

Forest Farmhouse

AUSTRIA

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A U S T R I A

“Disconnect to reconnect”

Amongst the clouds

Envision an exclusive sanctuary tailored specifically for you and your closest friends, where every moment feels like a private retreat.

Nestled amidst vast, serene forests and expansive meadows, this is a place that invites you to fully immerse yourself in the present, leaving behind the distractions of everyday life amongst the clouds.





Be treated to a breathtaking panorama of an historic old town, with the majestic Karawanken mountains gracing the distant horizon.

To the north, you are embraced by an endless expanse of forested peaks that seamlessly merge into the tranquil beauty of a Nature Park.

There are very few settings, where you can both focus with clarity and release all worries, creating the perfect harmony of relaxation and rejuvenation.

This is one of them.

FOREST FARMHOUSE

Region: Austria
Bedrooms: 5/6 bedrooms

Setting: Remote forested hills
Experience: Escape and connect
Nearest Airport: Klagenfurt - 40mins by car

Overview:

- Outdoor swimming pool
- Helicopter access
- Arty fittings and furnishings
- 4X4 Transport
- Slovenian Mountain Views
- Office / Study
- On site service
- Wellness facilities



A M O N G S T T H E C L O U D S



A spacious 250-square-meter sanctuary, thoughtfully designed to evoke a sense of comfort and well-being, featuring luxurious underfloor heating.

Nestled amidst 72 hectares of pristine forests and serene meadows, this exclusive retreat offers a sense of privacy and immersion in nature.

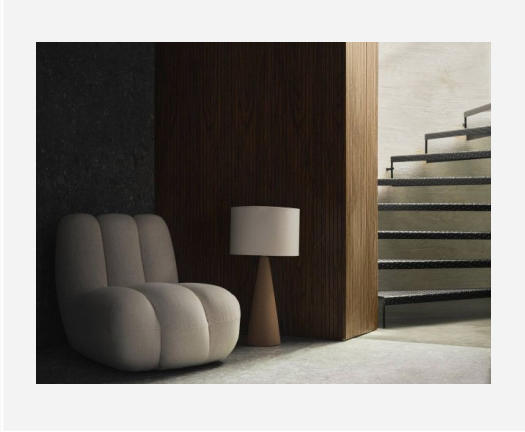
Fully equipped with state-of-the-art workshop and work areas, alongside elegant chillout lounges, an inviting open kitchen, and a sophisticated dining area, is completed with a cozy fireplace to enhance your experience.



Time to sleep

Six appointed bedrooms, each accommodating two guests and accessible via a spiral staircase. Each room thoughtfully designed, with a large panoramic window that frames views of the surrounding nature. The beds, strategically positioned before these windows, invite guests to unwind and immerse themselves in the tranquility of untouched landscapes.

The three bedrooms on the middle level overlook a captivating wooded area with a serene pond, while the five forest and panoramic rooms range from 10 to 16 square meters and include modern bathrooms with WC and shower facilities. Additionally, a loft-style bedroom in the gallery area provides an open view of the living space and the expansive terrace.



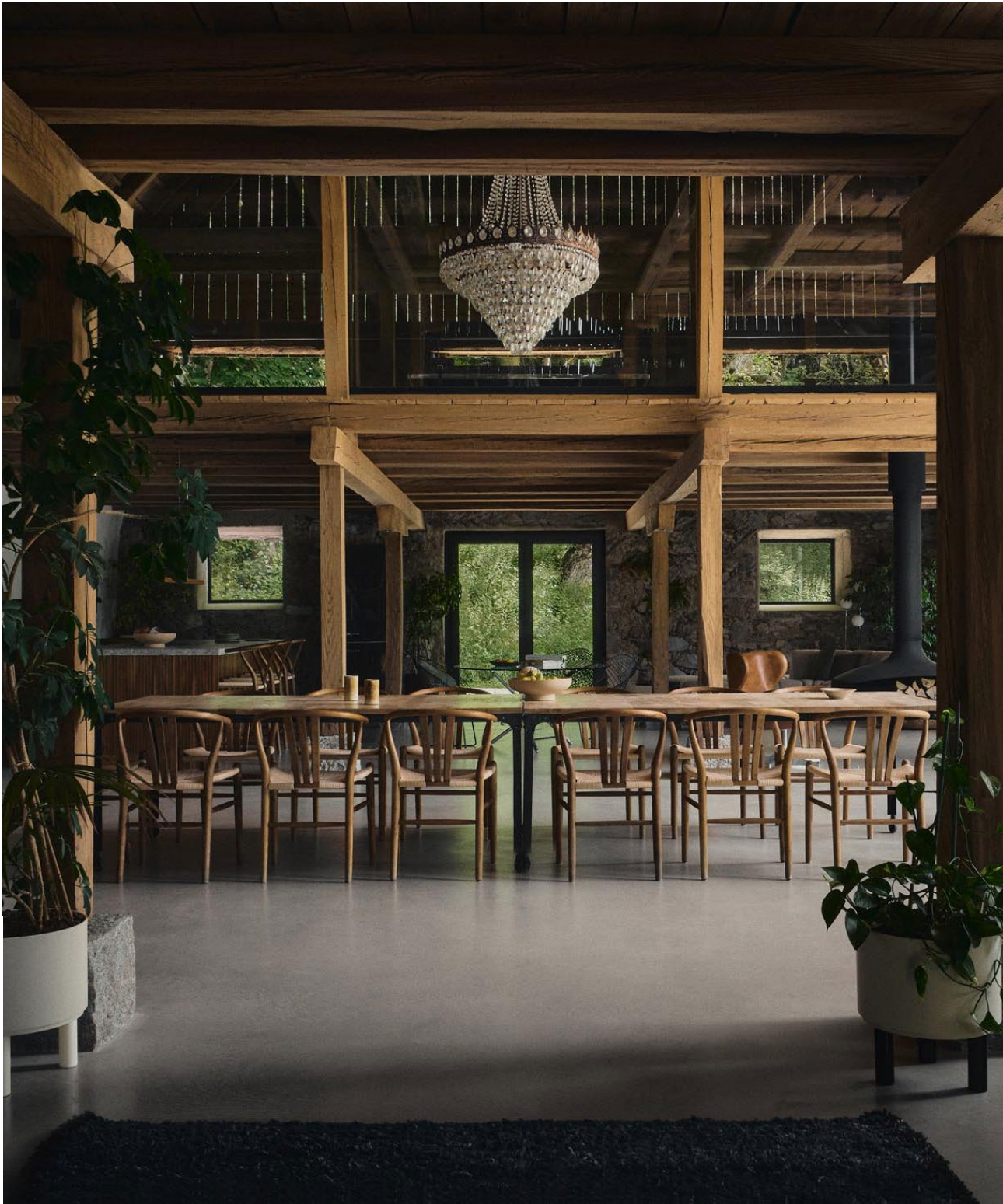


Modern living

A fusion of history and modernity, the preservation of the original structure of the stable building is elegantly complemented by the addition of a contemporary loft on the ground floor.

Old and new materials marry creating industrial charm and modern comfort.

At the heart lies an expansive 250-square-meter sanctuary, thoughtfully designed as a feel-good room, fully equipped with luxurious underfloor heating and cutting-edge technological refinements. This versatile space has been meticulously crafted to adapt seamlessly ensuring that every guest can tailor their experience to achieve the ultimate sense of relaxation and fulfillment.



Entertaining

Whether you're interested in savouring freshly caught fish, sourcing produce directly from a local organic farm, or indulging in gourmet delicacies from a premium delicatessen, there are an extensive array of options to suit every taste.

Additionally, the property boasts a classic car garage that offers not only storage but also a BBQ area for social gatherings, as well as state-of-the-art conference equipment for business or wellness retreats. The harmonious blend of these amenities ensures a balanced and enriching experience, with many more features awaiting your discovery.



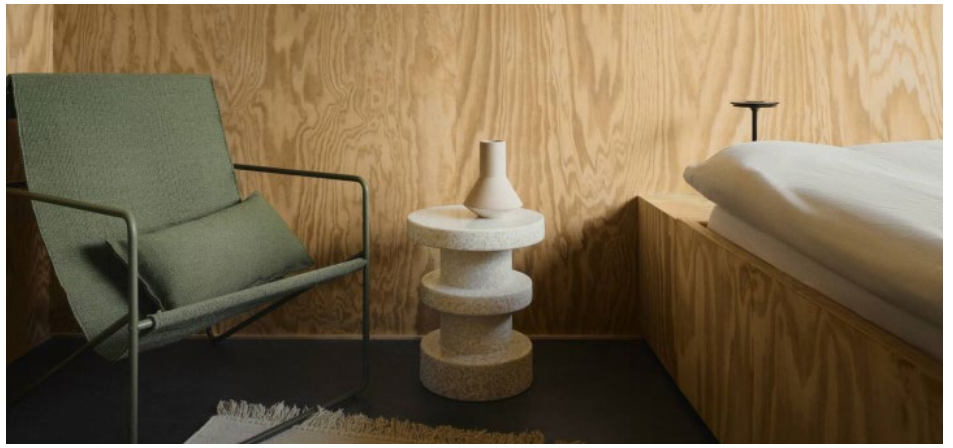


Living Space

After a day of exploration, unwind on a plush sunken sofa in the sophisticated Drawing Room, enjoying clear views of the mountains.

Snuggle up with a book, soothe tired muscles by the double-sided open fireplace, or make your way to the chic Club Room.

Featuring Italian designer decor, it's an ideal spot to craft a drink from the bespoke drinks cabinet. If work calls, a well-appointed guest study is available — just try not to lose focus with the breathtaking scenery.





Relaxation

This serene space features a luxurious swimming pool, a rejuvenating sauna, and a soothing hot tub, all perfectly complemented by a dedicated yoga terrace for mindful practices.

The former stable building is embraced by a picturesque and tranquil outdoor area, thoughtfully designed to promote relaxation and well-being.

Therapists are on hand and available as per requirements.

W E L L N E S S





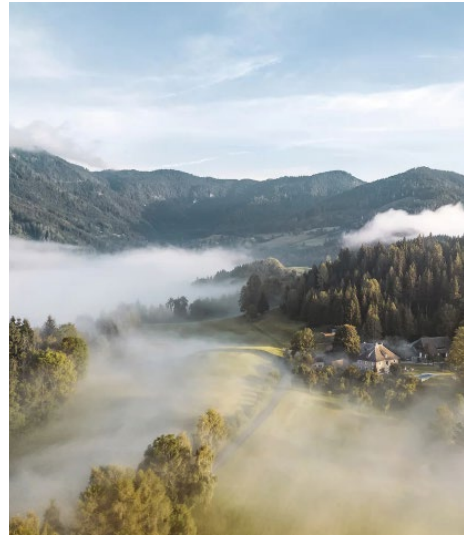
Unique Living

Meticulously designed to seamlessly adapt to a diverse range of needs and activities. Mobile work areas, equipped with adaptable tables, a state-of-the-art mobile flat screen, Apple TV, and a projector for collaborative sessions.

Central to the room is a long communal table, elegantly illuminated by a striking chandelier that invites guests to gather for meals, work, or leisure activities.

A floating gyro-focus fireplace provides a warm and inviting atmosphere, allowing for relaxation by an open fire in the evenings.

Across the room, you will find a fully equipped open kitchen, complete with the latest high-end appliances for utmost convenience and sophistication.





Facts

THE SETTING

700 000m² forest and meadows

Own Natural Park

Contemporary Sculpture Park

4000m² outdoor area with

Swimming Pool

Fass Sauna

Wood fire jacuzzi

Pond

BBQ smoker and pizza oven

Helicopter landing pad

Small fleet of four-wheel drive vehicles such as Land Rover Defender + Mercedes G-Class

500m² Retreat Location

Leisure area

Table tennis

Table football etc.

250m² loft with

Open fireplace

Underfloor heating

Fully equipped kitchen

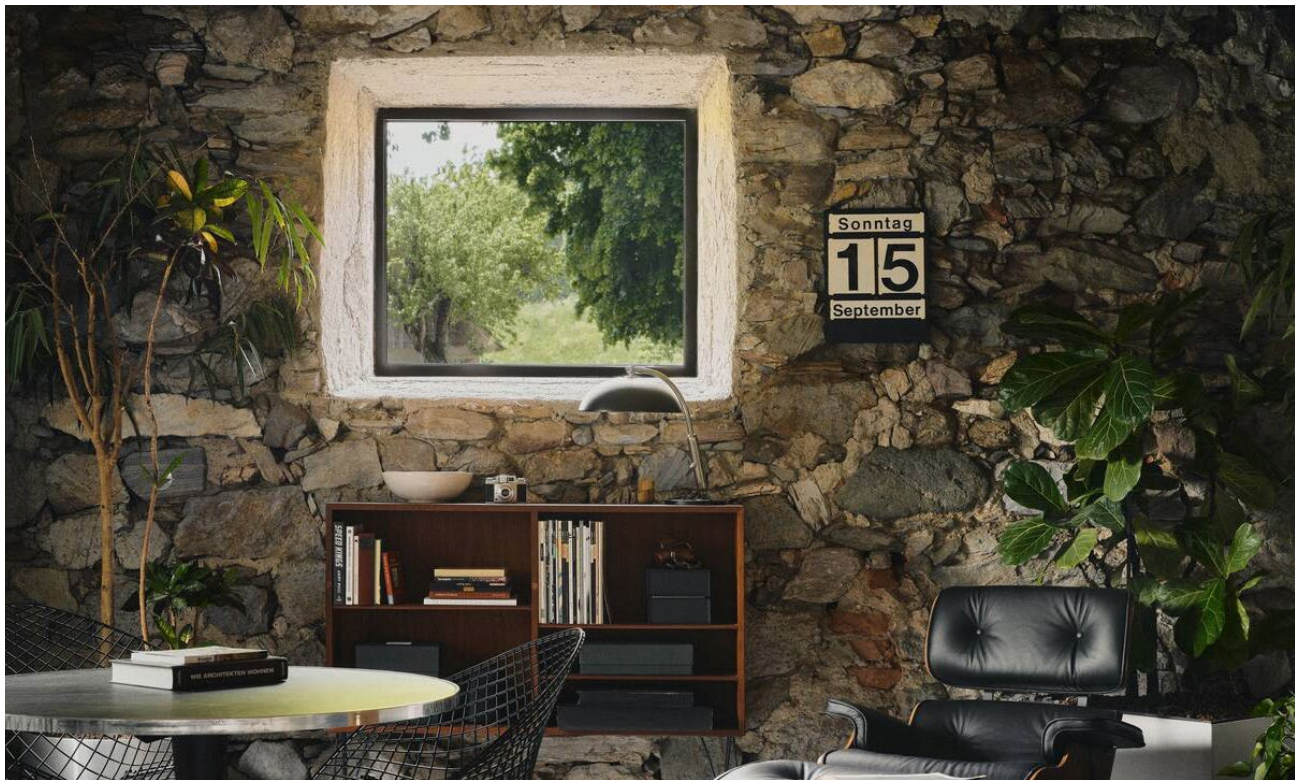
Wine fridge

Sound system

Beamer und mobiler Presentation Screen

Apple TV

Chill Out Bereiche



Services Included

- Exclusive use of the house
- House manager
- Private chef
- Concierge
- Daily cleaning
- Luxury bathroom amenities
- Daily driver
- Daily massage therapist
- Helicopter transfers
- Luggage collection
- Pool towels
- Supply of bed linen
- Supply of towels
- Cleaning at the end of the stay



Outdoor pursuits

ACTIVITIES

Paragliding (departure possible directly from the farm)

Yoga classes

Horse riding

Intuitive archery

Forest bathing

Summer toboggan run

Herbal and mushrooms

Off road tours

Motorbike & Classic Cars Tours

Guided hikes

Mountain bike / trail tours



VIP Shuttle

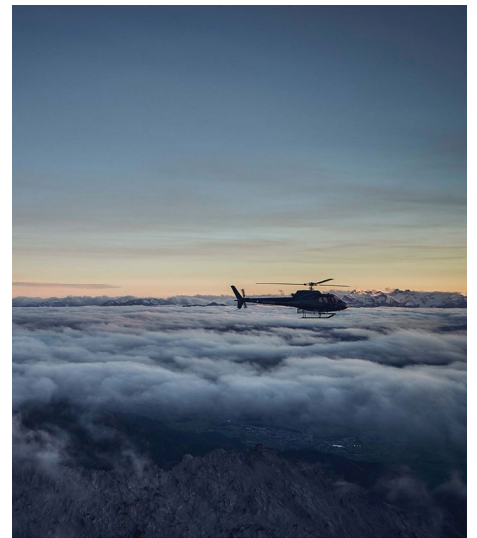
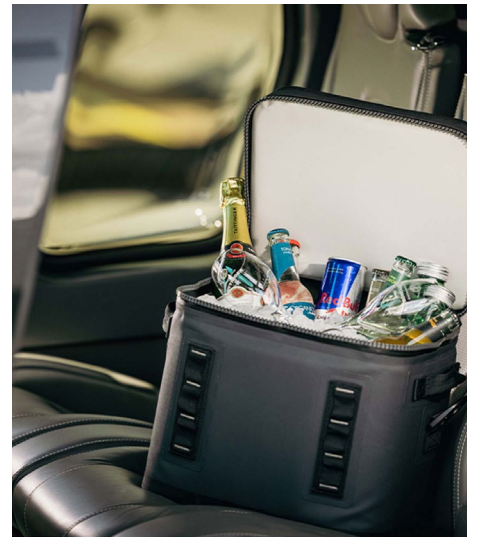
Once landed at Klagenfurt airport, you will be collected and transferred to the house via an Airbus H125 VIP Helicopter.

With a flight time of 10-15 minutes flying over the surrounding alpine landscape and mountain peaks will soon provide you the sense of being away from it all.

Luggage is collected and transferred via vehicles and any passengers wishing to travel by road can do so.

TECHNICAL DETAILS

Capacity:	1 Pilot + 5-6 passengers
Length:	10,93 metres
Height:	3,34 metres
Max. start weight:	2.370 Kilogramm
Fuel capacity:	540 litres
Engine:	Safran Arriel 2D
Output:	952 PS
Max. travel speed:	approx. 240 km/h
Max. speed:	approx. 287 km/h
Operating range:	approx. 660 Kilometer
Max. flight height:	7.010 Meter



An Alpine Retreat.



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