

LVH



# MONTANA ESTATE

AURACH BEI KITZBUHEL, KITZBUHEL, AUSTRIA

13

BEDROOMS

28

GUESTS

13 + 5 HALF

BATHROOMS

21,528

SF



## MONTANA ESTATE

AURACH BEI KITZBUHEL, KITZBUHEL

Montana Estate is an exceptional alpine residence nestled in the prestigious heart of Kitzbuhel, Austria. Consisting of two magnificent chalets, this remarkable estate commands panoramic views of the majestic Wilder Kaiser mountain range and the picturesque rooftops of the town, standing as one of Europe's most opulent mountain properties. Surrounded by serene alpine landscapes and pristine snow-covered slopes, Montana Estate captures the very essence of refined mountain living. Every architectural line and natural stone surface harmoniously blends with the surrounding wilderness, offering a sense of secluded grandeur that few properties can rival.

Inside, the estate unveils a world of uncompromising sophistication and comfort. The main living area radiates an atmosphere of majestic serenity with high vaulted ceilings, exposed timber beams, and panoramic windows that flood the space with light. Luxurious designer furnishings, rich textures, and an imposing stone fireplace create a setting of timeless elegance and warmth. The interior design embodies a seamless fusion of contemporary alpine style and understated grandeur. A gourmet kitchen—crafted with precision and equipped with the finest modern appliances, enhances the sense of exclusivity, making every culinary experience an indulgent ritual. The property accommodates thirteen exquisite bedrooms, each with en-suite bathrooms, including an enchanting children's room, ensuring an unparalleled standard of hospitality.

Beyond its remarkable interiors, Montana Estate redefines relaxation with two extraordinary spa zones. The upper spa level features a spectacular pool with a cascading waterfall, a sauna, hammam, snow and ice crystal maker, and an intimate lodge area for repose. The lower level continues this atmosphere of indulgence, offering another pool and wellness retreat designed for tranquility and renewal. Outdoor terraces and balconies open to sweeping alpine vistas, while every detail—from natural stonework to fine wood craftsmanship, echoes the spirit of refined mountain artistry. Montana Estate stands as the true presidential jewel of Kitzbuhel, where scale, luxury, and serenity converge in perfect harmony.

### INTERIOR

- Air Conditioning
- Bar
- Cable, Satellite or Smart TV
- Dining Area
- Fireplace
- Hammam
- Indoor Hot Tub
- Indoor Pool

### EXTERIOR

- Al Fresco Dining
- BBQ
- Garage
- Outdoor Kitchen
- Patio
- Terrace

### LOCATION

- Mountain View

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## INTERIOR

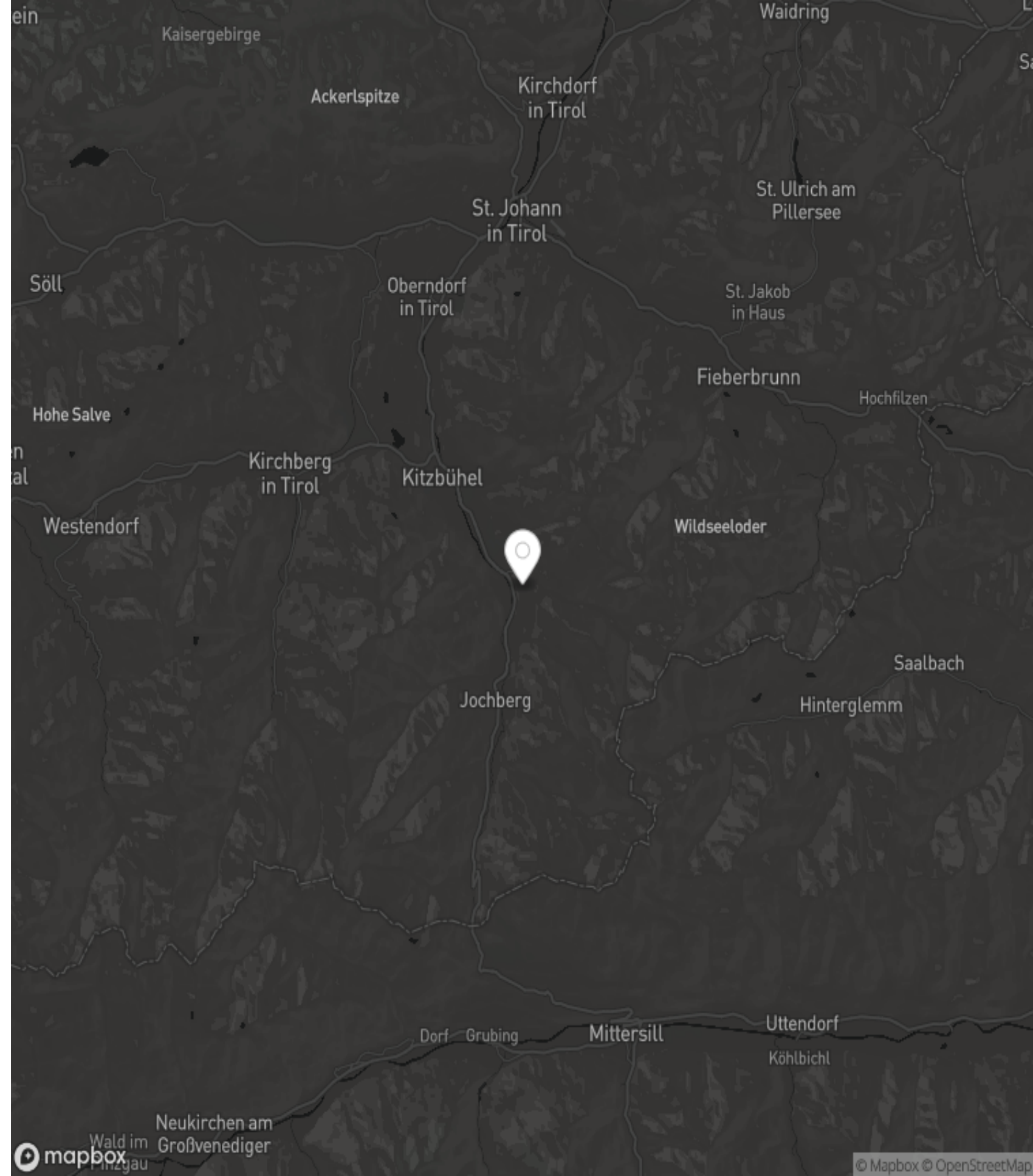
- Private Elevator
- Sauna
- Ski Room
- Sound System
- Staff Quarters
- Walk-In Closet
- Wine Cellar



## KITZBUHEL

### AURACH BEI KITZBUHEL

Winter in Kitzbuhel brings the celebrated ski season, when the slopes fill with confident intermediates and experts tackling the Hahnenkamm piste. The ski area spans multiple peaks, offering both gentle runs for family ski outings and steep descents for those seeking adrenaline. Summer invites guests to explore alpine meadows and attend open-air music events in the old town.







Field Managers



Stewards



Concierge Access

## INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.



Housekeeping



Pre-stocking



Welcome Ceremony



Unpacking



Luxury Spa Products



Yachts



Private Jets



Super Cars



Chefs

## ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.



Staffing



Helicopters



Entertainment



Experiences



Spa and Esthetics



Wellness



Chauffeurs



Wardrobe Care





























## WHO WE ARE

LVH is the preeminent super home chartering company offering ultra-luxury homes in hundreds of global destinations. Each home in our collection is carefully curated to deliver the highest standard of quality and comes complete with a full-time steward, housekeeping & concierge access. Our team will orchestrate the entire experience including in-home services, daily activities and travel logistics. LVH Domus, our invite-only membership, brings the same level of service to every day of your life. Endless possibilities await the most discerning families.





LVH

CURATORS OF  
IMMEASURABLE  
MOMENTS



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