



AlpenParks

HOTEL & APARTMENT

MARIA ALM

HOCHKÖNIG

FEELINGS OF JOY AT THE FOOT OF THE HOCHKÖNIG

PRICE LIST 2024/25





HOLIDAY SENSATIONS ON THE HOCHKÖNIG

You will find AlpenParks Hotel & Apartment Maria Alm in the heart of the beautiful Hochkönig region. Stylishly furnished rooms and spacious holiday apartments, located at the foot of the Hochkönig, provide an atmosphere of real comfort – a place for you to truly unwind.

The 20 m² to 49 m² double or family rooms are lovely places to stay – the motto here is to arrive and feel right at home. You will have a marvellous view of the surrounding mountains from your balcony.

The hotel stands out due to its excellent breakfast. Conveniently located right in the village centre, it is only a few minutes' walk to the Natrunbahn cable car. The sauna area on the ground floor invites you to relax.



MOMENTS OF TRUE JOY

The 16 spacious and well-equipped holiday apartments, some with sauna, leave nothing to be desired. Spacious balconies and terraces open up breathtaking views of Maria Alm and the mighty alpine peaks. The Hochkönig region offers a wide range of leisure activities for the whole family – there's no chance for boredom here.

IN THE HEART OF THE SUMMER PARADISE



HOCHKÖNIGCARD

Services in summer:

- Guided hikes
- Free use of all operating cable cars in Maria Alm, Dienten, Mühlbach
- Free use of the hiking bus
- 1 x Biberg summer toboggan run
- Free admission to the Maria Alm and Mühlbach swimming pools
- Free guided MTB and e-MTB tours with bike guide and much more.



- **Hiking:** The area around the Hochkönig – in the heart of the province of Salzburg – is one of the most beautiful mountain regions in Austria. There are around 340 kilometres of well-marked hiking trails, such as the Salzburger Almenweg and many more.
- **Fun on the mountain:** The Natrun forest ropes course, the adventure between the treetops, the Natrun forest adventure trail, Austria's first forest slide park and a 3D archery course mean there's never a dull moment
- **Climbing and via ferrata:** Every mountaineer will find an unforgettable mountain or climbing tour around the 2,943 metre-high Hochkönig
- **Golf:** Off to the most beautiful golf courses in Austria. The Golf Club Urslautal is just one kilometre away. You can reach three other magnificent golf courses in around 30 minutes
- **Mountain biking:** Countless bike trails around the Hochkönig will get you pedalling. Bikepark Leogang, one of the best bike parks in the world, is just 12 kilometres away
- **Summer toboggan run:** An experience for everyone – the 1.6 kilometre long summer toboggan run on the Biberg in Saalfelden
- **Swimming:** Cool off in the crystal-clear lakes in the surrounding area or the Sommerstein adventure pool in Maria Alm
- **Excursions:** Cultural city of Salzburg, Zell am See, Hohe Tauern National Park, Grossglockner High Alpine Road, World of Ice Giants Werfen and much more.
- **HochkönigCard:** Many attractions included

IN THE HEART OF THE WINTER PARADISE



- **Hochkönig:** 34 modern cable cars and lifts with 120 kilometres of slopes. The Natrun cable car is only 200 metres away and takes you directly to the Königstour ski round tour
- **Ski amadé:** Austria's largest ski association with 270 lifts and 760 kilometres of slopes, including the Hochkönig ski region
- **Ski lessons:** For children from the age of three and for adults
- **Snow parks:** Four fun parks with various boxes and kickers offer fun for all skill levels
- **Ski huts and après-ski:** Local specialities and hearty après-ski provide variety
- **Cross-country skiing:** Around 40 kilometres of perfectly groomed cross-country ski trails just 200 m away
- **Guided snowshoe hikes and ski tours:** The Hochkönig – an Eldorado for snowshoe hikes
- **Horse-drawn sleigh rides:** A romantic ride to the most beautiful places
- **Ski kindergarten:** Only a few minutes' walk away, for children from the age of three
- **Family slopes and easier family runs**



DOUBLE ROOM DESIGN 20 M² | 2 PERSONS

- Comfort & living
- Flat-screen TV
- Shower, WC, hairdryer
- Balcony with seating

Surcharge for double room for single use: € 30/night



DOUBLE ROOM DESIGN PLUS 22 TO 30 M² | 2 TO 3 PERSONS

- Comfort & living
- Small seating area, flat-screen TV
- Partial indoor fountains
- Shower, WC, hairdryer
- Balcony with seating

Surcharge for double room for single use: € 30/night



FAMILY ROOM DESIGN 37 TO 49 M² | 2 TO 4 PERSONS

- Comfort & living
- 2 bedrooms (1 x separate beds)
- Shower, WC, hairdryer
- 2 flat-screen TVs
- Balcony with seating



APARTMENT PRICES

PRICES LISTED PER APARTMENT AND NIGHT FOR THE SPECIFIED STANDARD OCCUPANCY, PLUS LOCAL TAX AND FINAL CLEANING

- All prices exclude local tax and tourism fee: Per person (from age 15) and day € 2
- Highchair and baby cot (on request)
- Pull-out sofa bed: Children up to age 5: One-time fee € 19 from age 6: € 15 per night

ALPENPARKS SERVICE

- Bed linen and towels
- Kitchen pack with washing-up liquid, tabs, filter, salt & pepper, Wettex, tea towels
- Free Wi-Fi
- 1 parking space
- For an extra charge: sauna towels, ski tickets, golf green fee discounts, admission tickets to the TAUERN SPA Kaprun thermal spa, hiking tours and much more

A Residence Schmiedhöfl & Dorfrresidence



APARTMENT ALPINE COMFORT 66 M² | 4 TO 6 PERSONS

- **** living & well-being
- Standard occupancy: 4 persons
- + 2 extra beds possible (comfortable, pull-out sofa bed in the living area)
- 2 bedrooms (double bed, wardrobe)
- 2 bathrooms (shower / WC)
- Entrance hall with wardrobe and external storage room
- Open-plan living & dining area with high-quality, spacious fitted kitchen (integrated into the living room)
- LCD television, music system
- With terrace or balcony
- 1 garage parking space included (only in the Residence Schmiedhöfl)
- AlpenParks service

PRICES PER APARTMENT AND NIGHT

WINTER	
06.12.–20.12.2024	from € 161
29.03.–22.04.2025	from € 228
04.01.–31.01.2025	from € 318
15.03.–28.03.2025	from € 366
21.12.–27.12.2024	from € 318
01.02.–14.03.2025	from € 318
28.12.2024 – 03.01.2025	from € 366
SUMMER	
16.05.–26.06.2025	from € 183
30.08.–27.10.2025	from € 216
27.06.–29.08.2025	from € 216

One-off mandatory final cleaning: € 100

B Residence Schmiedhöfl & Dorfrresidence



APARTMENT ALPINE DREAMS 92 TO 98 M² | 6 TO 8 PERSONS

- **** living & well-being
- Standard occupancy: 6 people
- + 2 extra beds possible (comfortable, pull-out sofa bed in the living area)
- 3 bedrooms (double bed, wardrobe)
- 2 bathrooms (bathtub or shower)
- Entrance hall with wardrobe and external storage room
- Open-plan living & dining area with high-quality, spacious fitted kitchen (integrated into the living room)
- LCD television, music system
- Private sauna (only in the Residence Schmiedhöfl)
- Spacious terrace or balcony
- 1 garage parking space included (only in the Residence Schmiedhöfl)
- AlpenParks service

PRICES PER APARTMENT AND NIGHT

WINTER	
06.12.–20.12.2024	from € 248
29.03.–22.04.2025	from € 340
04.01.–31.01.2025	from € 464
15.03.–28.03.2025	from € 554
21.12.–27.12.2024	from € 464
01.02.–14.03.2025	from € 554
28.12.2024 – 03.01.2025	from € 554
SUMMER	
16.05.–26.06.2025	from € 201
30.08.–27.10.2025	from € 319
27.06.–29.08.2025	from € 319

One-off mandatory final cleaning: € 120

C Dorfrresidence



APARTMENT ALPINE PREMIUM 120 M² | 8 TO 10 PERSONS

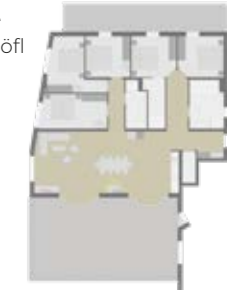
- **** living & well-being
- Standard occupancy: 8 people
- + 2 extra beds possible (comfortable, pull-out sofa bed in the living area)
- 4 bedrooms (double bed, wardrobe)
- 3 bathrooms (bath or shower), 1 separate WC
- Vestibule with wardrobe
- Open-plan living & dining area with high-quality, spacious fitted kitchen (integrated into the living room)
- LCD television, music system
- With balcony
- 1 car park included
- AlpenParks service

PRICES PER APARTMENT AND NIGHT

WINTER	
06.12.–20.12.2024	from € 331
29.03.–22.04.2025	from € 444
04.01.–31.01.2025	from € 610
15.03.–28.03.2025	from € 715
21.12.–27.12.2024	from € 610
01.02.–14.03.2025	from € 715
28.12.2024 – 03.01.2025	from € 715
SUMMER	
16.05.–26.06.2025	from € 280
30.08.–27.10.2025	from € 426
27.06.–29.08.2025	from € 426

One-off mandatory final cleaning: € 145

D Residence Schmiedhöfl



APARTMENT ALPINE ROYAL 166 M² | 10 TO 12 PERSONS

- **** living & well-being
- Standard occupancy: 10 people
- + 2 extra beds possible (comfortable, pull-out sofa bed in the living area)
- 5 bedrooms (double bed, wardrobe)
- 3 bathrooms (shower/WC), 1 separate WC
- Entrance hall with wardrobe and external storage room
- Open-plan living & dining area with high-quality, spacious fitted kitchen (integrated into the living room)
- LCD television, music system
- 61 m² roof terrace
- Private sauna
- 2 garage spaces included
- AlpenParks service

PRICES PER APARTMENT AND NIGHT

WINTER	
06.12.–20.12.2024	from € 449
29.03.–22.04.2025	from € 370
04.01.–31.01.2025	from € 760
15.03.–28.03.2025	from € 892
21.12.–27.12.2024	from € 760
01.02.–14.03.2025	from € 892
28.12.2024 – 03.01.2025	from € 892
SUMMER	
16.05.–26.06.2025	from € 382
30.08.–27.10.2025	from € 531
27.06.–29.08.2025	from € 531

One-off mandatory final cleaning: € 190

ROOM PRICES

PRICES IN SUMMER ARE LISTED PER PERSON AND NIGHT INCL. BREAKFAST. PRICES IN WINTER ARE LISTED PER PERSON AND NIGHT INCL. HALF-BOARD. PLUS LOCAL TAX

- All prices exclude local tax and tourism fee: Per person (from age 15) and day € 2
- Surcharge for children on the sofa bed in the Design Plus double room: up to age 5: free; ages 6 to 12: € 10 per day
- Discount for children in the family room:
 - Up to age 2: free
 - Ages 3 to 5: - 60%
 - Ages 6 to 15: - 40%
 - From age 15: - 20%

INCLUDING THE FOLLOWING ALPENPARKS SERVICES:

- Rich, healthy breakfast buffet
- Seasonal fresh fruit all day
- Use of the sauna area
- Free Wi-Fi
- HochkönigCard with numerous services and discounts
- Check-in 4 pm, Check-out 10 am

PRICES PER PERSON AND NIGHT

WINTER	
06.12.–20.12.2024	from € 98
29.03.–22.04.2025	from € 108
04.01.–31.01.2025	from € 118
15.03.–28.03.2025	from € 128
21.12.–27.12.2024	from € 118
01.02.–14.03.2025	from € 128
28.12.2024 – 03.01.2025	from € 128
SUMMER	
16.05.–26.06.2025	from € 97
30.08.–27.10.2025	from € 107
27.06.–29.08.2025	from € 107

Short stay/weekend surcharge: € 30 per day

PRICES PER PERSON AND NIGHT

WINTER	
06.12.–20.12.2024	from € 108
29.03.–22.04.2025	from € 118
04.01.–31.01.2025	from € 128
15.03.–28.03.2025	from € 138
21.12.–27.12.2024	from € 128
01.02.–14.03.2025	from € 138
28.12.2024 – 03.01.2025	from € 138
SUMMER	
16.05.–26.06.2025	from € 107
30.08.–27.10.2025	from € 117
27.06.–29.08.2025	from € 117

Short stay/weekend surcharge: € 30 per day

PRICES PER PERSON AND NIGHT

WINTER	
06.12.–20.12.2024	from € 108
29.03.–22.04.2025	from € 118
04.01.–31.01.2025	from € 128
15.03.–28.03.2025	from € 138
21.12.–27.12.2024	from € 128
01.02.–14.03.2025	from € 138
28.12.2024 – 03.01.2025	from € 138
SUMMER	
16.05.–26.06.2025	from € 107
30.08.–27.10.2025	from € 117
27.06.–29.08.2025	from € 117

Short stay/weekend surcharge: € 30 per day

INFORMATION ABOUT THE APARTMENTS

All prices are listed per apartment and night for the specified standard occupancy of 4, 6, 8 or 10 people, depending on the category. Additional occupancy is charged at the additional bed price per person and night. Please note the hotel's seasonal opening times for breakfast in the restaurant. Final cleaning and local tax will be charged additionally. Local tax: Per person (from age 15) and night € 2.

ADDITIONAL BEDS

Extra beds are charged from the standard occupancy of the apartment (1 extra bed/ apartment possible):

- Baby cot/highchair after pre-booking for € 19 per stay

SURCHARGES FOR BREAKFAST AT THE HOTEL

- Breakfast: € 15
- Children ages 4 to 14 years: € 10, only possible with advance booking and subject to availability

CLEANING – FINAL CLEANING

- Apartment type A: € 100
- Apartment type C: € 145
- Apartment type B: € 120
- Apartment type D: € 190

INTERMEDIARY CLEANING WITH LINEN CHANGE ON REQUEST

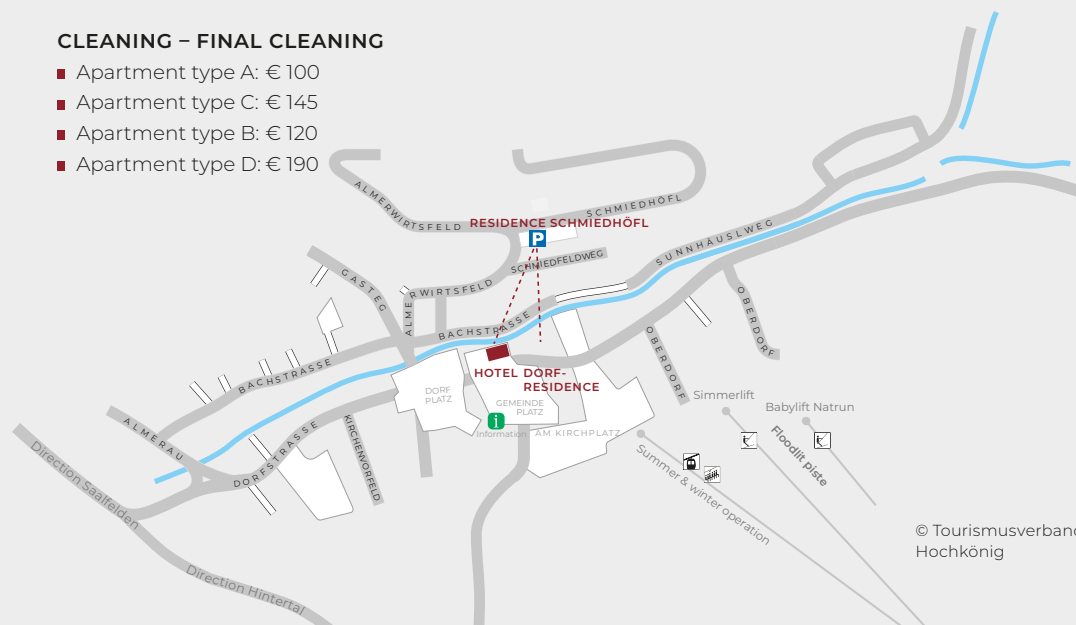
- Apartment type A: € 40
- Apartment type C: € 70
- Apartment type B: € 60
- Apartment type D: € 80

CHANGE OF LAUNDRY

- Towel change 1 x from 8 nights included
- Bed linen change 1 x from 8 nights included

ADDITIONAL CAR PARKING SPACE

€ 10 per day (subject to availability)



© Tourismusverband Hochkönig

TERMS & CONDITIONS FOR ROOMS & APARTMENTS

ARRIVAL

The rooms and apartments will be ready for you from 4 pm on the day of arrival.

DEPARTURE

We kindly ask that you vacate the apartments by 10 am. If you still want to use the day, please let us know. If possible, we will be happy to store your luggage temporarily in the hotel.

DEPOSIT / BILLING / RESERVATION

The reservation is binding upon receipt of your deposit according to the reservation letter. You are welcome to pay your bill on site in cash, by Visa or Mastercard, or by EC card.

BANK DETAILS

Gunsberger Hotel GmbH
IBAN AT75 3505 3000 2609 8293, BIC RVSAAT2S053
All transfers are free of charge for the recipient.

SECURITY DEPOSIT

We charge a security deposit of € 300 /apartment on arrival, which will be returned at the end of your stay after an inspection of the premises.

CANCELLATION

- Up to 3 months before arrival: free of charge
- Up to 1 month before arrival: 40%
- Up to 1 week before arrival: 70%
- In the week before the day of arrival: 90%
- In case of no-show: 100%

TRAVEL INSURANCE

Hotel Cancellation Plus – we recommend taking this out when you make your reservation. We will be happy to advise you.

MISCELLANEOUS

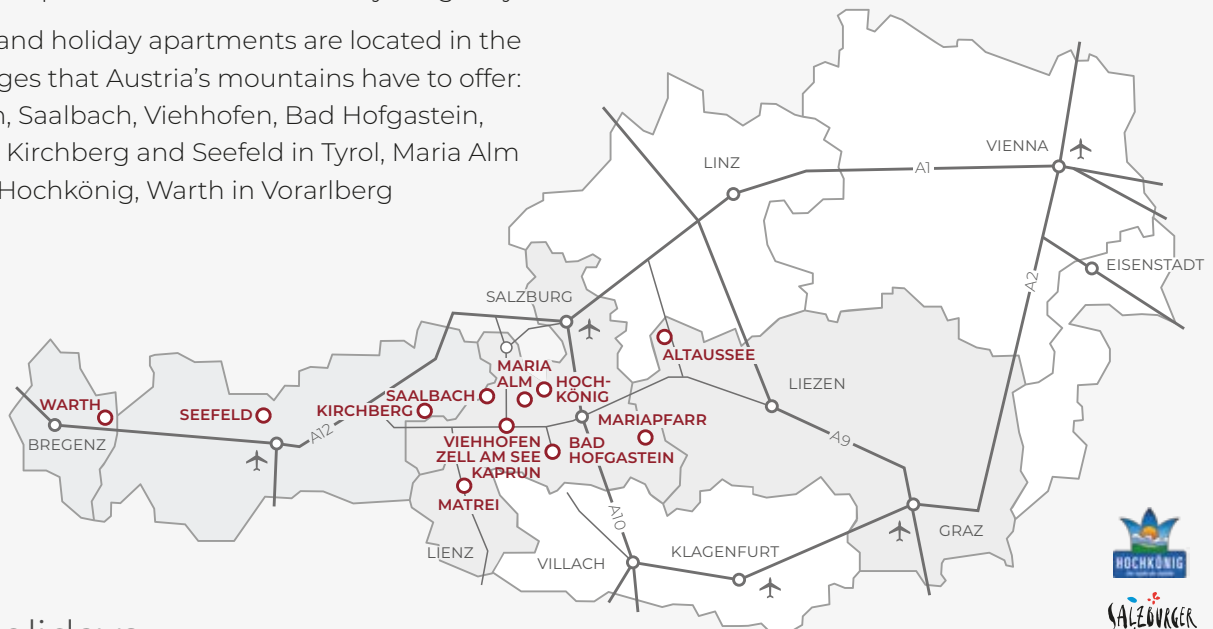
Floor plans and sketches are examples. They may vary depending on the apartment, but do not affect the price. Misprints and errors may occur despite careful checking. This price list supersedes all previous price lists. The provisions of the Austrian Hotel Regulations apply. (www.hotelverband.at)



ALPENPARKS MEANS HOLIDAYS IN THE MOST BEAUTIFUL PLACES IN AUSTRIA

Why wander far and wide when you can start your day in the mountains straight from AlpenParks Hotels & Residences? There are several reasons why you should choose one of our accommodations for your next holiday. All our hotels, apartments and holiday homes are centrally located or idyllically quiet. But they're also always in the immediate vicinity of ski lifts or right on the ski slopes, so you can leave your car behind while on holiday. In summer, they make for the perfect starting point for extensive hikes or panoramic mountain bike tours. Spa lovers will also find everything they could wish for.

The chalets, hotels and holiday apartments are located in the most beautiful villages that Austria's mountains have to offer: Zell am See-Kaprun, Saalbach, Viehhofen, Bad Hofgastein, Matri in East Tyrol, Kirchberg and Seefeld in Tyrol, Maria Alm and Mühlbach am Hochkönig, Warth in Vorarlberg and Altaussee.



my alpine holidays.

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