



Karnischer Hof

URLAUB ERLEBEN



YOUR HOLIDAY EXPERIENCE | FAMILYTIME | REGIONAL PRODUCTS



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About us

Lengersdorff Projektentwicklungs GmbH (LPE) is a Vienna-based property development company founded by KR Dkfm.

Nikolaus Peter Lengersdorff founded and based in Vienna, which specializes in the development, implementation of real estate projects in Austria and the surrounding European area.

In addition to developing our own projects with an extensive network of partners, we bundle the collective know-how of our employees and offer it to our customers in the form of consulting and support services.

LENGERSDORFF PROJEKTENTWICKLUNGS GMBH



As we are situated between mountains and different lakes, there are a lot of outdoor possibilities in summer and winter. You can think of skiing, ice skating, taking a ride with a horse carriage on the ice, cross country skiing, ski jumping, hiking, canoeing, swimming and so on! Next to skiing, hiking and other outdoor possibilities in winter and summer, we are 1,5 - 2 hours away from cities like Ljubljana and Venice. We love to take the guests for a trip in the region or a daytrip with our electric bus to Slovenia or Italy for example



Location

Hotel Karnischer Hof is situated at the foot of the Carnic Alps in St. Stefan/Gail. Very close to Italy which is giving us the Mediterranean atmosphere which makes our hotel interesting for every season. Because of the location in the south of the Alps, our region has the most hours of sunshine of the country. The ski shuttle will stop every hour in front of the entree of the hotel. It will bring you to the gondola in Tröpolach which will bring you up to Nassfeld, the biggest ski region of Carinthia. Nassfeld has 120 km of slopes and it is even possible to ski to Italy from there! Next to Nassfeld we also have a lovely area just 5 km away from our hotel. From here you can reach the "Dreiländereck", which means that you are able to cross the three borders! If you are curious about the glacier, the Mölltal Glacier offers a comprehensive range of slopes. It is the highest ski resort in Carinthia. The glacier is one hour away from our hotel, but we are happy take you there for a daytrip with our electric bus.





DID YOU KNOW
THAT WE NAMED
OUR ROOMS AFTER
THE SURROUNDING
MOUNTAINS?

YOUR HOLIDAY EXPERIENCE
BETWEEN MOUNTAINS AND LAKES

Hotel rooms & suites

It will be the perfect second home between mountains and lakes. The hotel itself has this traditional wooden details which makes it very cosy. Once guests visit us they come back! Guests like to enjoy it in winter and become curious how it will be in the region in summertime. We are very glad to have a lot of "Stammgäste". All our rooms are bright and spacious and have a picturesque view of the surrounding mountain landscape. All the furniture in the room is included. We offer different hotel rooms and suites, named after the mountains and lakes in the area.





Dobratsch

The ultimate family room. All rooms have a balcony, one double room with a connection door to the next bedroom with either a bunkbed, 1-2 single beds or 3 single beds. Room sizes from up to 28m² to 35m².

Mittagskogel

We have four spacious double rooms available with mountain view and a balcony. Room size from up to 17m² to 21 m².



Equipment details for all the room types:

- Bathroom with shower & toilet
- Hairdryer
- Flat TV
- Balcony or on the first floor a terrace
- Towels and linen
- Toiletries
- Room service
- Daily cleaning

Presseggersee

We have four rooms available. This room type includes a double bed with an extra single bed. One room has a view on the mountain side and three of them are facing the garden. Room size from up to 21m² to 25m²



Gartenkofel

We have five family rooms available, four of them are suitable for 4 persons, it includes one double bed and one bunkbed. (3x Garden view and 1x mountain view, all with balcony). One of them is a triple room, which includes a double room with one single bed. The triple room is facing the garden and has a balcony. Room size from up to 24m² to 31m².



Osternig

We have five of this terrace rooms available. They are situated at the first floor directly at the garden with a terrace. All the rooms have a view on the mountains. We have three triple rooms which include a double bed and a single bed. Next to that we have two family rooms with a double and bunkbed suitable for four people. We also have one double room in this room type available. Room size from up to 20m² to 31m².





"Working together with farmers from the region and providing our guests with insights into regional agriculture is something we are truly passionate about."

WOLFGANG BRUNNER - HOTELDIRECTOR -



Restaurant

In our restaurant we serve traditional dishes made with fresh ingredients from the farmers in the Gailtal region. The Carinthian cuisine is a unique blend of traditional Austrian dishes with Italian and Slovenian influences, featuring local ingredients and hearty flavourful meals. You will find various dishes on the menu such as roast pork, beef, and game like venison, prepared in a variety of ways including goulash, schnitzel, and stews. The region is also known for its traditional smoked ham and sausages what we also regularly like to serve!

Working together with farmers from the region and providing our guests with insights into regional agriculture is something we are truly passionate about. We really like to see how our guests enjoy the seasonal ingredients. We believe that knowing where food comes from can also help people develop a greater appreciation for the food they eat. Learning about the effort and resources that go into producing food can encourage people to value and respect it more.



TEACH THEM YOUNG - VISIT ONE OF THE FARMS WITH YOUR FAMILY, WE ARE GLAD TO SHOW YOU AROUND.

Telling people where fresh food comes from is important for promoting healthy and sustainable food choices, environmental awareness, appreciation for food, and support for local food systems.





"Slow down and enjoy the simple pleasures in life" - unknown-

Facilities



Right in front of our hotel there are two brand new charging stations, ready to be used.



Next to pony rides, there is something more to discover on our property, in summertime you will find some animals, like our donkey for example!



If you would like to slow down and relax, spend some time in our wellness! At the moment we have an infrared, a Finnish Sauna, Sanarium, a pool and relax zone.

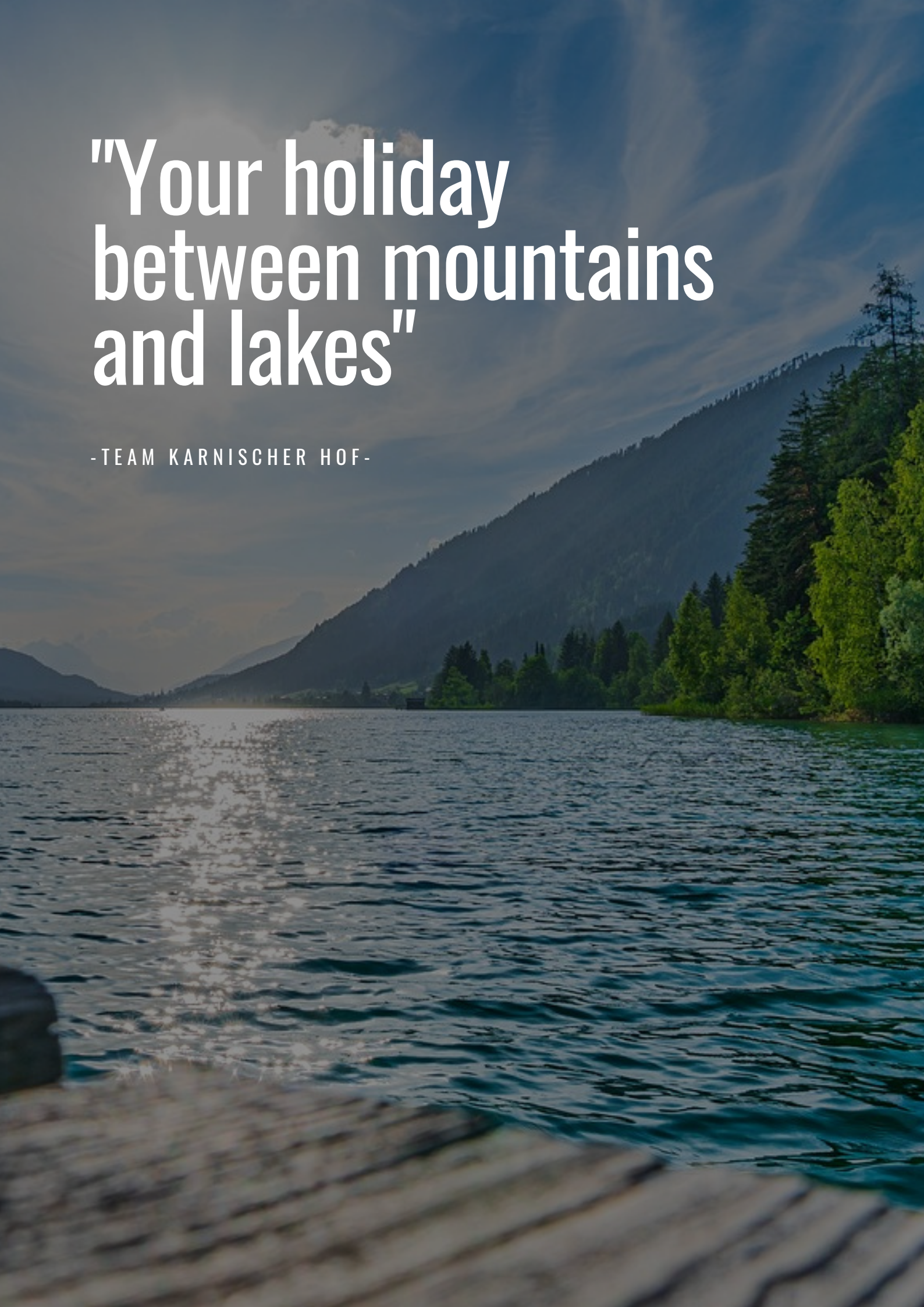
The wellness will be renewed in the first building phase beginning of next year in 2024. It will be spacious with steambath, herbal sauna, infra-red cabin, Finnish sauna and a whirlpool. Book a massage with our professional masseur and relax afterwards in the quiet zone.



Are you up for a work out? You can spend some time in the gym or join an Aqua Zumba lesson in the pool! Our pool has flexible roof, so it is nice for winter and summer. If you prefer to go outside, we have a soccer- and basketball field and a tennis court.

"Your holiday between mountains and lakes"

- TEAM KARNISCHER HOF -



Investing in hotel Karnischer Hof

Investing in hotel Karnischer Hof without worrying about the maintenance of your property or management of your bookings.

- We guarantee a rent income of 4% of the invested capital on a yearly basis for the first 5 years. 2% of the profit will be put on your bank account and 2% will be transferred to your hotel account. The hotel account will be useable for the hotel, restaurant, bar and extras.

- We keep developing with a critical eye on the market and we keep investing in our existing projects.

- We offer you a yearly feedback appointment where we look back on the previous seasons and our vision for the next year.

- When you would like to invest in our new suites, we offer 4 weeks of free stay in one of our existing suites in the hotel.

- If you as an owner would like to spend your holiday in Karnischer Hof, you will get a special price, depending on the season.

- We are convinced about our project, we give you the possibility to sell it back to us after long term, for the amount of the investment plus the current index.

- Frequent guests who would like to invest, get a reduction of 5% on the suite price on the existing and new build suites.

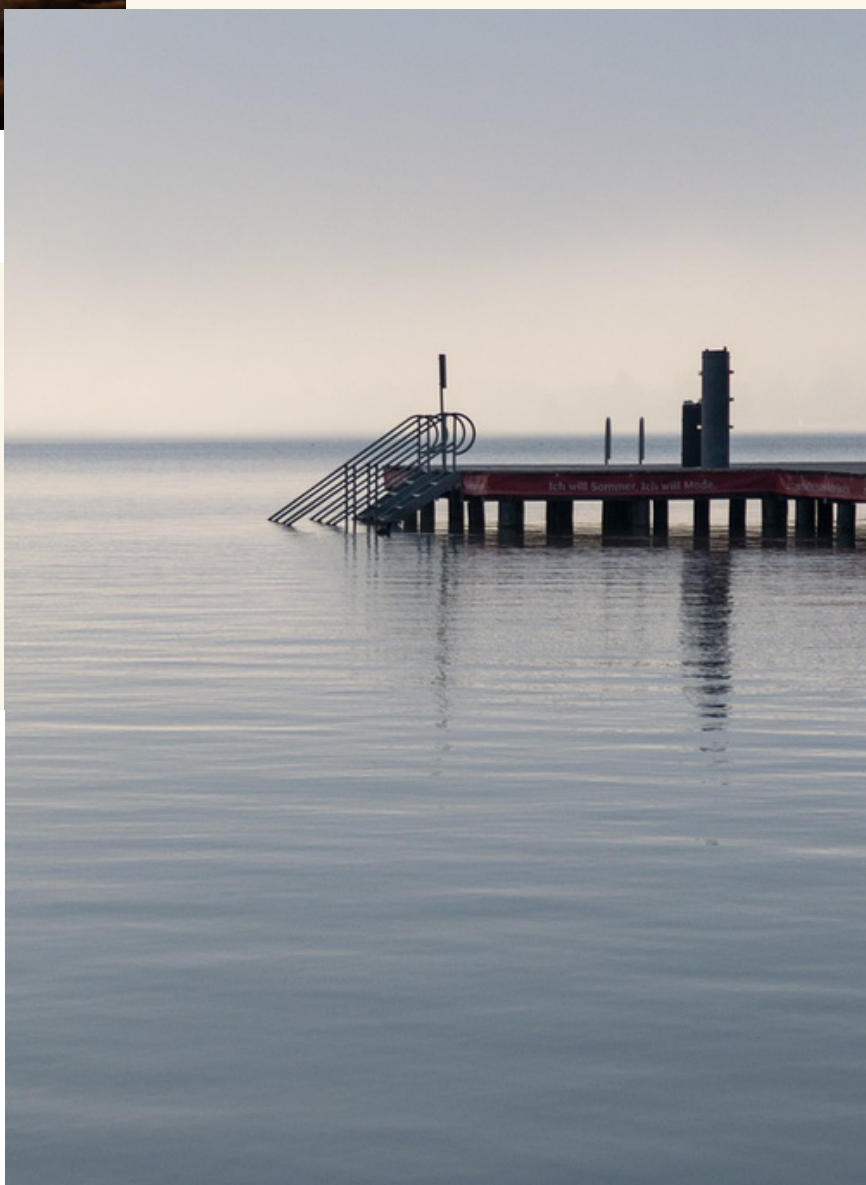


Campfires and torchlight walks, we want you to have a holiday to remember.

Frequent Guest Club

As we truly appreciate “Stammgäste” we would like to tell you about our specials. You will be part of the Frequent Guest Club if you spend over €2000,- in one calendar year. From that moment on, you can save up for vouchers which you could spend the next year in Karnischer Hof.

- A booking over €2000 -> 5% voucher.
- A booking over €4000 -> 8% voucher.
- A booking over €6000 -> 10% voucher.



If you would like to invest in Karnischer Hof, as a member your preferences will be a priority. There is a reduction of 5% on the suite price on the existing and new build suites.

New Suites

In the first quarter of 2024, we will start with the first building phase of 24 new suites. The interior of the suites will be modern but of course with wooden details so we stay true to our “Alpstyle”. The suites will be complete furnished including flat TV. Of course we also supply you with linen, cutlery, glasses and kitchen tools. The size of the suites are from up 42m² to 60m². Price for the suites in the first building phase €4800 per m².

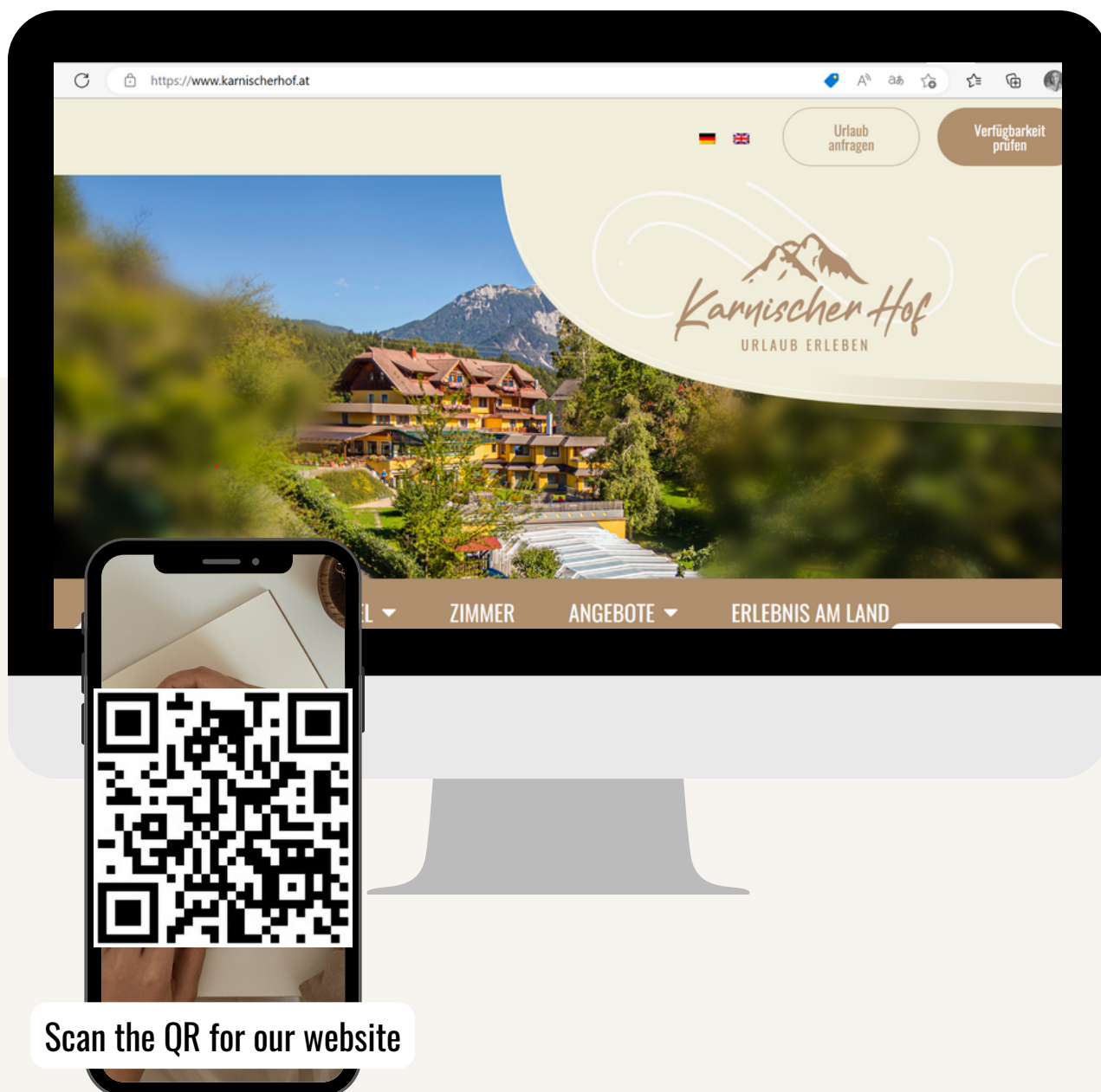


What else will be renewed?

Next to the suites there will be a beautiful renewed wellness area and relax zone. Attached to the restaurant that will be renovated, there will be a nice bright conference room which we use for different occasions. You may think of business conferences, ceremonies, family occasions, weddings and so on.

As we give you a preview of our plans about the hotel, we also like to point out that if you are interested in investing in our traditional restaurant (464,83m²), or in our new wellness area (360 m²), we would be delighted to make an appointment to supply you with more information.





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