

# Apartment Talsen

Region: Kitzbuhel **Sleeps: 4 - 6**

## Overview

Apartment Talsen offers an idyllic alpine retreat in the charming Oberndorf in Tirol, six kilometres away from Kitzbuhel. This delightful two-bedroom apartment embodies the essence of refinement and cosiness, accommodating up to six guests and immersing you in a welcoming atmosphere that will make you feel right at home.

This stylish penthouse apartment boasts an exquisite design with a soothing colour palette of natural hues and features upscale, contemporary furnishings. The elegant and roomy living area provides guests with breathtaking vistas of the picturesque alpine landscapes, and it is furnished with contemporary seating that includes a comfortable sofa bed, a fireplace, and a flat-screen TV. Next to the lounge space is a spacious dining area for enjoying intimate indoor meals, while the open kitchen is fully equipped with high-end appliances, such as an oven, ceramic glass hob hotplates, and an electric coffee machine, and offers ample space for preparing hearty meals.

In addition to the sofa bed accommodating two guests in the living area, Apartment Talsen also offers two cosy double bedrooms, both furnished and decorated to the same exquisite standard as the rest of the apartment. Each bedroom features a luxurious double bed and finely crafted wooden furnishings. Additionally, the apartment features a modern bathroom with convenient shower facilities for your privacy and comfort.

For those seeking to savour the mountain air and soak in the stunning landscape, the penthouse's private balcony awaits, complete with sumptuous lounge furniture, allowing you to unwind with a morning cup of coffee or partake in after-dinner drinks, while enjoying the vistas of one of Austria's most prestigious regions.

Within the apartment complex, you'll discover a sauna, a relaxation room, and a spa area with a hammam, ensuring you have all you need for complete relaxation. If you have a vehicle, on-site parking is available for your convenience. Beyond the apartment's wonderful amenities, a supermarket and restaurant are located close by, and skiing facilities are a short 1.3 kilometres away from the apartment building, making this exquisite resort a perfect destination for winter sports enthusiasts.



## Facilities

Chalet Apartment • Wellness • Self-Catered • Ideal for Kids • Ideal for  
Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • Dishwasher  
• Microwave • Coffee Machine • TV • Spa/Massage • Sauna/Steam •  
Heating • Cot(s) • Parking Space • Outstanding Landscapes • Outdoor  
Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Apartment

### Layout

- Lounge space with sofa bed, fireplace and TV
- Dining area with table and chairs
- Kitchen with oven, dishwasher, ceramic glass hob hotplates, toaster, kettle, microwave, and an electric coffee machine
- Bedroom with double bed
- Bedroom with double bed
- Bathroom with shower, basin and toilet

### Exterior

- Furnished patio
- Parking

### Additional facilities

- WiFi
- Baby cot
- Central heating
- Sauna
- Relaxation room
- Spa area





## Location & Local Information

Located within the breathtaking Tyrolean Alps, Oberndorf in Tirol unfolds as a picturesque haven, truly resembling a scene from a postcard. This charming town serves as a treasury of unspoiled natural beauty, with awe-inspiring mountain views in every direction that define the region's landscape. Gazing in one direction, the Wilder Kaiser mountain range stands as a magnificent backdrop to this quaint town. The equally majestic Kitzbüheler Horn rises in another direction, enhancing the visual splendour.

In Tirol's strategic positioning, Oberndorf transforms it into the perfect portal for embracing the wonders of the surrounding natural world, offering families an ideal setting for adventures and exploration. Winter enthusiasts will be pleased to learn that from Oberndorf in Tirol; they can effortlessly access St. Johann in Tirol cable car ski area, making it a prime destination for those seeking snowy escapades.

A mere 6 kilometres away, the renowned resort of Kitzbühel beckons with an irresistible charm. This iconic town, frequented by celebrities worldwide, boasts a population of 8,546 residents. Within Kitzbühel, you'll uncover a vibrant nightlife scene with bars, discos, and even a casino for those feeling fortunate. For relaxation and rejuvenation, take pleasure in the indoor aquatic centre and sauna, or partake in health treatments that will leave you feeling wholly revitalised.

Winter sports enthusiasts will be thrilled to discover that Kitzbühel is home to the "World's Premier Ski Resort," KitzSki, featuring 54 lifts and a grand total of 215 kilometres of ski runs, including a halfpipe for the thrill-seekers. The resort also provides ski schools and children's ski programs, catering perfectly to families, while exploring the area is a delight with 40 kilometres of cross-country ski tracks, high-altitude pistes, and scenic winter walking paths. Adventurers can relish the two toboggan runs, while ice skating enthusiasts will delight in the natural ice rink and an artificial ice rink. Indoor tennis facilities are available for those who wish to stay active even during the colder months.

One of the most enticing aspects of this prime location is the complimentary ski shuttle, which connects you to various ski regions, including the Skiwelt Wilder Kaiser-Brixental, just 15 kilometres away. Oberndorf in Tirol offers a holistic holiday experience, seamlessly blending the natural wonders of the Tyrolean Alps with the enchantment and vibrancy of Kitzbühel, creating a lasting impression on every traveller.



### Local Amenities

Nearest Airport	Salzburg (68 km)
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Nearest Airport 2	<b>Innsbruck (94.8 km)</b>
Nearest Piste	<b>Tauwiese-Bauernpenzig (1.3 km)</b>
Nearest Ski Lift	<b>Bauernpenzig (1.3 km)</b>
Nearest Ski Hire	<b>Stailerai – der Skiverleih (1.2 km)</b>
Nearest Supermarket	<b>Mpreis (750 m)</b>
Nearest Bar/Pub	<b>Gasthaus Dorfwirt (220 m)</b>
Nearest Restaurant	<b>Pizzeria Marco (290 m)</b>
Nearest Village	<b>Oberndorf in Tirol (250 m)</b>
Nearest Town	<b>Kitzbuhel (6.1 km)</b>

## What we love

- We loved the stunning mountain views from the penthouse - best enjoyed from the sumptuous fully-furnished balcony
- The whole family enjoyed making use of the apartment building's spa and wellness facilities
- It was wonderful to discover shops and restaurants just a few hundred metres from our doorstep

## What you should know...

- Two guests are accommodate on the sofa bed in the lounge area
- The apartment features WiFi for your convenience
- On site parking is available for those utilising a car during their stay

# Terms & Conditions

- Security deposit: €500 charged to clients' credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: Between 4.00 p.m. and 7.00 p.m. Other arrival times are on request only. Please enquire.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pets welcome?: Not allowed.
- Changeover day: Saturday.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: Strictly no smoking & vaping inside the chalet.
- Insurance: It is recommended that all guests take out insurance to cover winter sports, potential cancellation and any accidental damage caused during your stay at the chalet.
- Minimum stay: 7 nights.
- Heating costs included?: Yes, included in the rental price.
- Tax: Yes, included in the rental price.
- Internet access?: Yes, internet access is included in the rental price.
- Damage Waiver: Weddings, stag/hen parties and other celebrations are on request only.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner/agent.