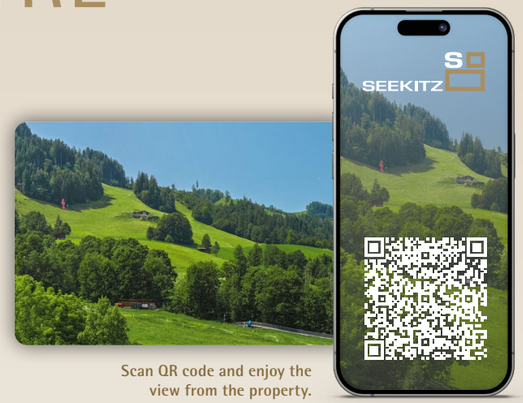
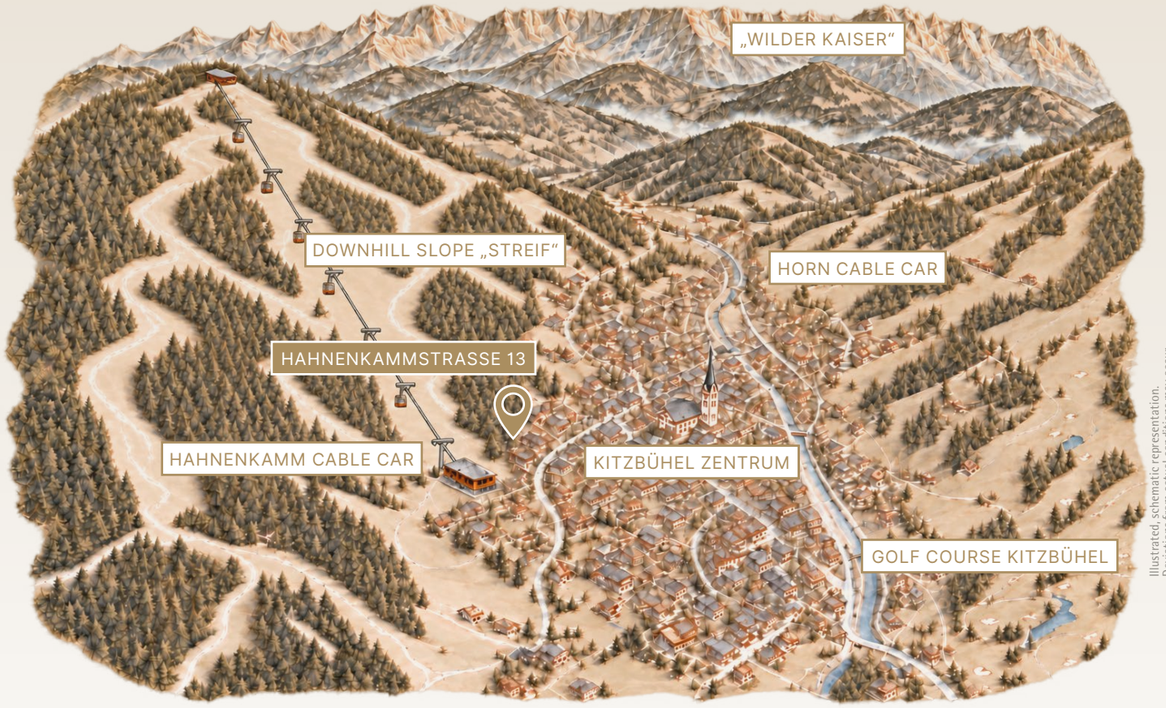
IN BETWEEN „STREIF“ AND CITY CENTRE

Exceptional location

One of the project's most exceptional qualities is its prestigious address on Hahnenkammstraße – one of Kitzbühel's most sought-after residential locations. The town centre, the Hahnenkamm cable car and the Rasmushof Golf Course are all within comfortable walking distance. Yet the true highlight reveals itself in the panorama. The view stretches from the world-famous downhill slope „Streif“ across the impressive Kitzbühel Alps to the majestic „Wilder Kaiser“. A vista of extraordinary beauty – and a private front-row seat to a panorama that even Kitzbühel can offer only on rare occasions.



Scan QR code and enjoy the view from the property.



Illustrated, schematic representation.
Deviations from actual conditions may occur.

IN THE HEART OF KITZBÜHEL



Where exclusivity has a new address

Hahnenkammstraße 13

SEEKITZ
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SEEKITZ

This brochure provides general information about the project and does not constitute a contractual basis. No liability is accepted for the accuracy or completeness of the information provided. The developer reserves the right to make changes to the project. | As of: August 2026 | Renderings: Office Le Nomade | Photography: SEESTE
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A project of company group SEESTE

SEEKITZ

APPROVED VILLA PROJECT IN A PRIME LOCATION

At one of Kitzbühel's most exclusive addresses, the Seeste Group presents an exceptional property featuring an already approved villa project, including a highly sought-after leisure residence permit for one of the two units. A truly unique proposition that combines uncompromising exclusivity with a location of international standing.



WITH LEISURE RESIDENCE PERMIT

For one of the two units

At the prestigious address of Hahnenkammstraße 13, a landmark project is taking shape, bringing together an exceptional location, breathtaking views and exclusivity. The distinguished villa impresses with timeless architecture, unobstructed views of the Kitzbühel Alps and outstanding long-term value for generations to come.
The leisure residence permit for one of the two units makes this project an exceptionally rare opportunity in the Kitzbühel real estate market. With all necessary approvals already in place, construction can commence immediately – eliminating lengthy approval procedures while providing certainty in planning and a valuable head start in time.

KEY FACTS

- 862 sqm total gross floor area
- 631 sqm living area across two residences
- 600 sqm generous private garden
- 171 sqm terraces and balconies
- Indoor swimming pool, sauna, steam bath & fitness area
- Five underground parking spaces and two outdoor parking spaces



YOUR PERSONAL FRONT ROW SEAT

With sensational panoramic views

The exceptional villa offers a level of living comfort that meets the highest standards. Generosity defines the entire spatial concept: more than 860 sqm of total usable floor area are spread across three levels, offering exceptional scope for individual tastes and styles. Approximately 158 sqm are dedicated to the highly sought-after leisure residence.

Generous terraces and balconies, together with a private garden of approximately 580 sqm, create seamless transitions between indoor and outdoor living, making Kitzbühel's spectacular natural surroundings an integral part of the living experience. Five underground parking spaces and two additional outdoor parking spaces further enhance the exceptional level of comfort. The quality of the interiors and amenities sets equally high standards. The private spa area, featuring an indoor pool, sauna and steam room, creates a secluded sanctuary dedicated to relaxation and well-being at the highest level. A fitness room completes



the offering, transforming the villa into a place where health, relaxation and privacy come together in perfect harmony.

The result is a home that combines refined living comfort with an unparalleled quality of life – and, in every season, captures the luxury of a private retreat amidst the majestic Kitzbühel Alps.



View from the property