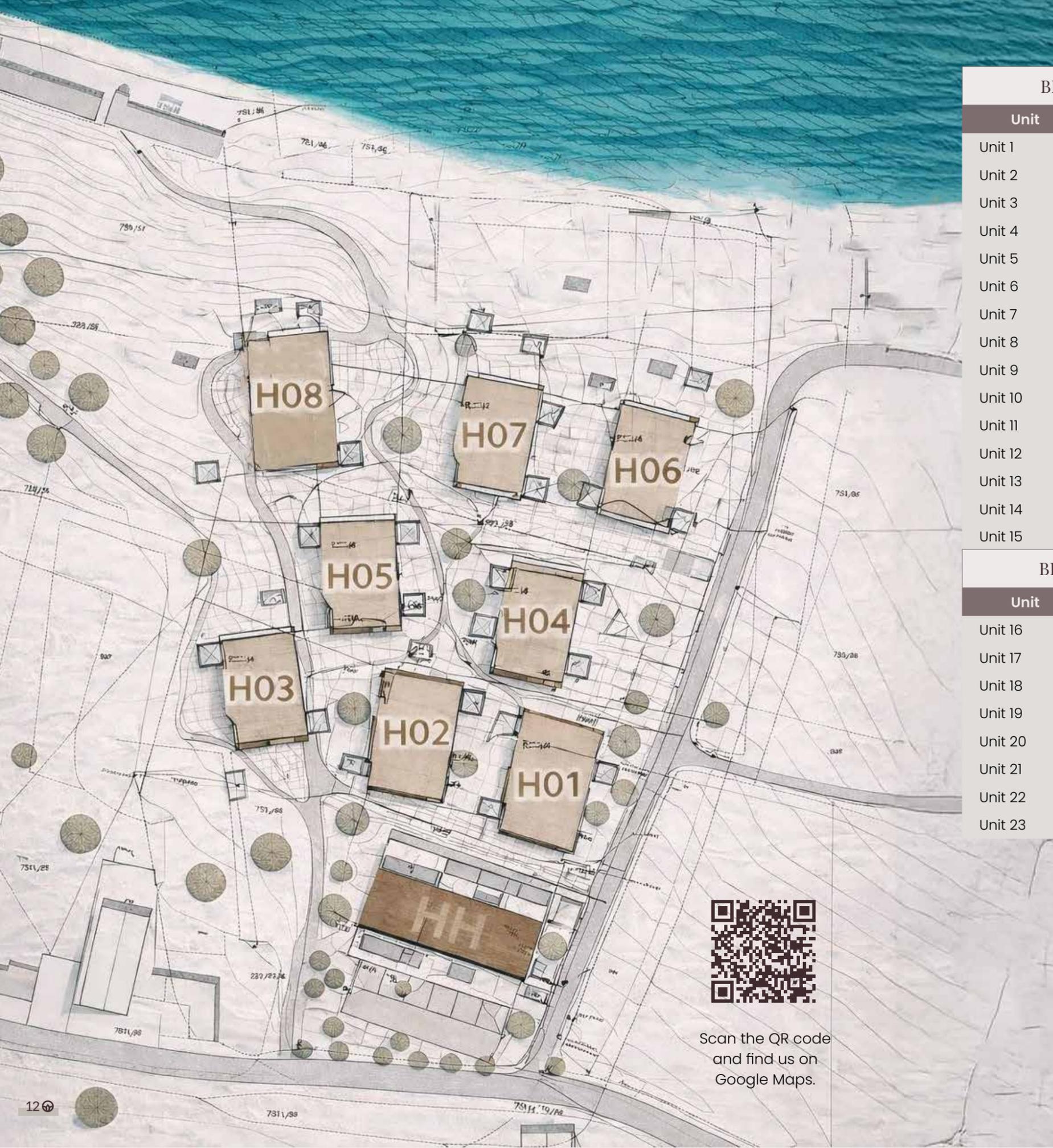
You decide how to divide this between the summer and winter periods.



The aim of this arrangement is clear: to offer you maximum peace of mind and clarity in the early years, while at the same time allowing you to fully enjoy your own flat and everything the resort has to offer.

The exact details will be explained to you personally and laid down in the operating and rental agreement.





BLOCK HH

Unit	Floor
Unit 1	FF
Unit 2	FF
Unit 3	FF
Unit 4	FF
Unit 5	FF
Unit 6	FF
Unit 7	F2
Unit 8	F2
Unit 9	F2
Unit 10	F2
Unit 11	F2
Unit 12	F2
Unit 13	GF
Unit 14	GF
Unit 15	GF

BLOCK H01

Unit	Floor
Unit 16	GF
Unit 17	GF
Unit 18	FF
Unit 19	FF
Unit 20	2F
Unit 21	2F
Unit 22	TF
Unit 23	TF

BLOCK H02

Unit	Floor
Unit 24	GF
Unit 25	GF
Unit 26	FF
Unit 27	FF
Unit 28	2F
Unit 29	2F
Unit 30	TF
Unit 31	TF

BLOCK H03

Unit	Floor
Unit 32	GF
Unit 33	GF
Unit 34	FF
Unit 35	FF
Unit 36	2F
Unit 37	2F
Unit 38	TF
Unit 39	TF

BLOCK H04

Unit	Floor
Unit 40	GF
Unit 41	FF
Unit 42	FF
Unit 43	2F
Unit 44	2F
Unit 45	3F
Unit 46	3F
Unit 47	TF
Unit 48	TF

BLOCK H05

Unit	Floor
Unit 49	GF
Unit 50	FF
Unit 51	FF
Unit 52	2F
Unit 53	2F
Unit 54	3F
Unit 55	3F
Unit 56	TF
Unit 57	TF

BLOCK H06

Unit	Floor
Unit 58	GF
Unit 59	FF
Unit 60	FF
Unit 61	2F
Unit 62	2F
Unit 63	TF

BLOCK H07

Unit	Floor
Unit 64	GF
Unit 65	FF
Unit 66	FF
Unit 67	2F
Unit 68	2F
Unit 69	TF

BLOCK H08

Unit	Floor
Unit 70	GF
Unit 71	FF
Unit 72	FF
Unit 73	2F
Unit 74	2F
Unit 75	TF



Scan the QR code and find us on Google Maps.



VALVORA BY CLOFERS

LUXURY APARTMENTS FOR 2-4 PERSONS

INTIMATE LUXURY, DESIGNED FOR TRANQUILLITY AND REFINEMENT

The apartments for 2-4 people are designed as a stylish alpine retreat for those seeking tranquillity, privacy and high-quality finishes. Compact and efficiently laid out, with a strong focus on light, use of materials and comfort.

The interior has been entirely designed and furnished by top 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 at a high level.

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

2-4 persons from **53** M2

Prices starting from*
€ 341.675

For a complete overview of all apartments and corresponding prices, scan the QR code and visit our website.

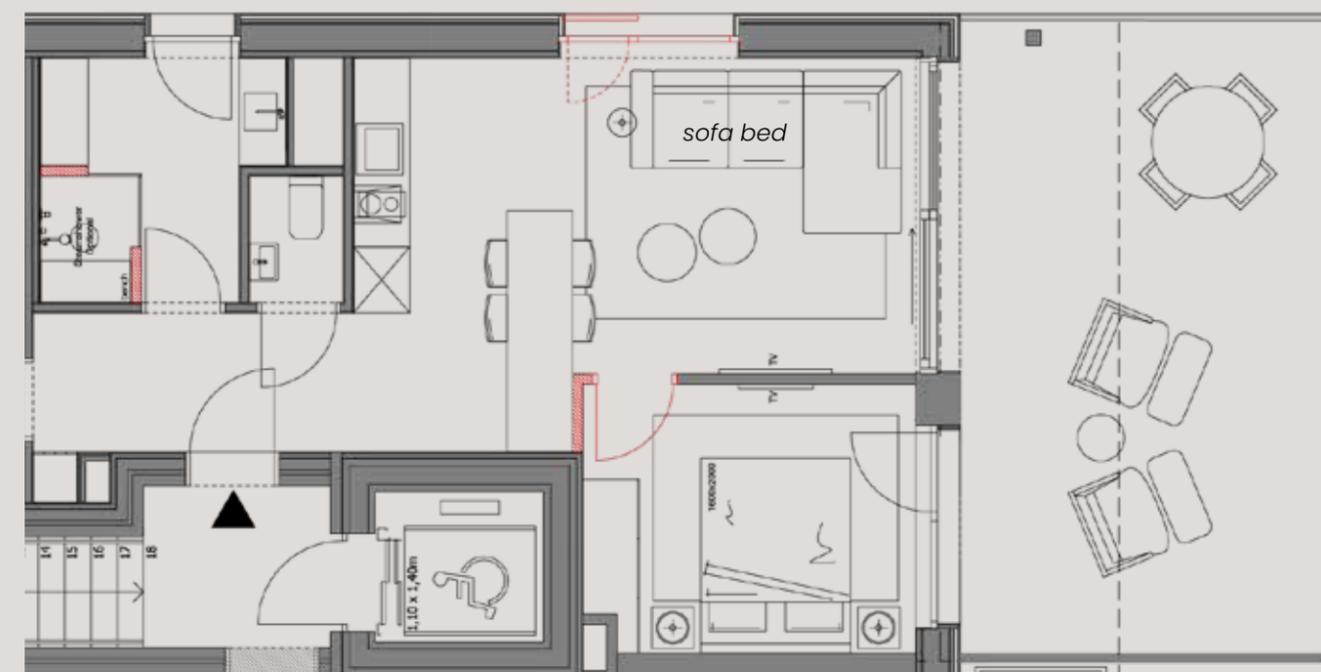


Excluding 20% VAT.

Excluding additional costs:

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

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



The attached floor plan is indicative and intended to give a general impression of the layout.

VALVORA BY CLOFERS

LUXURY APARTMENTS FOR 4-6 PERSONS

GENEROUS LUXURY FOR SHARED ENJOYMENT AND FUTURE VALUE

The apartments for 4-6 people are designed for those who want to combine space, comfort and flexibility with a high-quality finish. Ideal for families and groups who want to enjoy the mountains together, without compromising on luxury and style.

The spacious living areas invite you to spend time together: long breakfasts, relaxing afternoons and cosy evenings after an active day. Thanks to their clever layout and extra sleeping options, these apartments offer maximum freedom, both for personal use and for rental.

Like all the other apartments, these are also fully furnished by top designer Eric Kuster, with a timeless interior that combines natural materials, warm tones and high-quality finishes. The result is an exclusive living environment with the appeal of a boutique resort and the comfort of home.

4-6 persons from **88** M2

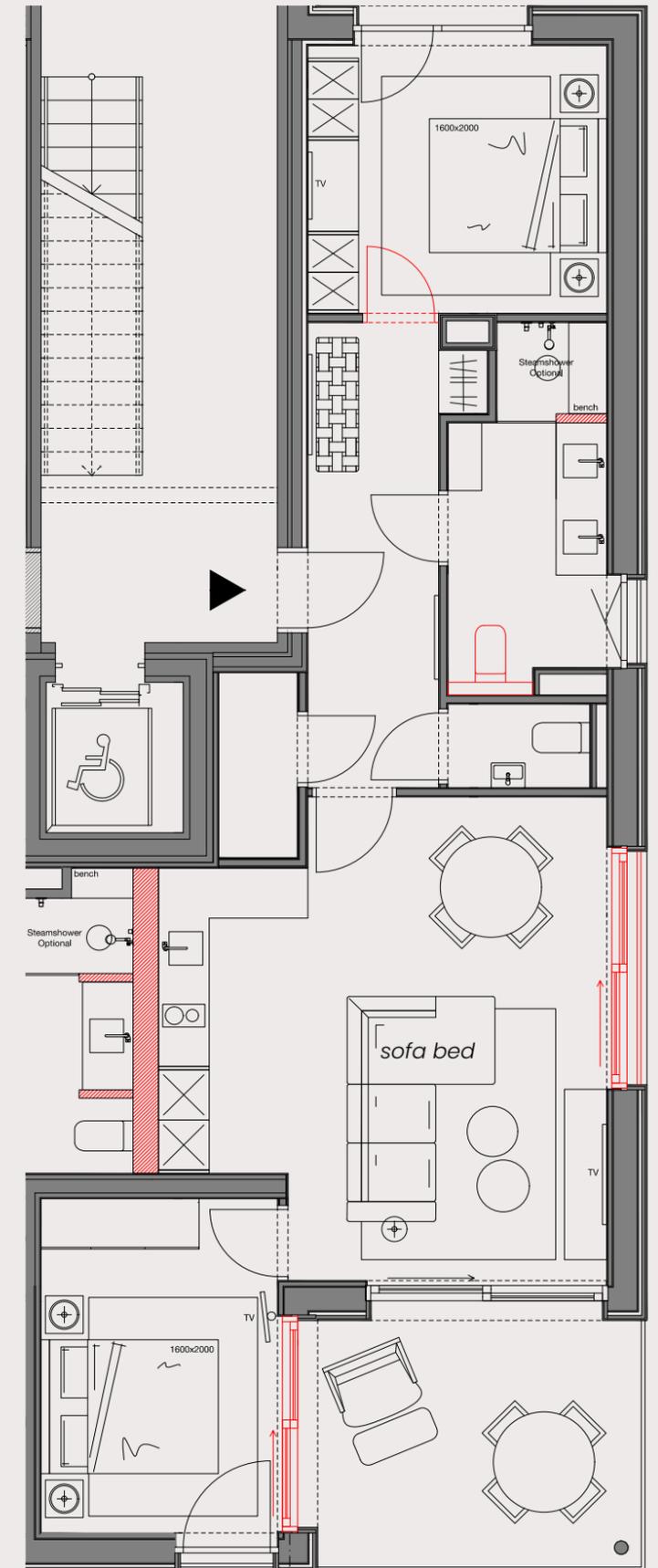
Prices starting from*
€ 758.739

For a complete overview of all apartments and corresponding prices, scan the QR code and visit our website.



- Excluding 20% VAT.
Excluding additional costs:
- Buyer's costs.
 - Transfer tax 3.5%.
 - Land registry registration 1.1%.
 - Notary/solicitor fees 2%.
 - Commission-free, no estate agent fees
 - Start-up costs for operating costs (when purchasing directly from the developer).

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The attached floor plan is indicative and intended to give a general impression of the layout.









*The facility shown is indicative and has not yet been approved.
Realisation is subject to the granting of a licence.*

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FITNESS & WELLNESS

The Alpine Lake Edition is all about relaxation. In the exclusive Spa & Wellness centre, you can enjoy a heated swimming pool, modern fitness facilities and soothing yoga sessions. A place where body and mind can fully recharge. The ultimate extension of your luxurious stay at Lake Pressegger See.



*Reference image
not the exact location.*

VALVORA BY CLOFERS

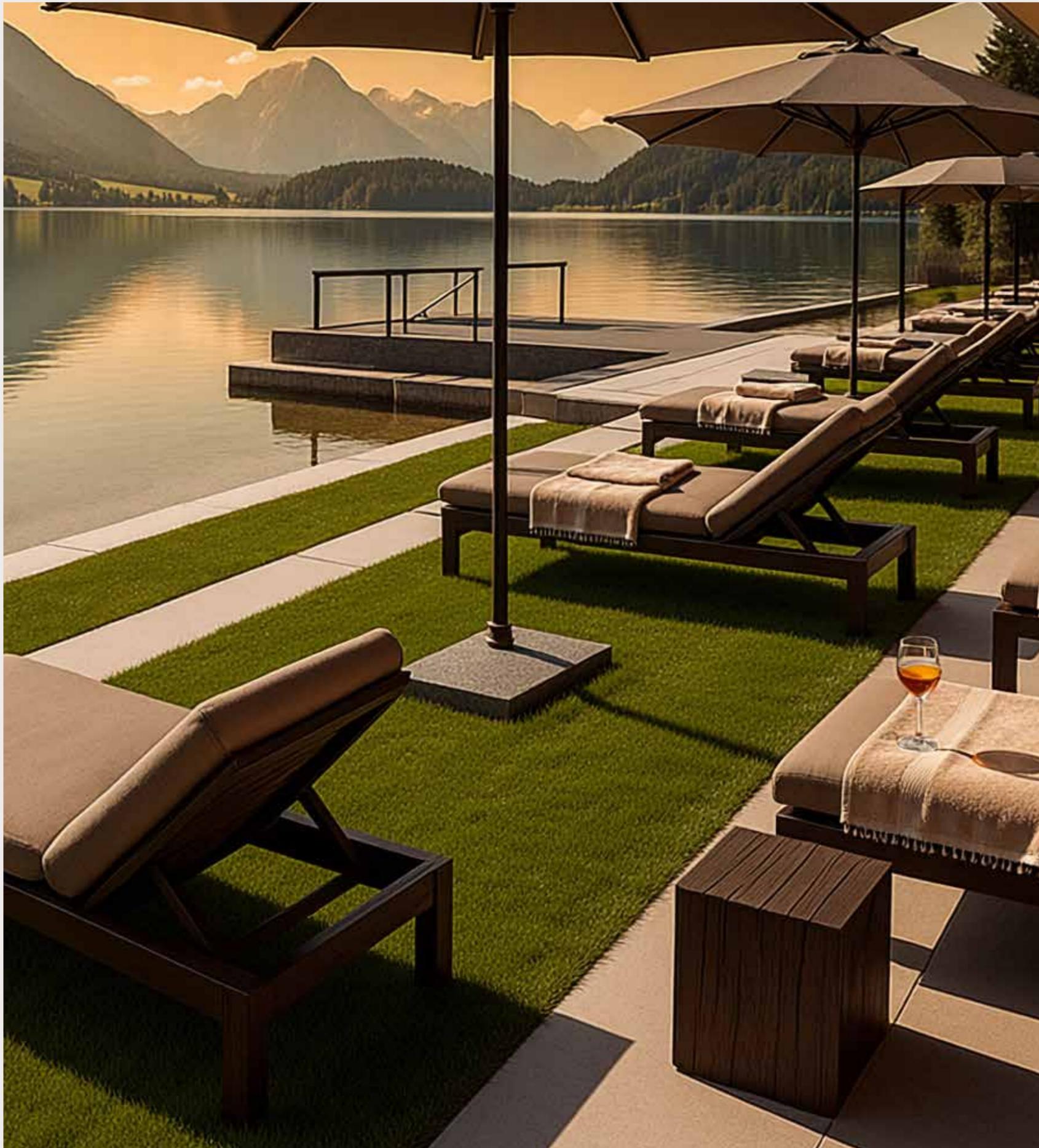
A KITCHEN THAT SUITS THE LOCATION

At Lake Pressegger See, we are not only creating 75 exclusive apartments with direct access to the lake, but also a culinary experience that does justice to this location.

In our full-service restaurant, you can experience the flavours of the Alpine Adriatic region: local cheeses, fresh mountain fish, Italian finesse and Slovenian hospitality.

Inspired by the Slow Food Travel concept, we work with regional ingredients, traditional recipes and honest products from the Gailtal and Lesachtal valleys.

Whether you choose breakfast service at home, a summer lunch by the water, private dining on your own terrace or room service on request, everything here revolves around quality, attention and experience. Having your own high-quality restaurant not only enhances the hospitality, but also the rental value of your investment.



VALVORA BY CLOFERS

PRIVATE BEACH

PURE ENJOYMENT WITH THE SERVICE FORMULA FROM VALVORA BY CLOFERS

What makes The Alpine Lake Edition so exceptional is its location right on the lake, with around 300 metres of private beach exclusively for Clofers guests. From your apartment, it's less than a 150-metre walk to the water. Put on your flip-flops, grab a towel and jump right into the lake.

There are plans to expand the facilities in the future with an outdoor swimming pool, in keeping with the natural environment and the high-quality character of the project.

Indicative – not authorised



TRANSPARENT AND PROFESSIONAL MANAGEMENT

When you purchase an apartment in this project, you will be completely taken care of as the owner. Both the building and the individual apartments are managed by a carefully coordinated team: **VVE management** and **Clofers**.

Who does what?

- The Owners' Association (VVE) has been appointed as the legal and administrative manager. It takes care of the legally required management in accordance with Austrian housing legislation (WEG), including:
 - Legal representation of the VVE
 - Cost management, budgeting and annual accounts
 - Coordination of joint maintenance contracts
 - Preparation and documentation of owners' meetings
- **Clofers** is engaged on behalf of the owners' association and the joint owners for day-to-day operational management on site. This includes supervision, coordination of suppliers and practical handling of reports. The close cooperation between Clofers and the owners' association has resulted in an efficient structure in which both parties fulfil their roles professionally, clearly separated but fully coordinated.

What does HOA management cost?

The costs for legal and administrative management amount to approximately **€8 per m² per month**. This fee is paid directly to the HOA and relates exclusively to the management of the common areas on behalf of the HOA.

Costs for individual apartment management or additional services are not included.

As an owner, you are assured of clarity, legal certainty and professional property management. The combination of the HOA and Clofers ensures that everything runs smoothly, from the legal structure to day-to-day operations.

SECURITY ACCORDING TO THE AUSTRIAN BTVG

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

The purchase of an apartment within this project is governed by the Austrian Bau-träger-vertragsgesetz (BTVG).

This legal framework applies to new construction projects and offers buyers clear protection during the construction phase.

Among other things, the BTVG regulates:

- A controlled and phased payment structure
- Protection of advance payments
- Clear agreements on progress and completion.

For you as a buyer, this means a transparent and carefully regulated purchase process, within the legal standard for professional project development in Austria.

A solid foundation that fits in with the way Clofers develops: thoughtful, reliable and with an eye for trust.



SMART INVESTMENT. STYLISH ENJOYMENT.

A SECOND HOME ON LAKE PRESSEGGER SEE, WHERE PERSONAL ENJOYMENT, QUALITY AND LASTING VALUE COME TOGETHER.

Clofers develops and operates high-quality apartments in exceptional locations in Austria. Places where tranquillity, nature and refinement complement each other and where ownership stands for comfort, security and a conscious choice for the long term.

Stylish living, timeless design

Each apartment is furnished to a high standard and designed with an eye for comfort, elegance and lasting appeal. The interior bears the signature of Eric Kuster, one of Europe's leading interior designers. His distinctive style stands for warmth, luxury and timelessness – an interior that is not trend-sensitive, but focused on lasting quality and value retention.

Smart investing, in the full sense of the word

At Clofers, smart investing means more than just renting out your property. First and foremost, your apartment is a place for you to enjoy: peace and quiet, space and a unique location. At the same time, you are investing in a property in a location where scarcity, quality and future potential come together. Carinthia is a region where there is still room for value development, especially in places like this.

What makes this investment particularly special is the ownership itself. As the owner, you will be personally registered

by name in the land registry, which is rare for this type of prime location in Austria. Combined with direct access to Lake Pressegger See and proximity to the leading Nassfeld ski area with approximately 110 kilometres of slopes, this creates a unique four-season location with lasting appeal.

Value anchored in quality and comfort

The apartments have been built to the high Austrian quality standards that are internationally renowned for their solidity, durability and comfort. Combined with the location for winter sports in Nassfeld, summer activities on the lake and golf courses in the immediate vicinity, this creates a balanced mix of user comfort and future-proof value.

Your flat, your rhythm

As the owner, you decide when and how often you use your flat. Whether that's a few weeks a year or more often, Clofers won't get in the way and will make sure your flat is always ready for you to enjoy.

Carefree organisation

The daily quality and care are provided by Clofers' own team, with permanent caretakers and technical staff on site. The legal and administrative management of the communal structure is handled by a professional owners' association manager.

When you are not using the flat yourself, Clofers facilitates professional rental in collaboration with carefully selected partners. Without pressure, but as a logical part of a sustainable and balanced use of your property, always within the applicable laws and regulations.



ACCESSIBILITY

The Clofers location on Lake Pressegger See is easily accessible from abroad. Several airports are within easy driving distance of Hermagor:

- Venice – approx. 246 km
- Ljubljana – approx. 117 km
- Salzburg – approx. 186 km

To make travelling as pleasant as possible, Clofers can facilitate additional mobility solutions. In cooperation with Autohaus Patterer, it is possible to arrange a private driver or rent an (electric) car, tailored to personal preference and availability.

The train is also a good alternative. Hermagor station is located near the venue, making travelling without your own car easy and practical.



HERMAGOR

Hermagor is located in the heart of Carinthia, a region where nature, history and quality of life have come together for centuries. Once an important trading area between northern and southern Europe, today it is a popular destination for those seeking peace, authenticity and sustainability.

Hermagor is the gateway to the Gailtal valley: one of the sunniest regions in Austria, surrounded by mountains, lakes and unspoilt nature. Life here follows the rhythm of the seasons. Summers are spent by the water and in the mountains, while winters are spent in one of the most snow-sure ski areas in the Alps.

What sets Hermagor apart is its balance. No mass tourism, but refined recreation. No fleeting trends, but a region with lasting appeal for families, bon vivants and investors.



SUMMER AT LAKE PRESSEGGER SEE

ACTIVE, RELAXING AND UNFORGETTABLE

Its location on the lake makes this the ultimate summer destination. Lake Pressegger See is one of the warmest swimming lakes in Austria and offers everything you need for an active and relaxing holiday.

Water sports enthusiasts can enjoy stand-up paddleboarding, canoeing or a trip on a pedalo. Children can build dams on the shore or play in the shallow, clear water. In the morning, take a walk through the surrounding nature reserve or cycle along the Gailtal valley, with direct access to the extensive network of mountain bike and e-bike routes.

Prefer peace and quiet? Then enjoy yoga by the water, a good book on the beach or indulge in culinary delights at our lakeside bistro. For families, couples and sporty holidaymakers, there is something to do here every day, at your own pace, in your own way.



WINTER IN NASSFELD

And then there is winter. Less than a 10-minute drive away is the famous Nassfeld ski resort, one of the largest and most snow-sure ski resorts in Austria.

With over 110 kilometres of perfectly groomed slopes, modern lifts, cosy mountain restaurants and impressive views of the Carnic Alps, Nassfeld is an absolute top location for winter sports enthusiasts. Skiing, snowboarding, tobogganing, cross-country skiing or winter hiking, you can experience it all here.

At the end of the day, you return to the tranquillity of your apartment by the lake. Away from the hustle and bustle, but close to everything. This makes Pressegger See a place that has something to offer in every season.





CLOFERS X ERIC KUSTER

With 25 years of experience in the world of interior design, I know how important well-designed interiors are.

A harmonious interior not only creates atmosphere and cosiness, but also contributes to quality of life. When designing the interiors of the new Clofers apartments, we used robust, timeless materials, allowing the tranquillity that the mountain landscape exudes to be expressed and even enhanced in our interior design.

Enjoy life!

Eric Kuster

VALVORA BY CLOFERS

OUR PARTNERS

A STRONG COLLECTIVE OF CRAFTSMANSHIP AND VISION

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

Hohsinn Architects are translating the concept into powerful, contemporary architecture that blends seamlessly into the landscape. Design, comfort and sustainability merge naturally here.

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

Weissenseer Holzbau from Greifenburg is a pioneer in the field of sustainable construction with wood. High-quality prefabrication technology combined with craftsmanship and ecological responsibility, perfectly matched to the natural environment of Carinthia.

Eric Kuster is the signature designer responsible for the interior design. His world-famous 'Metropolitan Luxury' style brings warmth, charm and sophistication to every detail of the apartments.

Together, they form the backbone of this project, each with a clear signature style but with a common goal: to create an extraordinary accommodation experience on Lake Pressegger See.



VALVORA BY CLOFERS

DISCLAIMER

This sales brochure does not form a contractual basis. All images, perspectives and the building description in the sales brochure are provisional and informative in nature. We therefore expressly reserve the right to make changes. The basis for the purchase agreement is exclusively formed 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. Changes in the execution resulting from regulations imposed by the authorities or which do not affect the use of the building (such as the location and dimensions of the risers, statically necessary supports, reductions, additions, dimensional differences, etc.) are expressly reserved.

Contract settlement:

- **Non-binding expression of interest**
- **Signing of a reservation agreement** (non-binding purchase offer with reservation of the property for the buyer) with a reservation fee of EUR 5,000.00, which will be fully deducted from the purchase price and deposited into a trust account held by the trustee. This will be refunded in full if, for reasons within the project developer's sphere of influence, 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 project developer's terms and conditions.



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