

# Apartment Sun KidX

Region: KitzSki Sleeps: 6

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## Overview

Welcome to Apartment Sun Kid, a beautifully appointed three-bedroom apartment located in the heart of Reith bei Kitzbühel. Combining contemporary comfort with alpine character, this spacious top-floor residence offers a warm and stylish base for discovering the Tyrolean mountains.

Inside, the light-filled living area features neutral tones, plush seating, and a flat-screen satellite TV—ideal for unwinding after a day outdoors. The adjacent dining space is perfect for relaxed meals with family and friends, while the sleek, open-plan kitchen comes fully equipped with an oven, dishwasher, ceramic hob, toaster, kettle, and an electric coffee machine. Whether preparing a casual breakfast or an evening feast, everything you need is thoughtfully provided.

Each of the three double bedrooms is inviting and well-furnished, with three modern bathrooms offering privacy and comfort for all guests. A furnished balcony provides a tranquil spot to enjoy mountain views and fresh alpine air.

Apartment Sun Kid forms part of the contemporary Dorfesort Kitzbühel complex, where guests benefit from access to a range of shared wellness facilities, including a sauna, steam room, infrared sauna, hydro massage bath, relaxation room, spa area, and natural swimming pond. There is also secure storage for skis and bicycles, as well as private on-site parking.

Conveniently located just 500 metres from the nearest supermarket and with a restaurant on-site, the apartment is also within walking distance of the village centre. The ski lifts are five kilometres away, while the scenic Schwarzsee Lake and Kitzbühel train station—both around four kilometres from the property—are easily reached, making



this an excellent choice for guests arriving by rail or seeking lakeside adventures in summer.

## Facilities

Bus/Shuttle To Slopes • Wellness • Self-Catered • Skiing • Ideal for Kids • Walk to Village • Pets on Request • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Modern • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • Chalet Apartment • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Spa/Massage • Tourist Towns & Villages • Hot Tub • Dishwasher • Satellite TV • Sauna/Steam • Heating

# Interior & Grounds

## The Apartment

### *Layout*

- Lounge space with sofas, armchairs and satellite TV
- Dining area with table and chairs
- Open kitchen with oven, dishwasher, four ceramic glass hob hotplates, toaster, kettle, and an electric coffee machine
- Bedroom with double bed with ensuite bathroom with shower, basin and toilet
- 2 bedrooms with double beds
- 2 bathrooms with shower, basin and toilet

### *Outdoor spaces*

- Furnished balcony
- Parking

### **Additional facilities**

- WiFi
- Baby cot
- Hairdryer
- Shared spa area with a sauna, hot tub, relaxation room
- Storage for skis
- Storage for bicycles
- TV
- Balcony
- Dishwasher
- Oven
- Ceramic hobs
- Toaster
- Kettle



## Location & Local Information

Set in the heart of the Austrian Alps, Kitzbühel is one of the region's most celebrated resort towns, known for its alpine beauty and year-round appeal. Just ninety kilometres northeast of Innsbruck, it offers easy access for both international and domestic travellers.

Kitzbühel is a vibrant destination with something for everyone. In winter, the acclaimed KitzSki area features fifty-four lifts and over two hundred kilometres of pistes, alongside cross-country trails, toboggan runs, ice rinks, and a snow park for snowboarders. A free ski bus also connects guests to the nearby SkiWelt Wilder Kaiser-Brixental area, fifteen kilometres away.

In summer, the landscape transforms into a playground for hikers, cyclists, golfers, and adventure seekers, with over one hundred kilometres of trails, a family-friendly bathing lake, heated outdoor pools, and activities such as paragliding and mountain tobogganing. A challenging eighteen-hole golf course, tennis courts, fishing, and horse riding round out the warm-weather offerings.

The town itself is lively and elegant, with boutique shops, bars, restaurants, a casino, and wellness centres. Whether you're chasing powder or sunshine, Kitzbühel's blend of alpine charm and modern amenities makes it a superb base for both action and relaxation.

### Local Amenities

Nearest Airport	<b>Salzburg Airport</b> (75.8 km)
Nearest Airport 2	<b>Innsbruck Airport</b> (96.2 km)
Nearest Piste	<b>Hahnenkammbahn Gondola</b> (5 km)
Nearest Ski Lift	<b>Kampen Valley</b> (5 km)
Nearest Ski Hire	<b>Sport PRO</b> (83 m)



Nearest Restaurant	<b>Restaurant Anna - Kitzbühler Genuss Restaurant (190 m)</b>
Nearest Bar/Pub	<b>Kulturhaus Reith (280 m)</b>
Nearest Supermarket	<b>Mpreis (700 m)</b>
Nearest Village	<b>Reith bei Kitzbühel (210 m)</b>
Nearest Town	<b>Kitzbühel (6 km)</b>

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## What we love

- Guests have access to a shared spa with sauna, steam room, and hydro massage which is ideal after a day on the slopes
- The views from Apartment Sun Kids are spectacular, so be sure to pack your camera!
- Apartment Sun Kid's three stylish double bedrooms are perfect for couples or families travelling together.

## What you should know...

- All three bedrooms in the apartment have double beds
- The spa and wellness amenities are shared with other guests in the resort complex.
- Please note that the ski lifts are five kilometres away, therefore a car is recommended or you can make use of the free ski bus service.

# 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?:** Yes, on request only and with prior agreement with the owner and may be subject to an extra cost.
- **Other Ts and Cs:** Please note that your booking will only be confirmed once we have checked availability with the owner/agent. 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.
- **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:** A Visitors Tax is payable locally (typically costs €1-€5 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Yes, internet access is included in the rental price.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and other celebrations are on request only.