



## Fractional Ownership

WE CREATE... EXPERIENCES

# Welcome to The World of Karma

The New Release at Karma Bavaria represents a contemporary ownership model and a new level of luxury for those who place value on wellness, relaxation and attentive yet discreet service all within a stylish environment. Now is the perfect time to embrace a new lifestyle in Bavaria's year-round wonderland.

The newly refurbished residences are designed in a modern Alpine style with various sizes and configurations. There will be one that suits your expectations and budget. In addition, all the apartments benefit from being part of the larger Karma Bavaria resort which features excellent amenities, professional management, and bespoke concierge services.

We invite you to become part of the Karma family and share the ultimate in luxurious holidays, international travel, and unique experiences.

Offering an outstanding location, understated privacy, and sophisticated living with many other benefits, this is a fabulous opportunity to make Karma Bavaria a home away from home and join the world's most exciting lifestyle club.







# Bavarian Traditions and Warm Hospitality

Bavaria, the largest and most culturally rich state in Germany has a historic past and a modern economic revolution at its heart. From the local lederhosen and dirndl costumes to the Bayern Munich football team to the headquarters of BMW, this is a region of contrasts and spectacular natural beauty.

Busy throughout the year and particularly during the world-renowned Oktoberfest, which attracts more than 6 million people, Upper Bavaria where Karma Bavaria is located, is a magical place of deep forests, beautiful meadows, winding roads, and jagged peaks.



Two Bedroom Apartment

# Experience Karma

Karma Group's Fractional Ownership is an expanding lifestyle experience, including a portfolio of elite boutique properties in some of the world's most desirable holiday destinations. Marrying idyllic locations with design flair, state-of-the-art amenities, unique member-only events, and a creative approach to service, Karma Group's Fractional Ownership heralds a privileged new kind of ownership with benefits.

The New Release at Karma Bavaria represents a chance to become part of this growing community and to take up one of the most solid and exciting investment opportunities in the region.





# Karma Bavaria

Welcome to Karma Bavaria in the heart of Bavaria, Germany's most popular tourist destination. Just 50km from the historic city of Munich, Karma is wonderfully situated amid the foothills of the spectacular Bavarian Alps. The picture-perfect town of Schliersee is a popular holiday hotspot due to its stunning natural beauty and extensive sports and leisure facilities.

In summer, enjoy swimming, boating, walking, mountain climbing, rambling, and lakeside beer gardens, or visit one of the famous schnapps distilleries. For the more adventurous, hang gliding, mountain biking, rollerblading, tennis, golf, and horse-drawn carriages are available. In winter this stunning natural playground provides hiking trails and cable-car access to breathtaking peaks as well as skiing, tobogganing, snowboarding, ice-skating, and snow-tubing. The area boasts two ski resorts, Spitzingee and Bayrishell, within a 15-minute drive of Karma Bavaria, both with free parking. Newly introduced snow machines ensure superb ski conditions throughout the season. For culture-seekers, there are ornate cathedrals, fairytale castles, and events such as the famous Oktoberfest and the popular Christmas markets of Munich and Salzburg, brimming with bargains and local specialties.



# Simply The Best

Combining heartfelt Bavarian hospitality with high service levels and personalised care, Karma Bavaria draws inspiration from the magnificent beauty that surrounds this peaceful Alpine hotel. It is ranked the top hotel in the area by TripAdvisor, awarded the Certificate of Excellence on several occasions, and boasts rave guest reviews, appealing to both local and international visitors alike.

Restaurant and Bar

Karma Spa

Skittles Bowling Alley

Heated Swimming Pool

Sauna & Steam Room

Billiards

Table Tennis

Kicker

Library

Vinyl Room

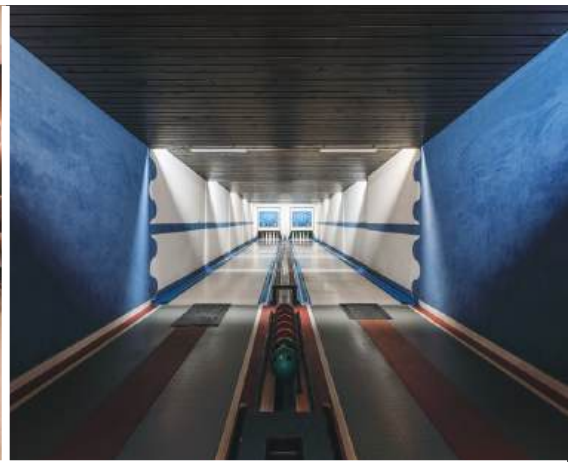
Outdoor Playground

Kid's playroom

Free Parking















# The Ultimate Luxury Escape

The perfect holiday accommodation, Karma Bavaria's apartments set a new benchmark in one of Germany's most beautiful and desirable locations. Ideally positioned for an adventurous getaway or a retreat for well-being and pleasurable relaxation, the property provides everything for those seeking a savvy investment accessorized with lifestyle benefits. Custom-made furniture and high-quality fixtures and fittings provide a level of comfort that today's purchaser expects in a second home. Coupled with an exceptional rental scheme that can provide significant returns and long-term capital appreciation, Karma Bavaria presents a once-in-a-lifetime opportunity for discerning buyers.



One Bedroom Apartment

# Luxury Apartments

This limited collection of immaculately designed apartments consists of

STUDIO APARTMENTS

ONE BEDROOM APARTMENTS

TWO BEDROOM APARTMENTS

The contemporary apartment design uses only top-quality materials throughout. Furnished to Karma's exacting standards, spacious open-plan living areas are complemented by the latest audio-visual systems, including surround-sound hi-fi.

Modern kitchens, designed for convenient holiday usage, are equipped with branded appliances. The bedrooms have comfortable king or queen-sized beds and elegant bathrooms with exquisite vanity units, soaking tubs, and rain showers. All rooms are equipped with quality central heating.





Studio Apartment



# Experience the luxury lifestyle

As a Karma Fractional owner, you receive all the benefits of full ownership, including:



## **Pride of Ownership:**

Take satisfaction in owning a piece of a premier property.



## **Your Own Luxurious Holiday Home:**

Enjoy the comfort and elegance of a private retreat.



## **Superior Quality Holidays Worldwide:**

Experience top-tier vacations at various global destinations.



## **Fully Serviced Residences:**

Benefit from comprehensive services ensuring a seamless stay.



## **Access to 5-Star Resort Facilities:**

Indulge in the opulence of world-class amenities.



## **Karma Lifestyle Benefits:**

Enjoy a range of exclusive perks designed to enhance your lifestyle.





One Bedroom Apartment











# World Class Company

A favorite holiday escape and the discreet personal residence of choice for celebrities, professional athletes, and world leaders, Karma Group consistently appears on the pages of the world's leading lifestyle magazines. Showcasing an enviable collection of coveted industry awards including CNN Travel, Perspective Magazine, Trip Advisor, GNEX, Fractional Life, Asia Spa Magazine and World Travel Awards, Luxury World Travel Awards.

Karma's expertly trained staff, inspirational architecture, and five-star amenities area a mecca for those who enjoy the finer things in life.

As an owner at Karma Kandara, you'll enjoy privileged access to Karma Group's collection of award-winning properties in the world's most desirable destinations from Crete to Tuscany, Phuket to the Bavarian Alps.



\* In-Planning





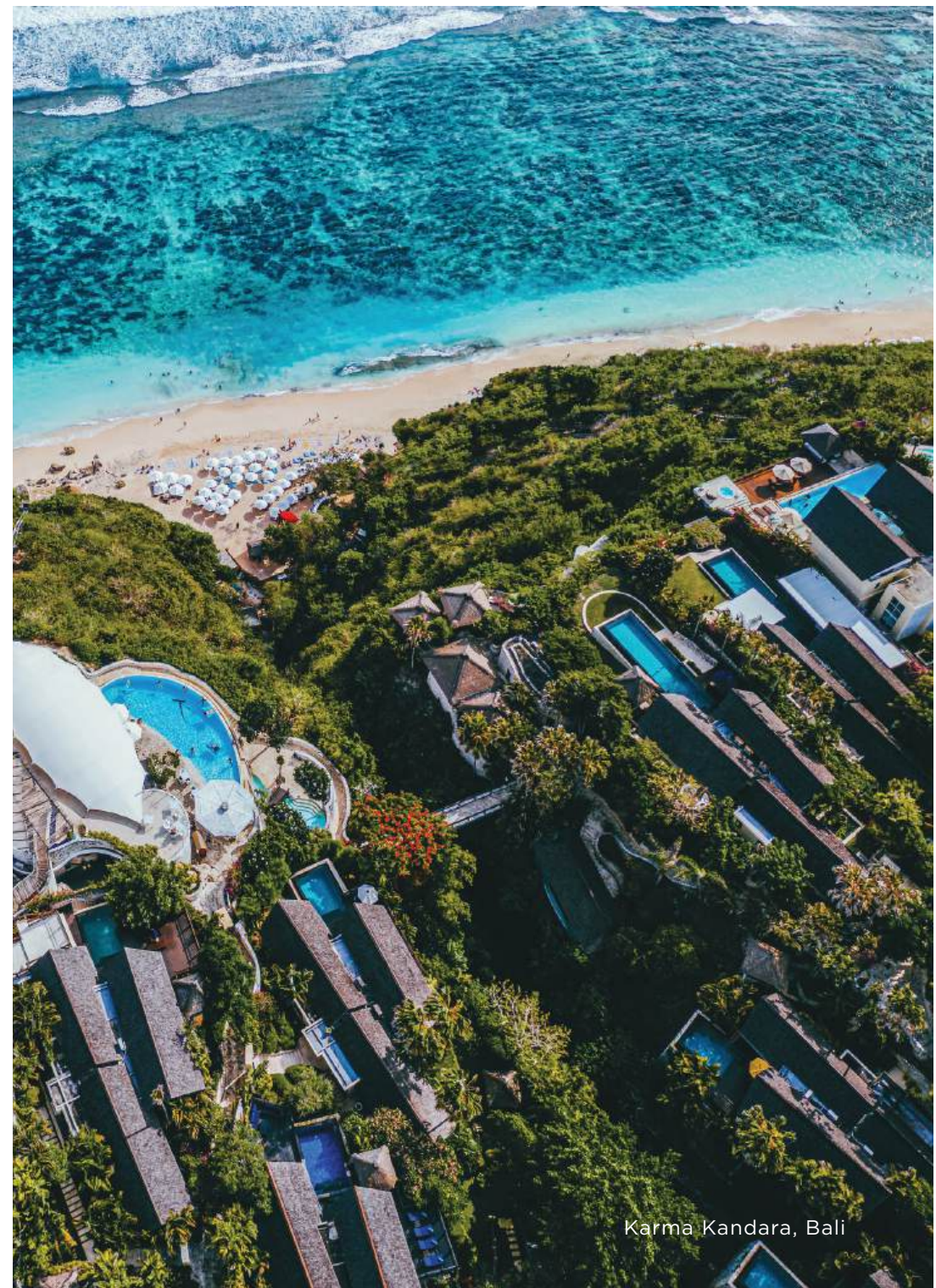
# Industry Experience

Karma Group comprises Karma Resorts, Karma Estates, Karma Retreats, Karma Royal, Karma Sanctum, Karma Armada, Karma Beach and Karma Spa. In recent years, the group has undergone significant expansion to its global network, whilst further expansion plans include land acquisition and developments in Japan, India, Thailand, Western Australia, Sri Lanka, the Philippines, and the Bahamas.

Karma Group is a global brand synonymous with superlative quality, boasting an outstanding track record in hospitality development. With access to a vast global network of resources and contacts, Karma closely guides guests from the initial planning stages to the attainment of a fully equipped luxury residence. This is not just a secure choice but also a privileged lifestyle experience.

Karma Group is headed by Chairman and Founder, John Spence. A renowned entrepreneur and philanthropist, John was voted Ernst & Young Entrepreneur of the Year in 2010 and was honored by the Yale University School of Architecture and appointed the Edward P. Bass Distinguished Visiting Architecture Fellow.

Award-winning Karma Group continues to set industry benchmarks with its passion and innovation, continually expanding and refining its range of products and services for 85,000+ clients across the globe.



Karma Kandara, Bali

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