

## Holiday home Kurzenhof

Self-catering house/no meals



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## 1. Statement



We appreciate the riches we share

- ⚙ our landscape
- ⚙ the forest recreation area,
- ⚙ the blooming alpine meadows,
- ⚙ the fresh spicy mountain air and
- ⚙ have the pure refreshing spring water

These simple but vital elements need to be protected and preserved. We are committed to this task.

Experience the wonders of nature in our alpine region and the primordial elements of water, earth, fire and air.

**WATER** - through our spring-fresh, pure mountain water, directly from our own spring on the mountain.

**EARTH** – Meadows, forests and a low moor surround the Kurzenhof. Our newly created cottage garden shows the wonders of the earth.

**FIRE** - is light and light is joy. “Making a campfire” is always something special for children. It starts with collecting wood and the eyes light up at the sight of the crackling and warming fire.

**AIR** - Breathe freely in the pure, clear mountain air.

The Kurzenhof holiday home is a simple accommodation, similar to a hut. However, we value comfort, cleanliness, and a homely atmosphere in our house.

It is important to us that you and your group feel comfortable with us at the Kurzenhof and that you return to everyday life with many unforgettable impressions.

## 2. the location

### the Kurzenhof is located:

- ⚙ 5 km outside of Radstadt
- ⚙ below the Fageralm
- ⚙ in solitude
- ⚙ on a small sunny hill
- ⚙ at 1200 m

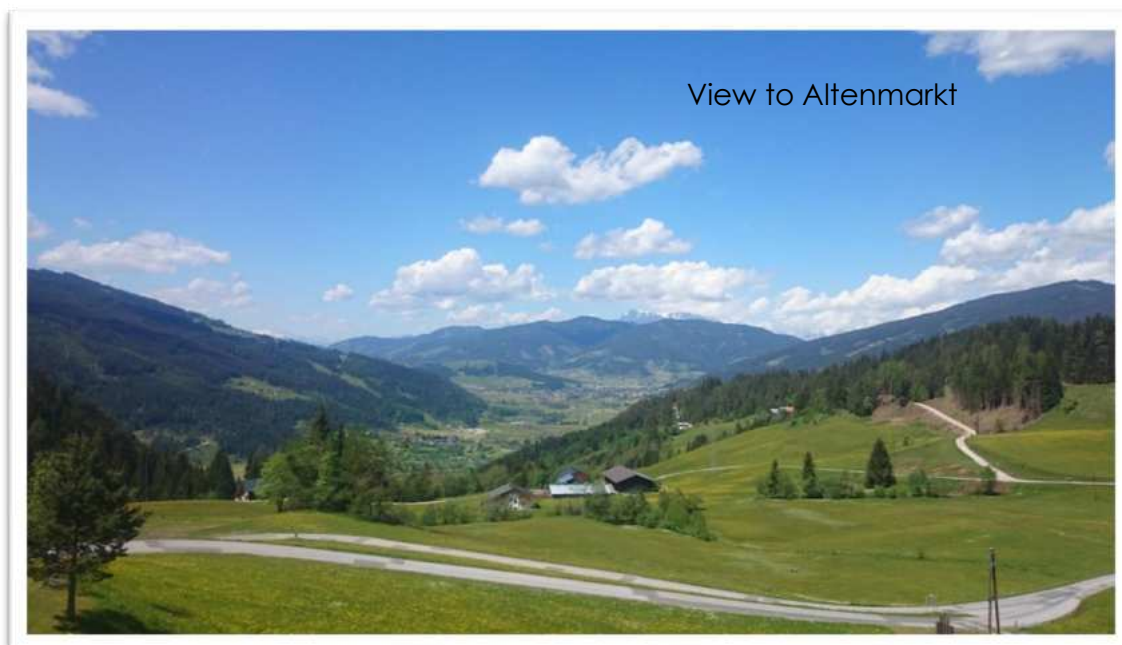




## 3. Interior design

### a. Generall

- ⚙ can accommodate groups of up to 40 people
- ⚙ bright, friendly, and functionally furnished
- ⚙ In-house tested spring water supply
- ⚙ ski/snowboard storage
- ⚙ Large entrance room with shoe dryer and table tennis table
- ⚙ Small lounge with table football, racks, internet connection, WLAN/Wifi
- ⚙ 2 dining and lounge rooms with panoramic views of the mountains and valley
- ⚙ Flat Screen TV
- ⚙ Large well equipped communal kitchen
- ⚙ some rooms with shower/toilet
- ⚙ 2 – 4 bedrooms
- ⚙ 2 big bathrooms for men and woman
- ⚙ sufficient toilets
- ⚙ Washing machine and dryer
- ⚙ Ironing board with iron
- ⚙ Baby cot available



## b. kitchen

### Communal kitchen completely renovated since 2018

- ⚙ Ceramic hob with 5 hobs (94 cm x 53 cm)
- ⚙ Convection oven, 4 shelves 33 cm x 32 cm
- ⚙ Canteen cooker with 6 steel hotplates 30 x 30 cm
- ⚙ Stool with cooking plate 40 x 40 cm
- ⚙ Oven with top/bottom heat and convection 65 cm x 53 cm, 3 shelves
- ⚙ Commercial dishwasher
- ⚙ Various coffee machines
- ⚙ Cutting machine
- ⚙ Food Processor
- ⚙ Toasters
- ⚙ Microwave
- ⚙ Sufficiently large pots and dishes
- ⚙ new open closets and drawers



### pantry:

- ⚙ 2 large fridges
- ⚙ 1 freezer
- ⚙ Racks, shelves...



## c. House overview

### main house

#### ground floor:

- 1 ski storage room
- 1 shoe room with table tennis
- 2 dining/lounges with TV Ø
- 1 large communal kitchen with pantry
- 1 lounge with table football
- 2 toilets men / women separated
- 1 laundry room including washing machine and dryer
- Telephone, W-LAN/Wifi



# Exposé

house and area information

## 1<sup>st</sup>. floor: 16 beds + 1 cot

**Alpenglüh'n:** 1 double bed and cot + shower/toilet = 2 persons+1 child

**Balkonzimmer:** Lounge and passage to the "Lärchenzimmer" and "zur schönen Aussicht",  
escape route in case of fire via the balcony with external stairs

**Lärchenzimmer:** 1 double bed and 1 bunk bed = 4 Personen

**Zur schönen Aussicht:** 1 double bed and 1 bunk bed = 4 Personen

**Wolkenzimmer:** 1 double bed and 1 bunk bed = 4 Personen

**Abendrot:** 1 double bed and 1 bathroom = 2 Personen



**Washroom women:** 8 washbasins, 4 showers, 3 toilets

**Washroom men:** 5 washbasins, 4 showers, 2 toilets, 3 urinals





# Exposé

house and area information

## 2<sup>nd</sup> floor: 11 beds + 6 sofa beds

**Dachsteinblick:** 1 bunk bed and 1 sofa bed, washbasin = = = 4 persons

**Sonnenschein:** 2 bunk beds and 1 sofa bed (for 2 persons) = 6 persons

**Hochkönig:** 3 single beds = 3 persons

**Waldheimat:** 1 bunk bed and 1 sofa bed (for 2 persons) = 4 persons

**Toilet**





## Annex:

### 1<sup>st</sup> floor: 6 beds + 1 sofa bed + 1 cot

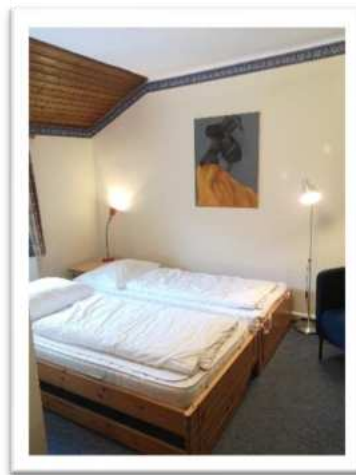
**Morgensonne:** 1 bed extendable to a double bed, toilet and bathroom = 2 persons

**Waldesruh:** 1 double bed and 1 cot = 2 persons + 1 child

**Kleinabermein :** 1 sofa bed and washbasin = 1 person

**Himmelblau:** 1 bed extendable to a double bed, toilet and bathroom = 2 persons

### **Bathroom and toilet**



**Total:** 33 beds + 7 extra beds (sofas) + 2 cots = 40 persons + 2 children

## 4. House rules

- ⚙ We ask our guests to treat the facility carefully, to behave in an energy-saving manner and to use our resources responsibly.
- ⚙ If damage to the equipment is found or caused by yourself, this must be reported to us immediately.
- ⚙ The beds are to be made up with sheets, pillowcases and duvet covers (please do not use a sleeping bag). For hygienic reasons, sleeping in unmade beds is not permitted.
- ⚙ It is forbidden to write on, engrave or scratch beds, doors, cupboards, walls and other inventory! In the event of non-compliance, compensation of € 50.00 to € 200.00 will be charged, depending on the amount of the damage. If you want to write something, you are welcome to do so on the writing boards provided and only there and nowhere else.
- ⚙ When leaving the room/house, the windows must be closed and the lights switched off.
- ⚙ Especially in summer, because of the nocturnal insects, make sure that the windows are closed when the light is switched on.
- ⚙ The use of electrical devices such as Immersion heaters, kettles, irons, etc., as well as candles in the rooms is not allowed for safety reasons (risk of fire).
- ⚙ Please note the waste separation! If this is not observed, the garbage must be disposed of at your own expense. Everything that is perishable, lunch packet leftovers, other groceries, must not be thrown in the garbage, but must be placed in an organic bucket and will be disposed of separately by us.
- ⚙ Ensure cleanliness in the shower rooms and toilets.
- ⚙ Shoes remain in the shoe room without exception. The upper floors may ONLY be entered with slippers and certainly not with ski boots (applies to winter guests).
- ⚙ The Kurzenhof is a non-smoking house! And our environment is not a big ashtray! There is an ash bucket by the front door for smokers.
- ⚙ For the windows on the second floor that go directly to the roof, do not climb through the window! Climbing onto the balcony through the windows is not permitted.
- ⚙ Please do not stick anything to the brick walls, the plaster will come off when the adhesive strips are removed.
- ⚙ When doing handicrafts or painting, the tables must be covered with paper, foil or cardboard.

## 5. outdoor facilities summer

- ⊗ Basketball basket
- ⊗ Volleyball court
- ⊗ Beer benches and tables
- ⊗ Barbecue
- ⊗ Fountain with spring water
- ⊗ House bench around the tree
- ⊗ Herb garden
- ⊗ Playground and soccer field
- ⊗ Playground with slide, swing, climbing frame, seesaw
- ⊗ Natural bathing pond with stream and campfire area
- ⊗ Own meadows and forests
- ⊗ Possibility of hiking directly from the house to the Fageralm





## 6. outdoor facilities winter

### right at the house:

- ⚙ Groomed toboggan slope
- ⚙ With floodlights right on the house
- ⚙ Sliding disc + bob available
- ⚙ Snowshoeing



### all around the winter:

- ⚙ Our local mountain and ski area Fageralm [www.fageralm.at](http://www.fageralm.at) [info@fageralm.at](mailto:info@fageralm.at)
- ⚙ On your own responsibility you can take a path from the Fageralm directly to our house
- ⚙ Ski rental in Forstau - Intersport Gerhardter
- ⚙ Ski school in Forstau – ski school Resch [www.schischule-resch.at](http://www.schischule-resch.at)
- ⚙ [info@schischule-resch.at](mailto:info@schischule-resch.at)
- ⚙ Free ski bus stop
- ⚙ You can also continue to the Reiteralalm with the ski bus
- ⚙ the entire Ski amadé [www.skiamade.com](http://www.skiamade.com) is available to you - ski in 5 ski regions with one card
- ⚙ tobogganing fun in Radstadt on the 6 km long toboggan run from the Kemahdhöhe, night tobogganing every Tuesday and Friday
- ⚙ Ice rink in Radstadt
- ⚙ Cross-country skiing - Rossbrand high-altitude trails, Gnadenalm
- ⚙ Tauerloipe



## 7. other

We will be happy to welcome you on the day of arrival from **4 p.m.**.  
Please leave the house swept clean by **10 a.m.** on the day of departure.  
A deposit of €300 is required upon arrival.

### **Please keep in mind:**

Due to our location at 1200 m above sea level, it can get cold even in summer, sometimes even snow for a short time, so it is advisable to bring warm clothing and good shoes with you.

### **Supermarkets facilities:**

- ⚙ In Radstadt – Billa, Hofer (Aldi), Penny, MPreis
- ⚙ in Altenmarkt – EUROGAST, T&G, Spar, Lidl,..
- ⚙ in Schladming – T&G (wholesale grocery store)
- ⚙ the Habersatter town bakery offers a delivery servicing

**In the summer and winter high season, the supermarkets are also open on Sundays.**

### **Medical care:**

- ⚙ Pharmacy in Radstadt on the main square
- ⚙ Doctors in Radstadt: Dr. Aufmesser with private hospital and Dr. Walter
- ⚙ Doctors in Altenmarkt: large medical center AGZ
- ⚙ Hospitals: in Schladming and Schwarzach

**We will be happy to support you in planning your holiday and are always available to answer any questions you may have.**

**You can reach us by email at [arnold@kurzenhof.at](mailto:arnold@kurzenhof.at)**

## 8. checklist

### **You should have these things with you privately:**

- ⊗ 3-piece bed linen (sleeping bags are not allowed), the beds must be made!
- ⊗ Towels
- ⊗ Slippers
- ⊗ Warm clothing and sturdy shoes, even in summer

### **you need these things in the house:**

#### **Consumables for the kitchen and sanitary facilities such as:**

- ⊗ Toilet paper
- ⊗ Possibly kitchen roll
- ⊗ Dishwashing liquid
- ⊗ Dish powder (no tabs) for the dishwasher
- ⊗ Cleaning sponge and cloths
- ⊗ All-purpose cleaner
- ⊗ Large garbage bags
- ⊗ Detergent for the washing machine

#### **Leisure material such as:**

- ⊗ Table tennis bats and balls
- ⊗ Board games
- ⊗ Eventually craft supplies
- ⊗ Football, basketball
- ⊗ Outdoor games



## 9. FAQ's

### **Can I take the bus to Kurzenhof and can the bus turn around there?**

- ⚙ Yes, you can take the bus to the front door. Directly in front of the house is a large parking lot for turning and parking the bus.
- ⚙ In winter it is advisable to carry snow chains. Sometimes the weather conditions are such that it may be necessary to fit snow chains. In general, the road is well cleared and easy to drive on.

### **Do I need to bring extra crockery or kitchen utensils?**

- ⚙ The kitchen is very well equipped. You are welcome to bring any personal equipment or crockery you are familiar with. But our equipment is completely sufficient.

### **Can you swim in the lake?**

- ⚙ Yes, you can swim in the lake. Please consider: The bathing pond is fed with mountain water and reaches just 16 degrees even on hot summers, so it is refreshing to cool down.

### **Can you still ski in March?**

- ⚙ The ski areas of the Ski amadé are open from around mid-December to around mid-April and thanks to additional artificial snowmaking, winter sports are guaranteed in the best conditions during this period.

### **If I don't have a local bus, are there bus companies or the possibility of renting a minibus?**

- ⚙ Bus companies:

- Taxi and bus company Habersatter Reisen – [www.habesatter-reisen.at](http://www.habesatter-reisen.at)

[info@habersatter-reisen.at](mailto:info@habersatter-reisen.at)

- Planai bus company [www.planai.at](http://www.planai.at) [busoffice@planai.at](mailto:busoffice@planai.at)

- ⚙ Car Rental:

- Hechl in Schladming – [www.hechl.at](http://www.hechl.at) [office@hechl.at](mailto:office@hechl.at)

## 10. Terms of Payment and Cancellation

### Terms of Payment:

Deposit of 30% of the total price up to 8 weeks after the reservation.  
Remaining amount no later than 14 days after receipt of invoice.

### Cancellation:

If you withdraw from the booking confirmation, the 30% deposit is the cancellation fee.

15 to 9 weeks before departure: 50% of the booking price

8 to 4 weeks before departure: 80% of the booking price

Less than 4 weeks before departure: 90% of the booking price



Your warm-hearted holiday paradise, winter and summer!