

Alm Resort Nassfeld

Investment with perspective –

4% fixed interest



Information from the project owner

Alm Resort Nassfeld

A property in Carinthia's largest ski resort for the use by tourists, directly at the piste.

[Our Property Crowd Funding Folder \(PDF for downloading/German\)](#)

- Franz Klammer is our first investor!
- What the investor gets
- Construction progress
- 7 good reasons to invest in the "Alm Resort Nassfeld" property
- What are the objectives of Riedergarten Immobilien?
- How the investments are used
- Mission statement Riedergarten Immobilien
- References
- Original images and visualisations

What the investor gets

Investing **1.000 to 10.000 Euro** gives you the opportunity to have a share in a **premium and value-retaining property for use by tourists**, which will be **ready for occupancy before Christmas 2014!** You will receive a **fixed interest payment of 4 % per year** as well as a **return of the invested capital when the lending period ends (5-7 years).**

Additional advantages:

- You can enjoy your holidays at the Alm Resort Nassfeld at concessionary terms (10 % discount for investments of up to 5.000 Euro - 15 % discount for investments from 5.000 Euro and more)
- You will receive a commission payment for recommending the holiday destination Alm Resort Nassfeld to you friends & acquaintances. (also 10 % discount on investments of up to 5.000 Euro - 15 % discount on investments of 5.000 Euro and more)
- For investments of 5.000 Euro and more, an annual invitation to a "Candlelight Dinner for 2" in the Nassfeld ski arena (for the duration of the loan).
- The commission payment will be made semi-annually at the end of May and November respectively.

Construction progress

7 good reasons to invest in the "Alm Resort Nassfeld" property

1. The **property, purpose-built for the use by tourists**, is situated **in the middle of Carinthia's most beautiful ski resort**, featuring the longest cable car in the Alps, directly at the FIS downhill run. The snow-reliable Nassfeld offers 110 km well-groomed pistes and 30 modern lift facilities (the ski resort will also be accessible by cable car from Pontebba, on the Italian side, soon).
2. Not only the high-quality facilities but also the professional operation, under the management of our well experienced Incoming Manager, promise a lucrative future.
3. A total of 56 chalets will be build. **14 chalets have already been tested by tourists (winter season 2013/14), leaving the accommodation providers fully satisfied. The chalets very fully booked on 105 days out of 130 opening days**, a result that speaks for itself.
4. The Alm Resort Nassfeld is located only a few metres away from the Italian border. The sea can be reached within one and a half hour from here and Venice is only two hours away.

5. Here at the Gartnerkofel, the magnificent hiking and leisure mountain, grows the rare "Wulfenia" flower. The Carnic High Route (a long distance hiking trail) as well as the Geo Trail, offering hikers a stunning panorama and 500.000 years of geology, lead along the Italian border.
6. **This is a save and stable investment which is perfect for investors who want to sustainably invest their money!** The all-year-round tourism with excellent summer leisure activities directly in the mountains and in the valley (summer toboggan run, rock labyrinth, Aquatrail, Carnic High Route, NTC Action, relaxation at Lake Presseggersee, golf on the Gailtalgolf golf course...) increase the attraction for the investor.
7. The seal of quality for the Gailtal Valley Bacon and the Gailtal Valley Alpine Cheese speaks volumes about the region's limitless culinary range. Also very impressive is the panorama – across the borders – from the Großglockner to the Adriatic Sea.

What are the objectives of Riedergarten Immobilien?

Our aim is, to finance **four chalets in the Alm Resort Nassfeld**. For that we need **at least 300.000.00** Euro equity which shall be provided through crowd funding.

How the investments are used

The invested amounts will be used to finance and build four chalets in the Alm Resort Nassfeld. The **four chalets** will have **between 75 m² and 100 m² living area and usable floor space**.

Mission statement Riedergarten Immobilien

Riedergarten Immobilien was **established 1995 in Hermagor** by **manager Herbert Waldner**. The core competences of the Riedergarten Immobilien Group are project development as well as construction and utilisation of properties in the areas of **classic residential building, holiday and tourist properties** and commercial **projects** (office buildings, specialist stores, petrol stations).

Riedergarten Immobilien is one of **Carinthia's leading real estate providers** and is involved in the construction of owner-occupied flats, holiday flats and commercial properties in Austria, mainly in Carinthia. The company employs 17 **members of staff**.

When planning residential projects, Riedergarten Immobilien focuses on the living requirements of the clients whilst trying to anticipate future challenges. Riedergarten Immobilien realises highly sustainable properties.

High building standards for material and execution are a matter of course for Riedergarten Immobilien.

References

[Our performance report \(PDF for downloading/German\)](#)

Riedergarten Immobilien has been working in the field of property development for 20 years. The company is one of Carinthia's three largest property developers.

- **20 years experience** in project development, realisation and utilisation.
- **17 members of staff** are the heart of the company.
- **46 independently realised projects** in the areas of residential building, commercial and office buildings and holiday properties.
- **105.000 m²** of usable floor space was developed by mid-2014.
- 80.000 m² in the area of residential building, with 1050 flats being the lion's share.
- 70% of the property projects are classic residential buildings.
- 95% of the project partners are Carinthian companies.
- **98% rate of letting and sales** speak for itself. **More than 1.000 satisfied clients** who have purchased or rented from us frequently.

**Original images and visualisations
Profile**

Project name:	Alm Resort Nassfeld
Required funds:	300.000€ (€ 1.600.000 max.)
Investment period:	04.08.2014 until 13.11.2014
Location:	Riedergarten Immobilien Group, Schleppe Platz 8, 9020 Klagenfurt
Type of loan:	Subordinate loan
Investment duration:	7 years max. (terminable with 6 months notice after a one year period)
Return:	4 % annual fixed interest
Type of company:	GmbH
Project team:	Executives: Herbert Waldner, MAS; Mag. Bernd Rausch
Year of foundation:	1995

Your contact

**Mag. Bernd Rausch
Manager**

Email: rausch@riedergarten.at

Phone: +43 676 84 50 30 500

Advantages

from € 1 000

4 % fixed interest

10 % discount on holidays at the Alm Resort Nassfeld

10 % commission on brokering a holiday in the Alm Resort Nassfeld

Day of skiing at Nassfeld, including tour of the Alm Resort with skiing legend Franz Klammer (only if you invest by 15th October!)

from € 5 000

4 % fixed interest

15 % discount on holidays at the Alm Resort Nassfeld

15 % commission on brokering a holiday in the Alm Resort Nassfeld

Annual Candlelight Dinner for 2 in the Nassfeld ski arena (for the duration of the loan)