



**SEEFELD  
VILLAGE<sup>®</sup>**

Discover high peak  
hospitality at it's finest.

Here, in the serene heights of Tyrol, every glance out of the window is an invitation to wonder; a panorama that captures the beauty of nature in its purest form.

Some locations are so unique and breathtaking that they only come by very rarely. At Seefeld Village, a destination is revealed that stands out for its exclusive charm at a truly unique location.

We are delighted to take you into this hotspot full of elegance, nestled in the breathtaking Alps. Here, a unique combination of comfort and excitement awaits you, rare and desirable. Perfect for those seeking luxury as well as relaxation and adventure enrichment.

Be seduced by Seefeld in Tyrol, an enchanting village nestled in the embrace of the majestic Alps. With its unparalleled charm and breathtaking beauty, this village has stolen the hearts of globetrotters and nature lovers worldwide. Seefeld weaves together the essence of idyllic landscapes, cultural richness and a warm, inviting ambience to create the perfect experience of fun and serenity. Whether you are looking for a tranquil retreat or the excitement of alpine adventures, Seefeld calls to you with a promise of unforgettable moments.

Each of the 135 apartments at Seefeld Village is a creation of the renowned K-Stil architects. A paragon of craftsmanship and attention to detail. Here, a stay in spacious apartments, elegantly furnished and bathed in sunlight awaits you, finished with materials of the highest standards.

Just imagine: unwinding in the resort's wellness facilities, or swimming in an elegant indoor pool that flows seamlessly into the open air, while the panorama of the Alps fills your vision. This, and more, is what makes Seefeld Village so exceptional.

Step inside Seefeld Village, where luxury and natural beauty form a harmonious bond. More than a destination, this is an experience that will imbed itself in your memory, a place you will want to return to again and again. Welcome to your Alpine dream.

ON BEHALF OF SEEFELD VILLAGE  
LOEK BEUKER





# From monastic origins to sustainable future dream



Nestled in the heart of the Austrian Alps, Seefeld is a jewel that proudly cherishes its historical roots while looking forward to the future. Seefeld's vision is rooted in harmony between people and nature. In the future, Seefeld aims to be a model of sustainable tourism, where innovation and ecological awareness go hand in hand with the preservation of cultural traditions and natural beauty.

## Echoes of a rich history

The history of Seefeld in Tyrol is steeped in medieval mysticism and alpine traditions. Originally founded around a monastery in the 11th century, it became a place of pilgrimage and a thriving community through the mining of silver and iron. Trade routes brought prosperity. With the rise of tourism in the 19th century, Seefeld transformed into a popular holiday destination. The construction of the railway and the hosting of the Winter Olympics in 1964 and 1976 reinforced Seefeld's reputation as a (winter sports) paradise.

## A symphony of tradition and modernity

Today, Seefeld is known as a luxurious haven where hospitality, sport and relaxation come together. Its Olympic legacy lives on in excellent sports facilities for both cross-country skiers and alpine skiers. In summer, the alpine meadows attract hikers and cyclists. The village radiates rustic charm with its Tyrolean architectural style, while also offering modern amenities in the form of spas, boutiques and gourmet restaurants. Seefeld succeeds in being a top destination for alpine visitors seeking a mix of action and relaxation.

## A sustainable vision for the Alps

Sustainability is a central theme in Seefeld. The focus is on maintaining the delicate balance between tourism development and environmental protection. Seefeld was recently awarded the Austrian Environmental Label for Tourist Destinations. Which is an important recognition of sustainable efforts with a focus on adhering to the United Nations Sustainable Development Goals. Technological advances will both enhance the guest experience and reduce the impact on the environment, offering tomorrow's visitors an even richer and more responsible stay.

The vision of Seefeld in Tyrol is to create a harmonious fusion between tradition and modernity, cherishing its beautiful nature, rich culture and vibrant history, while striving for progress and innovation.

Seefeld aims to lead the way in sustainable tourism in the Alps. This vision aims to position Seefeld as a top destination, both for tourists seeking adventure and relaxation in nature and for those interested in local culture and history. The municipality is committed to a future where growth and development go hand in hand with respect for the area's nature and traditions. The vision includes:



**Sustainability:** strive for environmentally responsible tourism by using renewable energy sources and minimizing the ecological footprint, thereby preserving the natural beauty of the region.

**Cultural integration:** preserving and celebrating local traditions and customs, inviting visitors to participate in the authentic Tyrolean way of life.

**Quality tourism:** providing a high-quality tourism experience with excellent hospitality, premium accommodation and recreational activities that promote health and well-being.

**Inclusiveness:** creating a welcoming environment that is accessible to all, regardless of age or physical capacity, and that ensures an inclusive community.

**Innovation:** encouraging progressive ideas and technologies that enrich the tourism experience without sacrificing the authentic charm of the village.

**Season-transcending activities:** expanding the offer beyond traditional winter sports to make Seefeld a year-round attractive destination.





# The seasons of Seefeld

Seefeld in Tyrol is a rare gem among holiday destinations. The village is known for its unique ability to attract tourists all year round, due to its appeal in both the winter and summer months. This is because of its conscious efforts to create a balanced offer that not only leans on traditional winter sports, but also embraces the wealth of summer activities.

The proportional distribution of tourist activities across these seasons has been strategically planned. Seefeld has ensured that its infrastructure, accommodations and local businesses are tailored to the needs of visitors in each season. This makes the region less dependent on seasonal changes and ensures a stable economy and a steady flow of visitors.

The equal attention ensures that Seefeld can use its natural resources in a sustainable way, while encouraging tourism. This strategy not only has a positive impact on the local economy, but also promotes quality of life for Seefeld residents by ensuring a stable employment and income stream.



# All year round destination

Regardless of the season, Seefeld offers a **wide range of activities and opportunities for fun and relaxation**. Whether you like action, want to relax or explore nature, Seefeld offers something for everyone in every season.



**Spring: March - May** Spring brings the mountains to life with flowers and greenery. Explore the region's many hiking trails and enjoy the beautiful alpine flora. With the melting snow, also the cycling paths become passable again. Grab your bike, or rent one, and explore the area on two wheels. In addition, Seefeld is known for its excellent golf courses. Take advantage of the pleasant temperatures and hit a ball on one of the scenic golf courses.

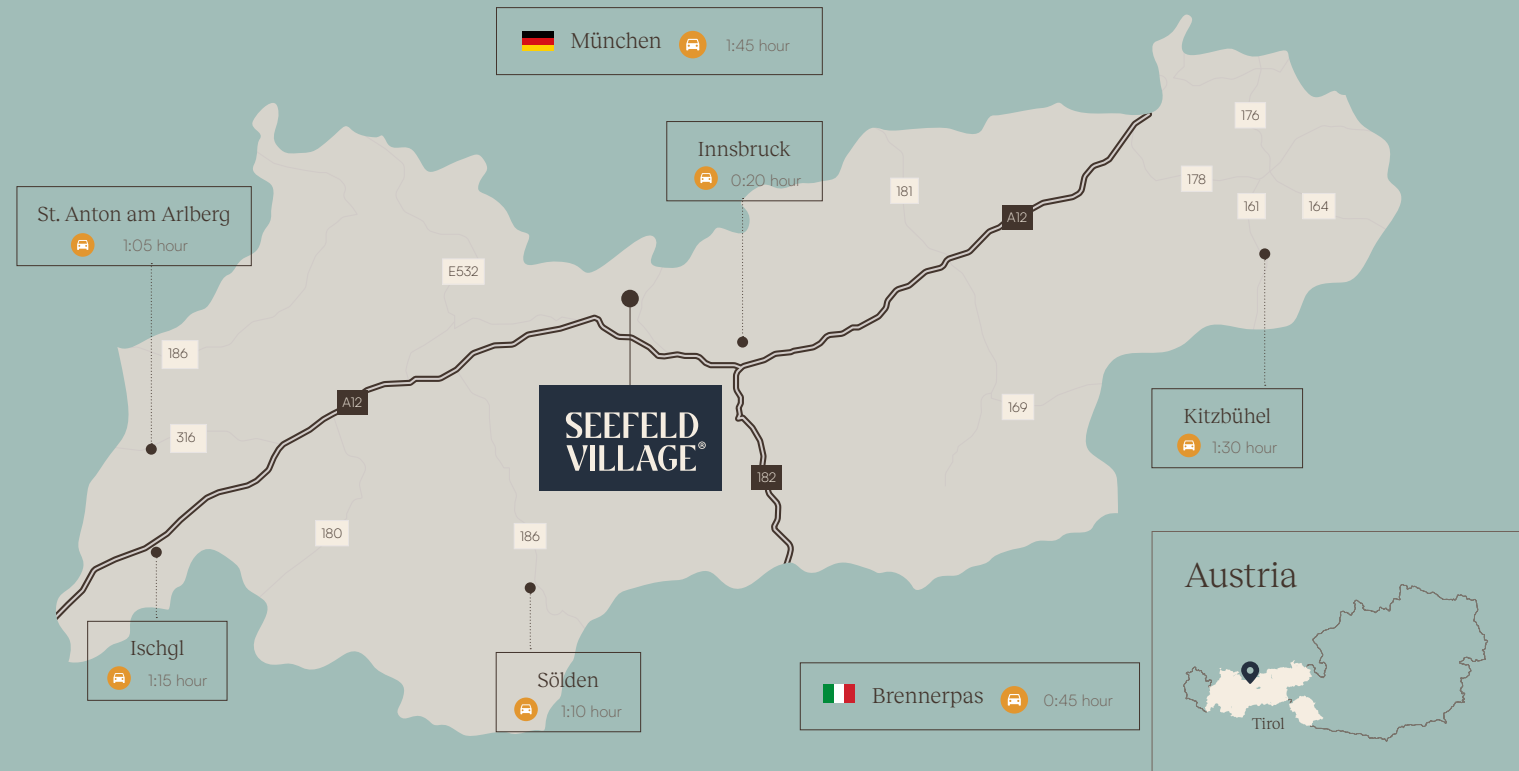
**Summer: June - August** In summer you will find refreshment in the nearby lakes, which offer opportunities for swimming, kayaking and sailing. Lake Möserer See is perfect for a refreshing dip. Summer is also the hiking season in Seefeld. Explore the Alps on foot and enjoy the breathtaking views from the mountain peaks. Or jump on a mountain bike and explore the challenging trails and descents in the surrounding mountains.

**Autumn: September - November** Autumn brings beautiful colours to the mountains. Take walks to enjoy the enchanting autumn landscape. Would you prefer a more culinary touch? In autumn, experience local traditions and enjoy seasonal dishes during the region's harvest festivals. After a long day outdoors in the fresh mountain air, pamper yourself with wellness treatments at Seefeld's spas.

**Winter: December - February** Seefeld is a winter sports paradise par excellence, with well-prepared ski slopes and snowboarding opportunities for all levels. The region is also known for its cross-country skiing opportunities. Explore kilometers of beautiful trails. And if you prefer to be on skates, try Seefeld's ice rink and enjoy the winter atmosphere.



# Traveling and accessibility



**By plane:** Innsbruck airport is within easy reach. A short drive from Innsbruck - barely 20 minutes - brings you directly into Seefeld city centre. In addition, Munich and Salzburg airports also offer excellent options, with train or shuttle services, for example. In short: frequent connections to international and European cities.

**By car:** by car, Seefeld is easy to reach via a well-maintained network of roads winding through the spectacular Tyrolean landscape. Driving to Seefeld offers not only flexibility and freedom, but also the opportunity to stop along the way and explore the surroundings. Seefeld can be reached via the A12 motorway from Innsbruck and the German A95 motorway from Munich.

**By train:** rail travellers can enjoy a network of efficient rail connections linking Seefeld to major Austrian and European cities. The train journey itself is a

prelude to your stay, with breathtaking views of alpine landscapes gliding past your window. Seefeld has its own train station, which is within walking distance of the resort.

**High-speed train stop:** with the introduction of high-speed train connections, Seefeld is now faster and easier to reach than ever before. These modern train services are ideal for both the environmentally conscious traveller and the efficient business person. The high-speed train is your direct line to Tyrolean charm, connecting Seefeld to major cities like Vienna, Munich and Zurich.

Once you arrive, you will find that Seefeld is a pedestrian-friendly destination, with many attractions within walking distance. And for those who want to explore further, local bus services, taxis and car rental are available to facilitate your adventures in the surrounding areas.



# SEEFELD VILLAGE®

The first phase of Seefeld Village consists of 69 high-end apartments, ranging in size from 60 to 120 square meters. You can choose between 2-, 4- or 6-bed accommodation. In which some 2- and 4-bed accommodations have their own wellness bathroom with panorama sauna. All apartments have a balcony or terrace with stunning views.

**West** This unique building stands head and shoulders above the project. The 14 accommodations have stunning views towards the mountains. Near the building you will find a convenient loading and unloading area for the car.

**Nord 1** In this building, you can park your car in the underground parking garage. From here, you can easily walk via the lift to one of the 9 luxurious and comfortable apartments. A wonderful base for a wonderful stay.

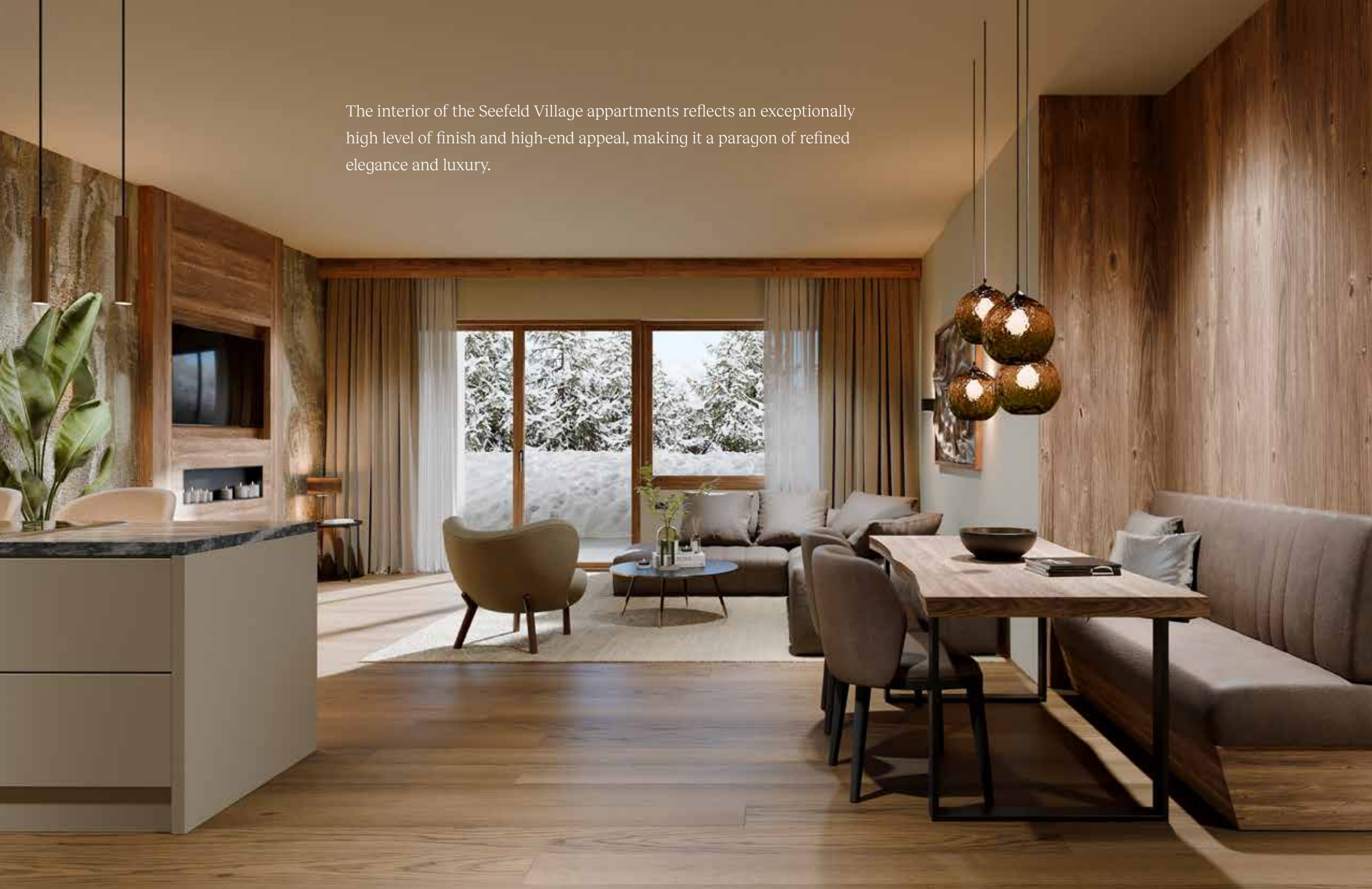
**Nord 2** Also in Nord 2, you will park your car in your own parking space in the underground garage. The building has no fewer than 37 apartments for 2 and 4 people. From here, you look over the blue practice slopes towards the high mountains.

**Nord 3** Would you like to walk from your own apartment via the shortest possible route to the swimming pool with impressive swim-out outdoor area? Then choose one of the 9 accommodations in this part of the resort. All apartments have balconies, each with stunning views.



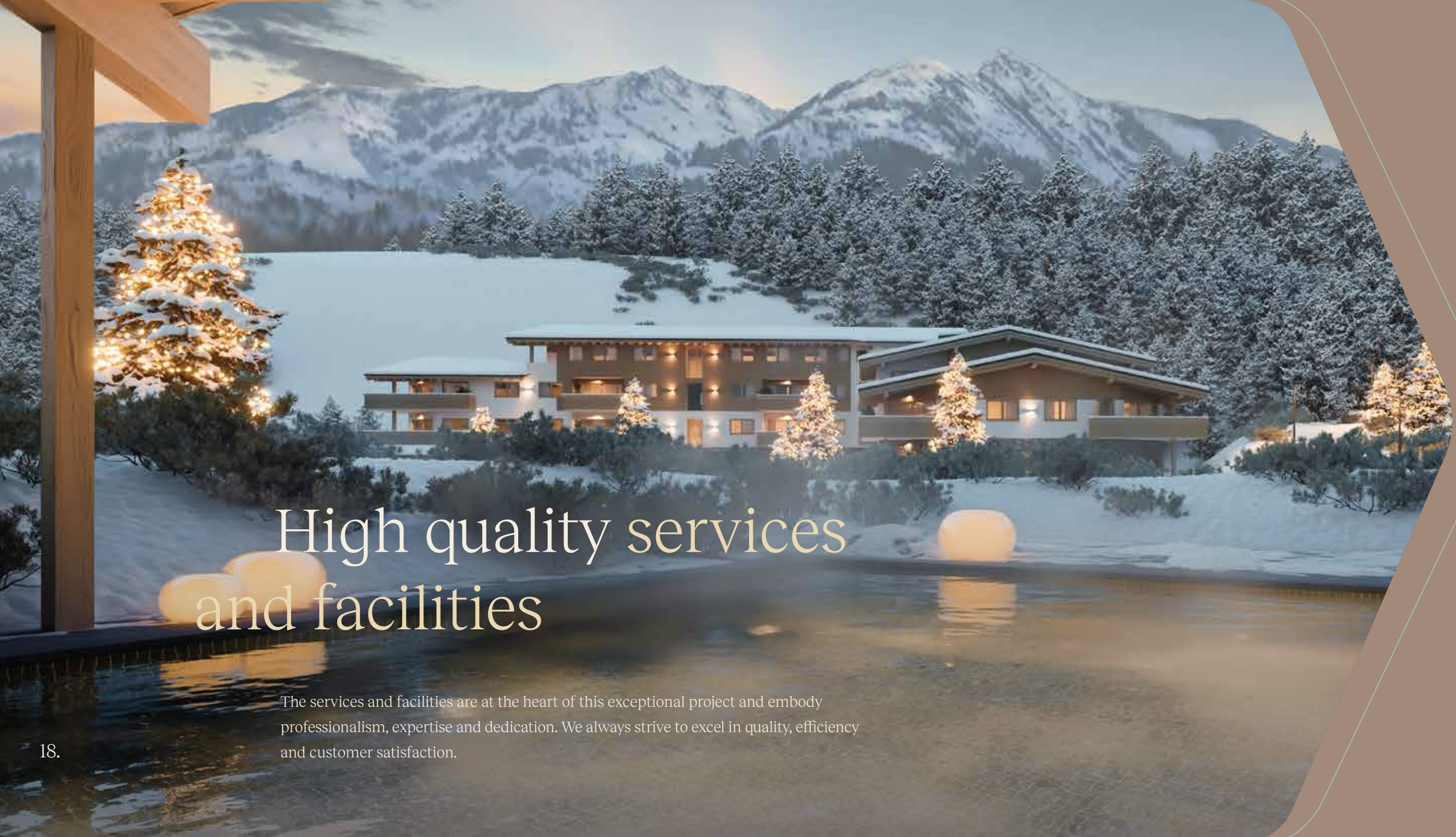


The interior of the Seefeld Village apartments reflects an exceptionally high level of finish and high-end appeal, making it a paragon of refined elegance and luxury.



Within this refined setting, the furnishing style has been carefully designed to provide a unique atmosphere and experience, while maintaining the high finishing standards and high-end appearance of the furnishings. In the showroom at the project site, you can personally experience the unique qualities and details of the interior design style and the Seefeld Village atmosphere.





# High quality services and facilities

The services and facilities are at the heart of this exceptional project and embody professionalism, expertise and dedication. We always strive to excel in quality, efficiency and customer satisfaction.

At Seefeld Village, comfort and attention to detail go hand in hand to ensure you have an unforgettable stay. These include the transitional pool and covered parking areas, where your car is safe and protected from the elements.

For your relaxation, our transitional pool is an absolute highlight. You swim effortlessly from inside to outside, where you are surrounded by Tyrol's impressive landscape. And for our young guests, we have a toddler pool where they can play to their hearts' content.

Besides wellness, gastronomy is also the main focus. For example, The Village shop, located in the atmospheric reception area, offers a varied selection of local delicacies. And the restaurant with bar guarantees a fine atmosphere and culinary delights.

On the resort there will also be ski lockers. These can be used by both owners and guests. Here, skis, snowboards and associated footwear can be stored safely and warmly when not in use.















## Seefeld Village Project site

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A-6100 Seefeld in Tirol  
Bezirk Innsbruck-Land  
Tirol Österreich

[www.seefeldvillage.com](http://www.seefeldvillage.com)

