

# Apartment Talsen

**Region:** KitzSki   **Sleeps:** 6

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## Overview

Apartment Talsen offers a luxurious alpine retreat in Oberndorf in Tirol, just six kilometres from Kitzbuhel. This two-bedroom penthouse apartment accommodates up to six guests, providing a refined and cosy atmosphere. It features upscale furnishings, a spacious living area with breathtaking alpine views, a fully equipped kitchen, and modern amenities. Guests can enjoy a private balcony, on-site spa facilities including a sauna and hammam, and convenient access to nearby skiing and recreational activities.

**The chalet is available year-round, but facilities, property and local amenities may vary depending upon season.**



## Winter | Ski Chalet

### November - April / May

During winter, Apartment Talsen is an ideal haven for winter sports enthusiasts. Located 1.3 kilometres from skiing facilities, guests can easily access slopes for skiing, snowboarding, and other winter activities. After a day on the slopes, unwind in the apartment's sauna or relax in the spa area. The cosy interior with a fireplace and luxurious bedrooms perfectly retreats from the cold, while the private balcony offers stunning views of snow-covered alpine landscapes. Nearby restaurants and a supermarket cater to dining needs, ensuring a comfortable stay throughout the winter season.

## Summer | Alpine Chalet

### May - September

In summer, Apartment Talsen transforms into a serene escape amidst lush alpine scenery. The private balcony with lounge furniture is perfect for enjoying sunny mornings with a cup of coffee or evenings with drinks and panoramic views. Guests can explore hiking trails and cycling routes in the surrounding area, experiencing the natural beauty of the Austrian Alps. The apartment's proximity to outdoor activities makes it an ideal base for adventure seekers. After a day of exploration, relax in the sauna or enjoy the tranquillity of the relaxation room. Nearby amenities such as restaurants and shops offer convenience for guests exploring the summer charms of Oberndorf in Tirol.

## Facilities

Golf Nearby • Wi-Fi/Internet • Tennis Nearby • Watersports •  
Spa/Massage • Rural Location • Cots (Cribs) • Summer Chalet • Chalet  
Apartment • Wellness • Self-Catered • Ideal for Kids • Ideal for Teens •  
Walk to Village • Walk to Restaurant • Dishwasher • Microwave • Coffee  
Machine • TV • Sauna/Steam • Heating • Parking Space •  
Canoeing/Kayaking • Walking/Hiking Paths • Skiing • Cycling • Horse  
Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities  
• Tourist Towns & Villages • Paragliding

# 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

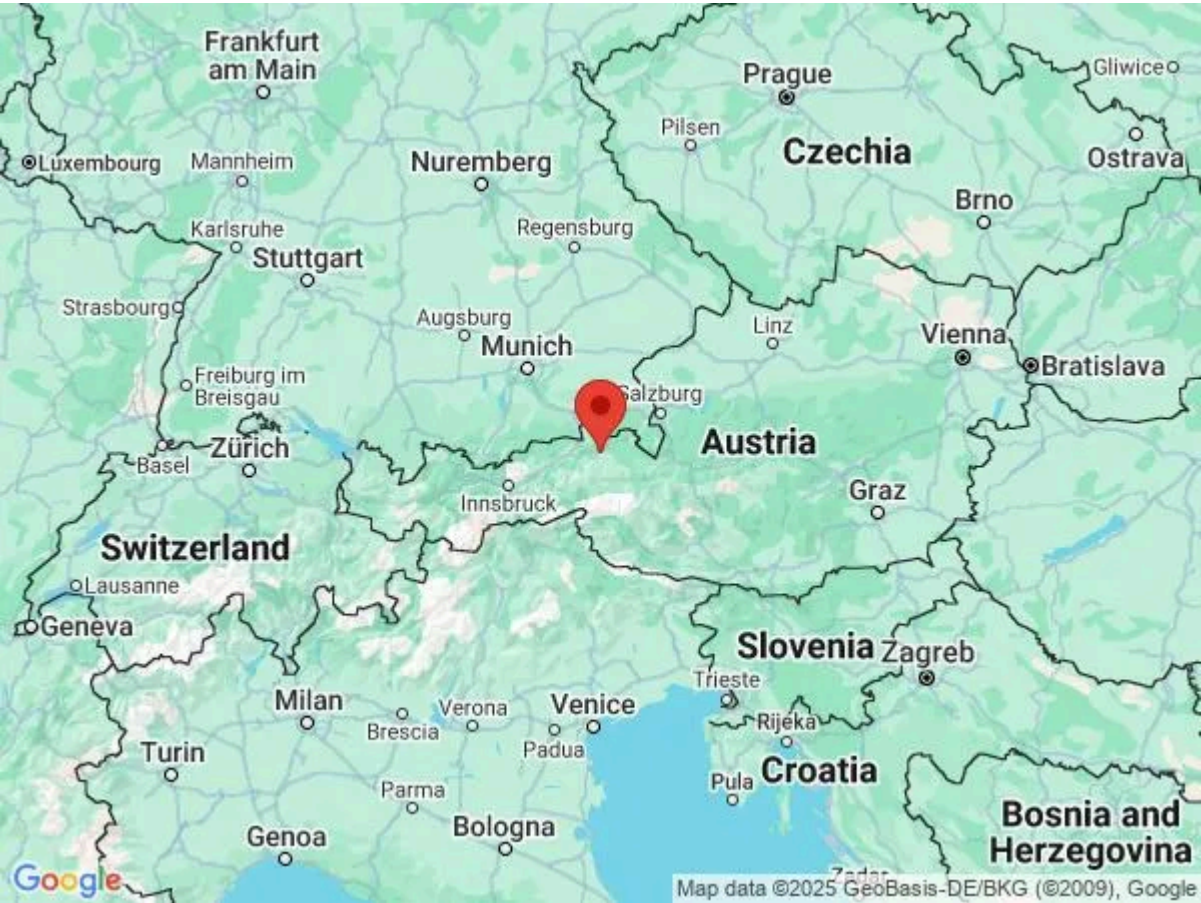
Located within the breathtaking Tyrolean Alps, Oberndorf in Tirol unfolds as a picturesque haven, truly resembling a scene from a postcard. This charming town serves as a treasury of unspoiled natural beauty, with awe-inspiring mountain views in every direction that define the region's landscape. Gazing 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.



All-Year Activities	Winter Activities	Summer Activities
<div><div>- Skiing</div><div>- Paragliding</div><div>- Ice Skating</div><div>- Mountaineering</div><div>- Guided Tours</div><div>- Hiking</div><div>- Altitude Experiences</div><div>- Horse Riding</div><div>- Bowling</div><div>- Local Markets</div></div>	<div><div>- Ski Off Piste</div><div>- Ski Touring</div><div>- Pedestrian and snowshoer walks</div><div>- Snowboarding</div><div>- Cross Country Skiing</div><div>- Ice Climbing</div><div>- Dog Sledging</div><div>- Heliski</div><div>- Snowshoeing</div><div>- Speed Riding</div></div>	<div><div>- Trekking and Hiking</div><div>- Mountain Bike / eBike</div><div>- Trail Running</div><div>- Rock Climbing</div><div>- Road Cycling</div><div>- Water Sports</div><div>- Golf / Mini-golf</div><div>- Adventure and Fun Parks</div><div>- Tennis</div></div>

- Aquatics - Fitness Courses	- Ski Joering - Adaptive Skiing - MTB on snow - First tracks skiing - Ice Floating - Snowtubing - Microlight - Luge Snooc - Moonbikes - Snowmobiling	- Squash - Lake Swimming - Fishing - Paintballing - Trampolining - Archery and rifle shooting - Acroland - Skateboarding - White water swimming - Kayaking / Rafting - Via Ferreta - Canyoning - Quad and Buggy Driving
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## Local Amenities

Nearest Airport	<b>Salzburg (68 km)</b>
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>
Nearest Track	<b>Tauwiese-Bauernpenzig (1.3 km)</b>
Nearest Lift	<b>Bauernpenzig (1.3 km)</b>

Nearest Equipment Hire	<b>Staileraí – der Skiverleih (1.2 km)</b>
Nearest Golf	<b>Golfplatz Kitzbühel-Schwarzsee-Reith (8.7 km)</b>
Nearest Tennis	<b>Kitzbüheler Tennisclub (6.9 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.
- **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. Please note that your booking will only be confirmed once we have checked availability with the owner/agent.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** 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.
- **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.

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