



BIOGENA
**KOLHOF
GUT**



SCHLOSS KOLHOFGUT

A hidden treasure awaits its discovery



**"WELCOME TO KOLHOFGUT:
A PLACE WHERE HISTORY AND
POSSIBILITIES CONVERGE."**



A JOURNEY BEYOND TIME: THE LEGACY OF SCHLOSS KOLHOFGUT

Welcome to an extraordinary journey that takes you through the multifaceted epochs of history while casting a visionary glance into the future. Schloss Kolhofgut, nestled in the gentle hills of Southern Carinthia (Austria), narrates a captivating tale of nobility, craftsmanship, and innovation. As a custodian of bygone eras and a source of inspiration for future generations, Schloss Kolhofgut opens its gates to those in search of the extraordinary.



AN ARCHITECTURAL JOURNEY THROUGH TIME

The Kolhofgut, a jewel of architecture in Southern Carinthia, embodies the elegance and historical spirit of bygone epochs. This estate originated in the 16th century and continues to impress with its unique horseshoe-shaped Renaissance architecture, which embodies both grandeur and protection in perfect harmony. A distinctive feature is the tower crowned with battlements, a loving addition from the 19th century that completes the romantic and historically rich appearance of the property.



HISTORICAL LAYERS

The 16th century saw the construction of this edifice, which, with its horseshoe-shaped layout and proud walls, holds a firm place in the history of the region. The Umbfahrer family, as its builders, bestowed upon the estate its initial splendor and significance. In the 19th century, the Kolhofgut underwent a phase of transformation, during which careful renovations and expansions not only enhanced the architecture but also broadened its range of use. These historical changes reflect the passage of time and imbue the property with a deep, multifaceted personality.

**"WHERE HISTORY MEETS FUTURE,
VISIONS ARISE THAT CAN
BECOME REALITY."**



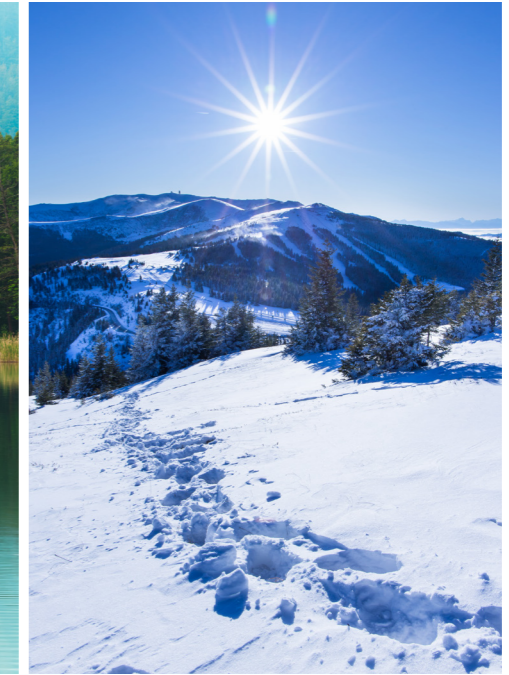
LOCATION AND SURROUNDINGS

Perched atop a hill, approximately 40 meters above the charming town of Völkermarkt, the Kolhofgut offers breathtaking views and exclusive seclusion. Its proximity to Italy and Slovenia, quick access to popular destinations such as Lake Wörthersee, Klagenfurt, and various ski resorts, as well as convenient connections to international transportation routes, make the castle a unique location in Europe.

The strategic position near the borders of Italy and Slovenia, combined with close proximity to cultural gems like Lake Wörthersee, Klagenfurt, and various ski resorts, distinguishes the estate as a jewel in the heart of Europe. The easy accessibility to international transportation arteries further underscores the unique character of the location.

**"THE TRUE ART OF LIVING
IS FINDING THE HARMONY
BETWEEN THE OLD AND THE NEW."**





PICTURESQUE SOUTHERN CARINTHIA

The Kolhofgut, nestled in the picturesque landscape of southern Carinthia, not only represents exclusive seclusion but also boasts an impressive proximity to cultural and natural treasures. The strategic location of the property allows for easy access to a variety of different experiences within a short period. Whether it's exploring the crystal-clear waters of Lake Wörthersee, taking a stroll through Klagenfurt, or visiting nearby ski resorts, the Kolhofgut provides the perfect starting point for adventures and relaxation.





**“SCHLOSS KOLHOFGUT
IS NOT JUST A RESIDENCE;
IT’S AN INVITATION TO BECOME
PART OF A VIBRANT HERITAGE.”**



Lake Wörthersee: A jewel nearby.

Just 20 minutes away, Lake Wörthersee beckons with its array of water sports, leisurely days by the shore, and cultural events. A regional hotspot, it promises unforgettable moments amidst nature.

Klagenfurt and its surroundings

Klagenfurt, the capital of Carinthia, is just a 20-minute drive away. Offering urban flair, the city also provides convenient connections via its airport and a wealth of cultural and historical attractions.

Velden: Lakeside Lifestyle

35 minutes away, Velden on Lake Wörthersee is renowned for its vibrant summer life. Synonymous with lakeside lifestyle and pleasure.

Winter sports and more

Winter sports enthusiasts will find the Petzen and Koralpe ski resorts within 25 and 40 minutes, respectively. Offering a range of recreational activities, these locations are not just for winter but also summer enjoyment.

TRANSCULTURAL CHARM

The central European location of Schloss Kolhofgut facilitates trips to some of the continent’s most beautiful cities. Venice, Vienna, the Adriatic coast, and Ljubljana are easily accessible for day or weekend excursions, offering unique cultural and historical experiences.

Venice (3 hours), Vienna (3 hours), Adriatic Sea (Trieste, 2 hours 20 minutes), Ljubljana (1.5 hours).

UNIQUE OPPORTUNITIES AT KOLHOFGUT: LUXURY IN HISTORICAL SETTING

LUXURY GASTRONOMY, EXCLUSIVE HOTEL PROJECT, OR GLAMPING RESORT

The Kolhofgut offers a picturesque setting for an exclusive luxury hotel, fine dining, and a glamping resort. Its historic architecture and breathtaking views create a unique atmosphere for an unforgettable experience.

The property appeals to high-end hoteliers, gourmet chefs, and discerning glamping operators seeking a venue with prestige and unique ambiance. With luxurious accommodations, event spaces, restaurants, and wellness facilities, it caters to both luxury hotels and glamping resorts of the highest standards. Situated in an attractive region of Europe with numerous attractions, it's an ideal location for premium hospitality experiences.



EXCLUSIVE HOTEL PROJECT

The Kolhofgut exudes prestige and is a magnet for high-end hoteliers seeking a unique location for their next project. The historic architecture of the estate provides the perfect backdrop for creating luxurious accommodations, from elegant suites to exclusive rooms. These versatile options meet the needs of discerning guests and make Kolhofgut a premier destination for luxury hotel projects.

LUXURY GASTRONOMY

At Kolhofgut, where we have carefully established a new building for gastronomy that harmoniously blends with the historic architecture, opportunities arise for top-tier luxury hotels, exclusive gastronomy, and unforgettable culinary experiences. The meticulous integration of the new building into the historic architecture of the estate creates a special atmosphere that attracts gourmet chefs from around the world. This provides a unique opportunity to enthrall highly esteemed chefs, to showcase their culinary skills in a new award-winning restaurant, and to pamper guests with exquisite dishes.

GLAMPING RESORT

For an unparalleled outdoor experience, Kolhofgut offers the perfect setting for an exclusive glamping resort. The idyllic grounds and surrounding nature create an inviting atmosphere for luxurious tenting and glamorous camping. This unique concept appeals to discerning guests seeking a first-class outdoor experience combined with comfort and elegance.



MEDICAL HEALTH RESORT AND LONGEVITY RETREAT: RENEWAL IN HARMONY WITH NATURE

At Kolhofgut, longevity is at the heart of the experience, seamlessly integrated with the surrounding nature and tranquility. The historic castle emanates a unique ambiance, fostering a serene environment for holistic healing and rejuvenation amidst lush greenery. Guests find solace in this retreat, where the soothing presence of nature supports their journey toward enhanced health and well-being.



INTEGRATION INTO NATURE AND TRANQUILITY: LONGEVITY IN FOCUS

Kolhofgut combines the promotion of longevity with integration into nature and the tranquility of its surroundings. The historic walls of the castle emit a special aura and provide a harmonious atmosphere for holistic healing and regeneration. Surrounded by expansive green spaces and the calming presence of nature, guests can find a retreat here that supports them in promoting their health and well-being.

POSITIVE EFFECTS OF CARINTHIA: HEALTH-PROMOTING ENVIRONMENT

The region of Carinthia contributes to the positive effects of Kolhofgut as a Medical Health Resort. The fresh air, clear lakes, and diverse nature provide ideal conditions for relaxation and regeneration. By combining medical expertise, holistic therapies, and a comprehensive wellness offering, guests can experience a holistic approach to improving their health and quality of life here. Thus, Kolhofgut becomes an attractive destination for discerning guests from around the world seeking a place of tranquility and renewal to achieve their longevity goals.

ART CENTER, MUSEUM, ART ENTHUSIASTS & ART PATRONS

The Kolhofgut is a vibrant hub for art and culture. Its rich history and historic atmosphere make it ideal for art exhibitions and music events. The spacious indoor and outdoor areas provide ample space for showcasing various artworks. The Kolhofgut serves as an inspiring space for artists and cultural creators to live and work. As a venue for cultural events and festivals, the Kolhofgut enriches the cultural life of the region.



**„AT KOLHOFGUT, HISTORY AND ART MERGE TO
CREATE A UNIQUE SENSORY EXPERIENCE“**



Das keltenreich

**Past Exhibitions at Kolhofgut:
An Example of the Venue's Versatility**

The Kolhofgut is not only a historic estate of impressive beauty but has also proven itself as an outstanding exhibition venue. Previous exhibitions, such as the Celtic Empire, showcased a comprehensive collection of approximately 50 exhibits of early art and artifacts. These ranged from the Neolithic period through the classical Celtic era to the bronze and glass art of the Romans.

The exhibition pieces, all archaeological finds from the European heartland, offered a fascinating insight into the regional development of humanity. The diversity of exhibits, from everyday items to jewelry to warrior equipment, made the exhibition an unforgettable experience for visitors of all ages.

AUDACES FORTUNA IUVAT
Fortune favors the bold



EXCLUSIVE PRIVATE RESIDENCE

The Kolhofgut is not just a historic castle but a symbol of prestige and exclusivity. Owning such an estate offers a life experience beyond the ordinary, allowing for a life steeped in history and authenticity. With its spacious interiors and potential for personalization, the Kolhofgut provides its owners with a unique opportunity to unfold and enjoy their lifestyle individually. Moreover, historic properties like the Kolhofgut often hold the potential for long-term appreciation in value and investment security.

A LIFE OF SPLENDOR AND STYLE

With its spacious rooms and the possibility for personal customization, Kolhofgut offers its owners a unique opportunity to unfold and enjoy their lifestyle individually. The magnificent halls, elegant salons, and well-kept gardens provide the perfect setting for exclusive events and private gatherings.

A TIMELESS INVESTMENT

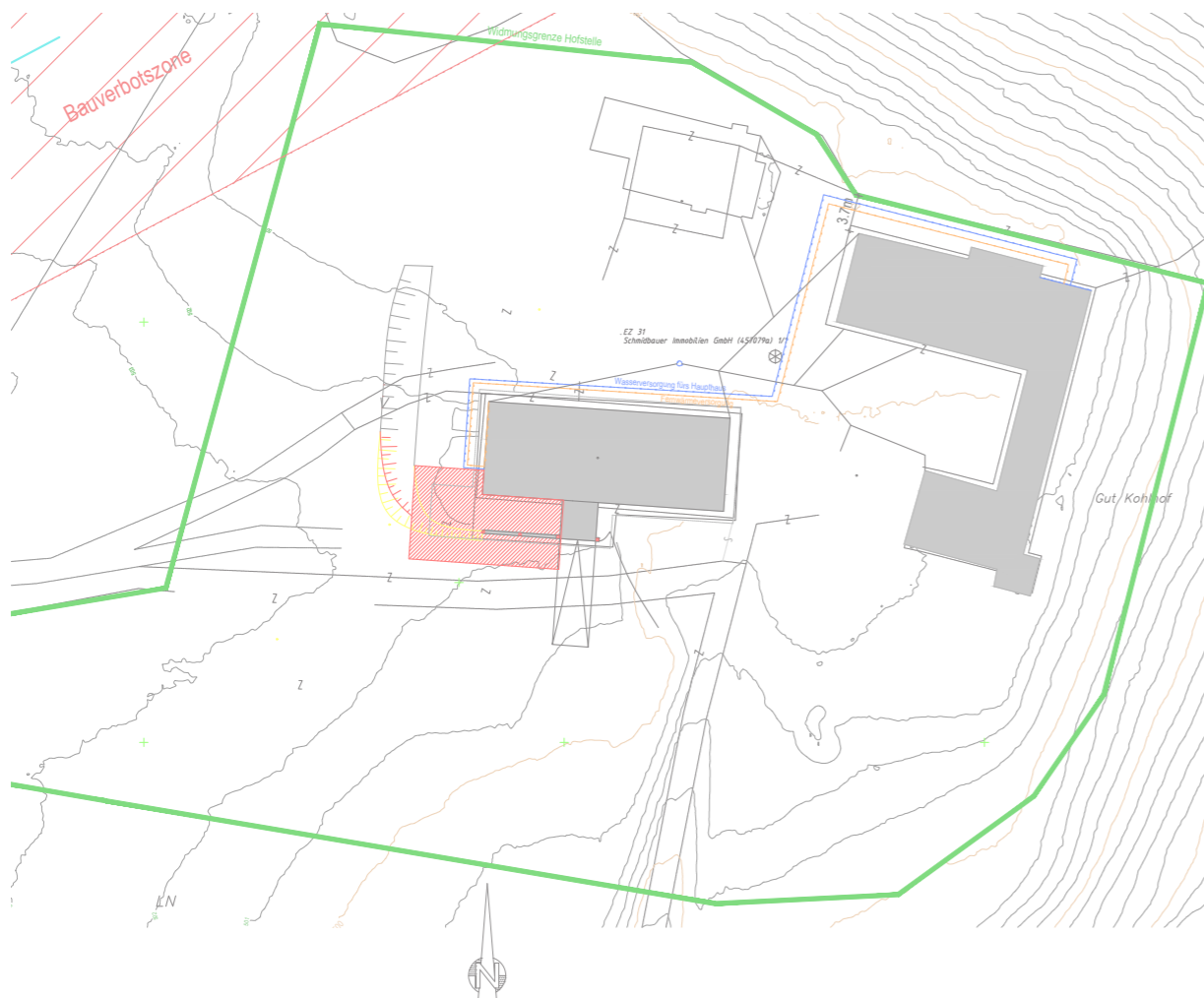
Furthermore, historical properties like Kolhofgut often offer the potential for long-term value appreciation and investment security. As part of a rich historical tradition and as a symbol of aristocratic elegance, Kolhofgut is not just a home but a timeless investment in the future.

THE ESTATE: A SYMPHONY OF STONE AND NATURE

At the heart of the Kolhofgut lies a remarkable ensemble of historical buildings and modern facilities, creating a symphony of stone and nature. This includes a magnificent castle, a welcoming restaurant, functional stable buildings, cozy living spaces, and extensive open areas that span the entire estate. The careful restoration has preserved the soul of the estate while contemporary amenities ensure comfort.

The estate comprises:

- 1) Castle/Main Building:** The centerpiece of the estate, where the Renaissance comes to life anew. Modernized to meet the highest standards without losing its historical character.
- 2) Restaurant:** A venue for culinary excellence, perfect for luxury gastronomy or as an exclusive dining destination.
- 3) Stable and Residential Buildings:** Provide additional space for residential or commercial use.
- 4) Various outdoor areas:** From orchards and vegetable and berry gardens to a sculpture garden—the estate offers endless possibilities for personal design and use.



"THE TRUE ART OF LIFE
IS TO FIND HARMONY BETWEEN
OLD AND NEW."



CASTLE/MAIN BUILDING

The heart of the Kolhofgut

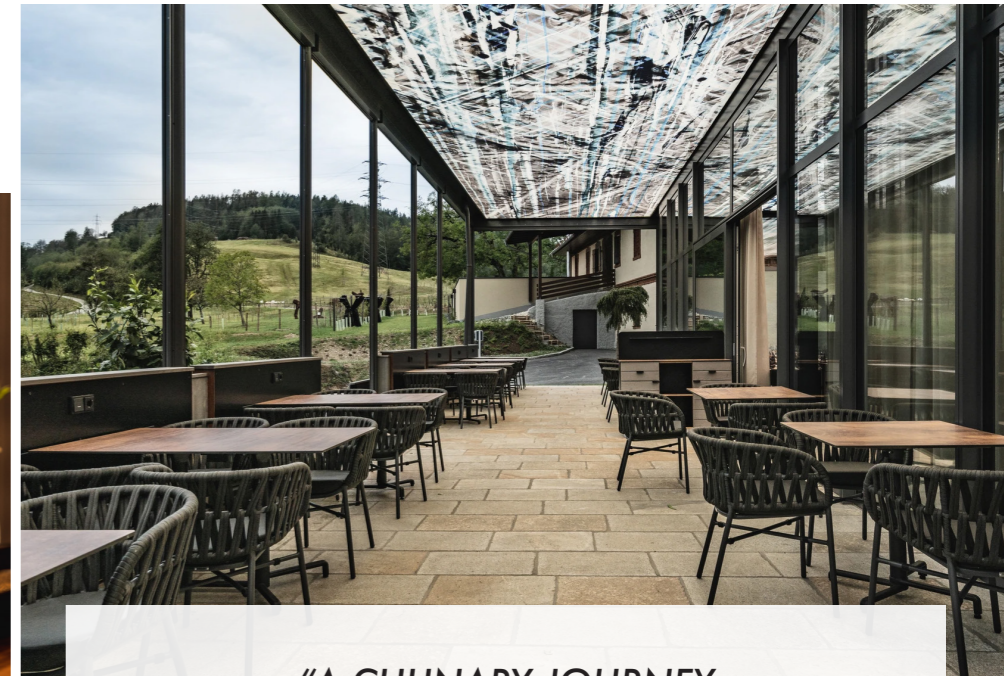
The centerpiece of the Kolhofgut is the impressive main building, which offers numerous possibilities with its versatile room layout. In the basement, you will find a spacious **storage area of 32 m²**, ideal for storing valuable collections or as a wine cellar. The **ground floor, covering 292 m²**, and the **upper floor, covering 343 m²**, currently serve as a museum and office spaces, but they represent a flexible foundation for your individual visions.



GASTRONOMY

The taste of life

Experience culinary excellence at the gastronomy area of the Kolhofgut. With a **180 m² restaurant** on the ground floor, complemented by a **100 m² terrace**, this provides the perfect stage for unforgettable culinary experiences. The basement supports smooth operation with an **81 m² storage area**.



*"A CULINARY JOURNEY
AWAITS AT THE KOLHOFGUT, WHERE EVERY
MEAL CAN BE AN EXPLORATION OF LOCAL
FLAVORS AMIDST HISTORIC WALLS."*





STABLES

The stable building reveals its potential through an impressive combination of tradition and flexibility. In the **old building (ground floor) with 248 m²** and the **new building (ground floor) with an additional 154 m²**, there are spacious storage areas as well as a social area. The **upper floor provides an additional 272 m²** of space for ideas.



RESIDENTIAL BUILDING

The residential building with **98 m² on the ground floor** and further **expandable space on the upper floor** promises privacy and comfort. It is ideal as a retreat or as a guest residence.



"IN DIVERSITY LIES BEAUTY, IN POTENTIAL LIES THE FUTURE."

OUTDOOR AREAS

Spanning over **approximately 173,000 m²**, the Kolhofgut unfolds its full potential. Whether **orchards, herb gardens, wildlife enclosures, or art parks**—the open spaces offer endless possibilities for design and use.



FUTURE VISIONS: AN OPEN BOOK OF OPPORTUNITIES

The Kolhofgut is much more than mere property; it is an invitation to immerse oneself in a world full of possibilities. From specialized agricultural ventures to unique tourism concepts and cultural and creative projects, the property embodies the freedom to explore new paths and create unforgettable experiences.

Where Past Meets Modernity

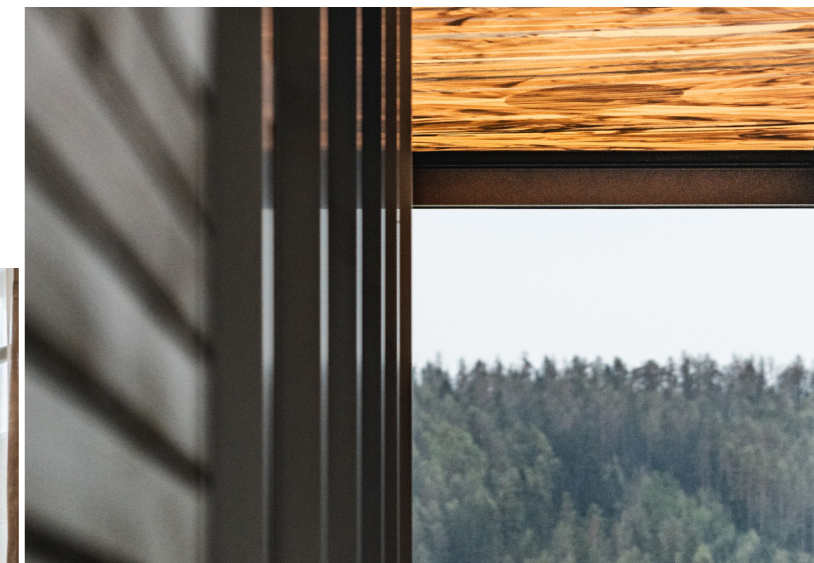
The exceptional combination of historical substance and modern comfort makes the Kolhofgut a place like no other. With its sunny location, exclusive solitude, and versatile buildings and outdoor spaces, ranging from orchards to wildlife enclosures to art parks, the property offers the perfect backdrop for a variety of lifestyles and business models.

“THE KOLHOFGUT: A VISION BECOMES REALITY”

Versatility in Usage

The zoning of the Kolhofgut enables a wide spectrum of usage concepts:

- Exclusive private residence
- Art center, museum
- Luxury gastronomy, exclusive hotel project, or glamping resort
- Venue for cultural or private events
- Niche agriculture, animal husbandry, winery
- Longevity and wellness hotel



**“ADVENTURE, TRANQUILITY,
AND THE LUXURY OF CHOICE—THE KOLHOFGUT
OFFERS A MYRIAD OF EXPERIENCES,
EACH AS UNIQUE AS ITS GUESTS.”**

The Kolhofgut is poised to pen its next chapter—with you as its protagonist. It represents a rare chance to become part of a place that dazzles not only with its beauty and history but also with the limitless possibilities it offers. We invite you to turn this page with us and shape the future of the Kolhofgut.





EMBARKING ON A TIMELESS JOURNEY: THE SCHLOSS KOLHOFGUT EXPERIENCE

In the heart of Europe, perched atop a commanding hill with vistas that stretch into the horizon, lies the Schloss Kolhofgut—a beacon of history, luxury, and untapped potential. This esteemed estate is not merely a location but a gateway to a lifestyle of unparalleled sophistication and cultural depth, inviting visionaries to carve out their legacy within its storied walls.

The Schloss Kolhofgut, with its rich tapestry of history and architectural splendor, offers a unique proposition: the chance to inhabit a living piece of art, where every stone tells a tale, and every view paints a picture of natural grandeur. Its proximity to cultural landmarks, natural beauty, and the bustling hubs of innovation and leisure across Italy, Slovenia, and Austria positions it as a rare jewel in an enviable setting.

Here, the promise of exclusivity and privacy melds with the allure of endless possibilities. Whether it's transforming the estate into a luxurious private residence, a beacon for the arts, a high-end hospitality venture, or a bespoke retreat, the Schloss Kolhofgut is a canvas awaiting your vision.

This estate offers more than just a dwelling; it is an opportunity to become part of a vibrant legacy. To own the Schloss Kolhofgut is to hold a piece of history, to shape the future, and to live a life defined by beauty, elegance, and a profound connection to the world's cultural heartbeat.

The Schloss Kolhofgut is not just an investment in property but an investment in a way of life that celebrates the richness of history, the beauty of nature, and the potential for transformative experiences. It invites you to join a lineage of stewards who have appreciated its value, not just as a home, but as a hub of inspiration, innovation, and infinite possibilities.

**“WELCOME TO SCHLOSS KOLHOFGUT
WHERE YOUR JOURNEY INTO A REALM OF
EXTRAORDINARY POSSIBILITIES BEGINS.”**

CASTLE/MAIN BUILDING

LG: Storage with 32 m²
GF: Museum/Office with 292 m²
UP: Museum with 343 m²

GASTRONOMY

LG: Storage with 81 m²
GF: Restaurant with 180 m²
Terrace: directly adjacent to
the restaurant with 100 m²

STABLES

GF (Old building): Storage area with 248 m²
GF (New building): Storage and social space with 154 m²
UF: Storage area with 272 m²

RESIDENTIAL BUILDING

GF: Area with 98 m²
UF: Expandable area

OUTDOOR AREAS

Total area approximately 173,000 m²
(orchard, vegetable garden, arable land, berry garden,
game reserve, fores/meadows)

Contact:

Julia Hagenauer
+43 664 306 80 35
j.hagenauer@biogena.com

Schmidbauer Business Immobilien GmbH
Strubergasse 24
5020 Salzburg

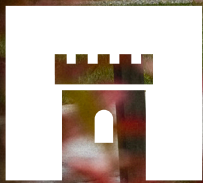




CANOCA

CAROLINA
MUSEUM OF
CONTEMPORARY
ART

"Befolgen Sie den Berg, Sie sind sicher
Im höchsten Berg der Welt."



**KOLHOF
GUT**