

# NIDUS APARTMENT 3

---

A U S T R I A

LECH

# NIDUS APARTMENT 3

LECH | Sleeps 10



AN EXEMPLARY LUXURY new apartment in the beautiful town of Lech

# DESCRIPTION



Completed in 2017, Nidus Apartment 3 is an elegant and spacious five-bedroom luxury Lech apartment located in the noteworthy Nidus Residence. Situated a few minutes from the Schlosskopf chairlift and close to the centre of charming Lech, it is the perfect base for a family or group of friends wanting to relax and unwind in style after a long day on the pistes.

Set over one sophisticated floor, the apartment sleeps up to ten people in five bedrooms. State-of-the-art design and the latest modern conveniences come together with chic furnishings and natural alpine woods to create a calm and contemporary feeling throughout.

Check the snow conditions from the comfort of the master suite which overlooks the stunning snow-topped mountains and has access to the south west-facing terrace. The master bedroom also impresses with an en-suite bathroom, separate shower and a private sauna.

Two further bedrooms can be made up as twins or doubles and carry the same stylish attention to detail found throughout the property. Each is individually finished with tranquil colour schemes and both are equipped with the latest plasma screen TV and safes. These bedrooms share a spacious private shower room.

Moving through the generous hallway to the other side of the apartment is a further bedroom which can also be made up as a twin or double. It boasts access to the large south-facing terrace that catches the sun and is the perfect place for a morning coffee overlooking the mountains. It shares a private shower room with the delightful children's bunk room.

At the heart of the apartment, you will find the open plan living and dining area. The generous dining area easily seats everyone. For larger groups, when two apartments are taken in combination, 20 guests can dine together in this apartment. The other half of the space is filled with large, inviting sofas, wonderful for relaxing on and curling up by the modern fire place. Every window in the living area frames beautiful views of Lech. This is the perfect space to enjoy the sun setting over the mountains and for whiling away winter evenings with friends or family.

When taken on a catered basis, the food is prepared in the professional kitchen area in the lower floor of the property and then served by the hosts in the comfort of your own apartment.

Guests have access to a fabulous shared ski room with boot warmers and the apartment has private laundry facilities.

The Lech chalet is sold on a catered or self-catered basis.

The chalet normally has a shared driving service from 8:30am – 1:00am when sold on a fully catered basis. For those self-driving, the apartment has an underground parking space available upon request.

# FACILITIES



## INTERIOR

- Sleeps 10
- 211 Square metres
- 5 Bedrooms
- 9 Individual beds
- 3 Bathrooms
- 1 Additional WCs
- 10 Dining table seats
- 10 Living area seats

## APPLIANCES

- Apple TV
- TV
- Integrated sound system
- Wifi

## WELLNESS AND RELAXATION

- Sauna

## ADDITIONAL

- Corporate chalets
- Cot/high chair available
- Family-friendly chalets
- Heated boot warmers
- Private laundry facilities
- Shared ski locker
- Indoor Parking: 1



# LAYOUT



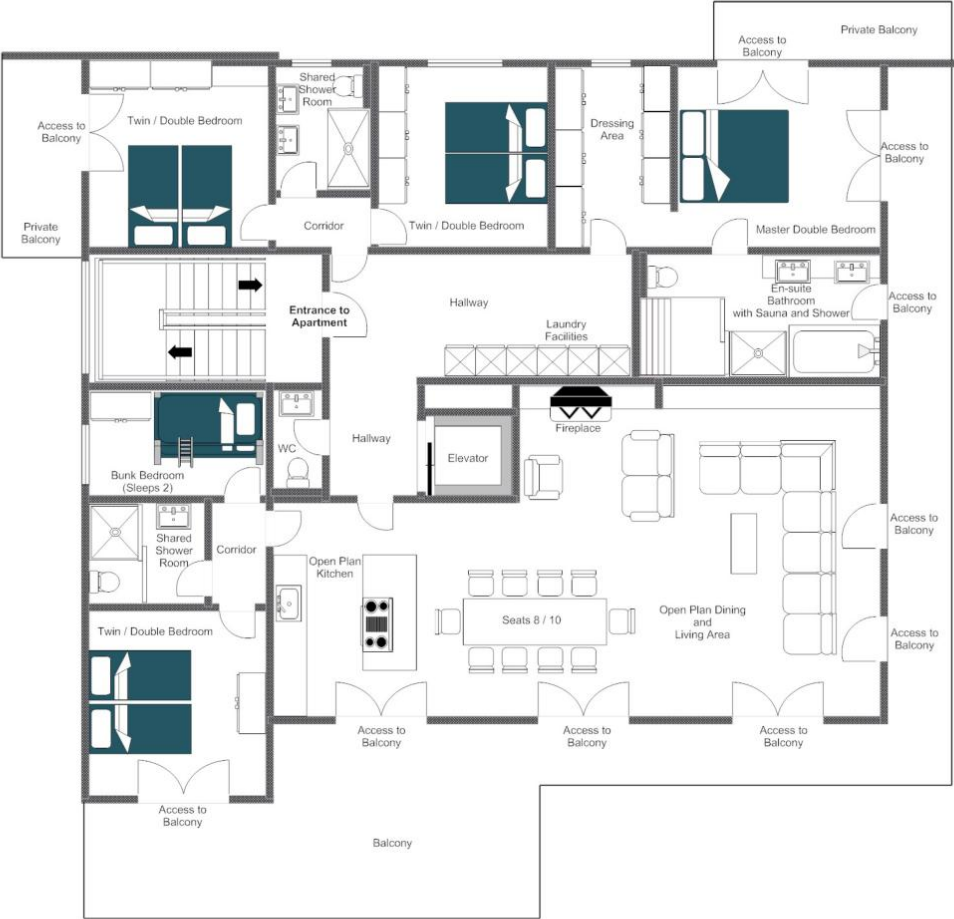


## FIRST FLOOR

- Open plan living and dining area
- 1 master double bedroom (TV, safe, en-suite bathroom with separate shower and sauna, terrace access)
- 1 twin/double bedroom (TV, safe, terrace access)
- 1 twin/double bedroom (TV, safe)
- 1 shared shower room
- 1 twin/double bedroom (TV, safe, terrace access)
- 1 shared shower room
- 1 children's bunk bedroom (sleeps 2)
- Guest WC



APARTMENT NIDUS, FIRST FLOOR - FOR ILLUSTRATION PURPOSES ONLY





# LOCATION



## PROXIMITY

Schlosskopf chairlift - 6-minute walk Schlegelkopf lift - 10-minute walk

Village centre - 10-minute walk/3-minute drive/bus-ride (there is a bus stop located 1-minute walk from Nidus entrance)

## GOOGLE CO-ORDINATES

47.214837, 10.148945







