



NIEDERSEER APARTMENTS

Welcome to the Niederseer Apartments

We hope you had a pleasant journey and that you are already enjoying your holiday in Saalbach Hinterglemm.

Close to the center and in a relaxed location, the Apartments Niederseer invites you to spend carefree vacations in Saalbach Hinterglemm. In our cozy apartments, families, friends, active holidaymakers, couples and group travelers will find a suitable temporary home and enjoy a wonderful view of the surrounding mountains of the Pinzgauer Grasberge. So you can enjoy a very relaxed vacation with us. It's great that you are here with us!

With an inspiring combination of country house style, inventiveness and modern architecture, our apartment house stands for alpine lifestyle at a high level. All apartments are modern, functional and comfortably furnished with great attention to detail and have many amenities. Enjoy your time out and let your mind wander.

To make your stay as pleasant as possible, we would like to provide you with the most important information from A-Z about our apartment house and the Saalbach Hinterglemm region on the following pages.

For further questions and information, please do not hesitate to contact us in person, by phone or via WhatsApp.

INTERNET

Network: Apartments Niederseer

Password: saalbach

ACTIVITIES

Many leisure activities, events and excursion tips for winter and summer can be found clearly listed on saalbach.com or in the Home of Lässig app.

BABY ACCESSORIES

Baby crib, high chair, bath tub, cutlery and dishes for babies or small children can be provided free of charge on request.

BAKERY

At the beginning of the center of Saalbach as well as in Hinterglemm there are bakeries/pastry shops where you can get fresh baked goods. At the nearby kiosk/snack bar "Burger Baron", just 200 m in the direction of Hinterglemm, you can also buy baked goods and everyday items.

BARBECUE

The charcoal barbecue in the garden, including the garden hut with seating and barbecue accessories, is at your disposal. All you need is charcoal and barbecue trays. Please clean everything after use and dispose of cold ashes in the residual waste bin.

BASIC HOUSEHOLD ITEMS

A starter pack of household accessories with dishwasher tabs, washing-up liquid, sponge, toilet paper, soap, etc. is available in the apartment.

BED LINEN

In all apartments, allergy-friendly year-round bed linen ensures a restful and pain-free night's sleep. And for those who like it a little cozier: fluffy blankets for indoor and outdoor use can also be provided on request.

BIKE ROOM

The bike room is located in the outside cellar behind the house and can be locked with your room key. The bike room has service stands, a workbench with tools, a wardrobe for shoes and more as well as charging facilities for e-bikes. Please wash your bike before storing it safely in the cellar. Each apartment also has a locker in the ski room, which is equipped with a shoe and glove dryer and space for the safe storage of bike equipment. The locker can also be locked with your key. To start the heating process, please press the blue power button. Please do not walk through the apartment building with dirty bike equipment.

BIKE TICKETS

Bike tickets are available at all open cable car ticket offices or online at saalbach.com.

BIKE WASHING AREA

Washing facilities for bikes and equipment are available in front of the house.

BILL

Please settle outstanding bills at the latest on the evening before departure in cash or by bank transfer during your stay. Unfortunately, card payments are not possible.

BREAD SERVICE

Order your breakfast easily and conveniently online from home. Together with the local bakery "Katschner Brot & mehr", we have set up this delivery service for our guests. Simply order online at baecker-zustellservice.at.

BUS

The nearest bus stop for the ski and hiking bus is right in front of the house. The buses run in the direction of Saalbach and Hinterglemm. Timetables can be found at the respective bus stops or on the internet at postbus.at.

CASH POINT

The nearest cash point is located at the Raiffeisen bank next to the Käpt'n Hook adventure swimming pool or at the Volksbank directly at the Schattberg X-press lift in Saalbach. Several others can also be found in the centers of Saalbach and Hinterglemm.

CLEANING

On your departure, the apartment should be left swept clean, the dishes and pots washed, and the rubbish separated and disposed of in the designated containers behind the house. Cleaning utensils such as a vacuum cleaner, broom, floor mop, etc. can be found in the corridor cupboard on the 1st floor.

COOKER

The Bora cooktop extractor and cooktops are operated via a central control panel equipped with electronic sensor buttons and display panels. Below are the most basic functions:

Switch on/off

- press and hold the power button

Operate the extractor

- press the fan symbol
- press [+] or [-] until the desired level

Operate the hobs

- press [0] on the desired cooking zone
- press [+] or [-] until the desired level

DEFECTS AND DAMAGES

If anything is broken or damaged, please be so honest and report it so that we can replace it as quickly as possible for you or the following guests and avoid any subsequent inconvenience.

DEPARTURE

We ask you to hand over the apartment by 9.00 AM at the latest on the day of departure. Departures later than 9.00 AM only on request - see also: Late departure. We kindly ask you to leave the apartment swept clean. Please ensure the dishes and pots are washed and put away, and dispose of your rubbish in the designated recycling containers behind the house. We would like to say goodbye to you personally on your departure. However, if no one is available, simply leave the keys behind the reception desk.

DISHWASHER

With the environment in mind, we recommend you to generally use the AUTO programme. If you only half fill the machine, please select the [1/2] option.

DOCTORS

General medicine

- Dr. Schnell in Saalbach: +43 6541 6287
- Dr. Lanzinger in Hinterglemm: +43 6541 7878

Dental and oral medicine

- Dr. Porat in Saalbach: +43 6541 8886

DOGS

Well-behaved dogs are very welcome here, simply let us know in advance. We do ask that dog owners do not allow their pets on beds, sofas, or any other fabric furniture. We should also point out that any damage caused by pets will be charged for.

E-CHARGING STATION

If you would like to charge your electric vehicle at our chargeable charging station, simply contact us - we will be happy to help you.

EXTRA PILLOWS

The best form of rest is good sleep. We can provide you with extra pillows for optimum sleeping comfort during your stay.

FIRE

In the event of fire, please use the fire extinguishers provided in the corridor on the 1st floor and in the wellness area or call the fire department: 122. When leaving the building, please observe the escape route signs.

GARDEN

The garden including facilities such as pavilion with lounge, sun loungers, playground, summer hut, play equipment, barbecue area, etc. are available to you free of charge. Badminton rackets, boule, balls and much more can be found in the cupboard in the small garden hut. Please return them after use.

GUEST MOBILITY TICKET

With the Guest Mobility Ticket, you can use all public transport in SalzburgerLand free of charge during your stay - including city transport, regional bus services, S-Bahn trains, regional trains, long-distance trains and Salzburg Transport shuttles. The ticket is loaded digitally into the "Home of Lässig" app on the day of arrival. Further information is available at guestmobilityticket.at.

GUIDING

In both summer and winter, we recommend Saalbach newcomers or those who want to discover unknown places or simply hone their technique to the experts at local ski & bike schools. If you are interested, we will be happy to help you.

HEATING

In winter, the apartments are heated by radiators in the respective rooms. Each radiator has a thermostat with which the temperature can be regulated. The basic temperature is controlled automatically depending on the outside temperature. Please note that it may take some time before the desired temperature difference becomes noticeable. Please ventilate the rooms only intermittently and do not leave the windows open all day.

HOME OF LÄSSIG APP

The free app provides information about activities, things to do, events, cable cars and lifts, ski slopes, mountain bike trails, huts, weather & much more. Also included: Joker Card and Guest Mobility Ticket as digital tickets as well as an SOS emergency call button with location function.

HOSPITAL

If the worst comes to the worst, you will find the nearest hospital in Zell am See, which can be reached by car in about 15 minutes. Telephone: +43 502720

INSTRUCTION MANUALS

Operating instructions are available in the tall cupboard in the kitchen. If you have any questions about various appliances or how to use them, simply contact us.

INTERNET

There is free Wi-Fi throughout the apartment building.

Network: Apartments Niederseer

Password: saalbach

JOKER CARD

The Joker Card is included with a stay in our apartment house in summer. With this all-inclusive card, you can enjoy numerous benefits and inclusive services in the region during your stay. You can find more information about the Joker Card at saalbach.com.

KEYS

Your room key can be used to lock the main entrance door, the apartment door as well as the bike room and your own locker in the ski room. Please take care of the keys. In the event of loss, € 80,- must be paid. We recommend that you leave the key in the key safe next to the main entrance when you leave the house.

KEY SAFE

On your arrival you will receive a code for your personal compartment in the key safe to keep your key safe when you leave the house and so that your fellow travelers can always access it.

LATE DEPARTURE

For all those who want to use the day of arrival and departure as an additional day of their vacation, we are happy to provide a luggage and changing room as well as a shower in the sauna. This means that the day of arrival can be used early or you can travel home later on the last day, free of charge of course.

LOCAL HISTORY MUSEUM

Guests of our apartment house enjoy free admission to the local history and ski museum in Saalbach. A business card from our hotel, which is available at reception, must be carried as proof. Simply show it at the entrance and experience the fascinating history and culture of our region.

LUGGAGE STORAGE

For those who want to use the day of departure to the full (after checking out at 09.00 AM), we can offer a free luggage and changing room as well as the opportunity to freshen up in the wellness area after a last active day of vacation.

NIGHTLIFE

When returning from a night out, please be mindful of the other guests in the building and do not make unnecessary noise.

PARKING

You can stop directly in front of the main entrance for loading and unloading. Then please use the parking spaces behind the building. If the parking spaces there are full, please use the parking spaces in front of the physiotherapy practice Schattberg below the building.

PHARMACY

The nearest pharmacy is right next to the Käpt'n Hook adventure swimming pool, about a 10-minute walk in the direction of Saalbach. Telephone: +43 6541 6282

PHYSIOTHERAPY

A physiotherapy practice including massage services is located directly in the building. If you are interested, please contact: +43 6541 20509

QUIET TIMES

For a pleasant holiday environment, between 10.00 PM and 07.00 AM is a designated quiet time. Please reduce the noise level and consider other guests staying in the building.

RADIO

In the bathrooms you will find a radio unit with additional Bluetooth function so that you can also play your own music or podcasts.

Switch on/off

- press the power button

Select volume

- press [+] or [-]

Select station

- press and hold [>>] or
- press the [1] or [2] selector button

Activate Bluetooth

- press the Bluetooth selector
- pair your phone with "Gira Dockingstation"
- play your music

READING MATERIAL AND GAMES

Brochures and information material are available at our reception. Books, journals and magazines as well as games can be found in the corridor cupboard on the 1st floor. Please browse to your heart's content, and feel free to take the items with you into your apartment or the garden. After reading and playing games, please return everything to the cupboard.

RECEPTION

Please ring the bell at the private entrance next to reception or at the wireless bell directly at reception if you require assistance. If no one is at home, simply contact us via WhatsApp or call: +43 650 7136817

RECOMMEND US

Did you have a good time at Apartments Niederseer? Then tell your friends about us or leave a positive review on Google, Facebook and Co. We would be very pleased.

RECYCLING

Waste separation and a clean environment are important to us and our community, and we ask that you help us in this matter. Under the sink you will find separate bins for waste, as well as plastic, cans, paper and glass. The corresponding waste containers are accessed through the ski room. Please put residual waste, paper, glass, cans and plastic in the containers provided.

RESTAURANTS

The restaurants in the surrounding area are known for their traditional Austrian cuisine. However, there are also many alternatives, including snack bars. It is advisable to book in advance in the restaurants, especially during peak travel times. Here are some of our recommendations:

In the valley

- Del Rossi: +43 676 9708251
- s' Wirtshaus: +43 6541 7111
- Schattbergstube: +43 681 84387716
- Two Maries: +43 6541 6267
- Liebe Heimat: +43 664 6570854
- Zum Tiroler Buam: +43 6541 6513
- Mangia: +43 664 99 36 68 83
- Heurigenstube: +43 6541 6345 58
- Der Jennerwein: +43 6541 20029
- Wiesenegg: +43 6541 6373

On the mountain

- Bergstadl: +43 6541 7658
- Panorama Alm: +43 664 5049015
- Rosswaldhütte: +43 6541 6959
- Sonnalm: +43 650 8141655
- Reiteraln: +43 6541 8933
- Xandl Stadl: +43 664 1127909
- Breitfußalm: +43 6541 7276

- Montana Royal Club: +43 664 2324421
- Alte Schmiede: +43 6583 8246 400
- Hendl Fischerei: +43 6583 20800800

SAFE

There is a safe in each apartment, which you can program with a personal code. The safe is located in the cupboard and can be operated as follows:

- Type in the basic setting 5753#.
- Turn the rotary knob to the right to open the safe door.
- Slide the battery cover and press the reset button.
- Enter your new 4-digit code on the keypad followed by #.
- Tip: Check the new access code with the door open before locking it.

SKI ROOM

The ski room is located on the ground floor right next to reception. Each apartment has a locker equipped with a boot and glove dryer and space for the safe storage of ski equipment. The locker can be locked with the room key. Please do not walk through the apartment building with your ski equipment and do not take it into your apartment.

SKI TICKETS

Ski tickets are available at all open cable car ticket offices or online at saalbach.com.

SMART-TV

Choose between live TV or your own streaming services such as Netflix, Prime etc. Use the corresponding buttons on the remote control to access the different providers. Log in with your own account and you'll feel right at home. Don't forget to log out of all services at the end of your stay.

SMOKE ALARMS

Each apartment has networked smoke detectors that react to smoke and send a message to the Niederseer family.

SMOKING

Smoking is prohibited in the entire apartment building without exception and is only permitted outside. Please use the cigarette bins provided on the balconies and in front of the main entrance to dispose of your cigarettes.

SODASTREAM

If you want to do without plastic bottles during your stay and enjoy sparkling mineral water, you can borrow a SodaStream including bottles for the duration of your stay for a one-off fee of € 10. Just get in touch with us.

SOFA BED

Apartments Schattberg and Zwölferkogel

In just two simple steps, you can transform the sofa into a fully-fledged double bed with a high-quality pocket spring mattress. To do this, tilt the back cushions slightly forward in the middle to reach the handle bar behind them, which you can use to move the sofa forward into the finished bed function in one go. Return in the same way. The bed linen is stored in the fold-out drawers of the parlor bench.

Apartment Bernkogel

You can transform the sofa into a fully-fledged single bed in just two simple steps. To do this, lift the seat upholstery at the foot end slightly and pull the lying surface out as far as it will go. Then tilt the headboard down to create the finished bed function. Return in the same way.

SOUVENIRS

You are welcome to purchase products such as our soaps, room fragrances, bathrobes, slippers, bags, etc. from us as souvenirs to take home.

SPRING WATER

Enjoy pure mountain spring water directly from our water pipes. You won't regret it. It tastes better and you are helping the environment. If you prefer it sparkling, you are welcome to borrow a SodaStream including bottles for the duration of your stay for a one-off fee of € 10.

STEINACH ALM

An insider tip for all those who want to spend special days in an idyllic, rustic hut with approx. 40m² living space for 1 - 4 people, located on the edge of the forest and yet close to the center of the resort. For more information, simply ask the Niederseer family or browse through the website niederseer.at.

SUPERMARKETS

- Burger Baron Shop: 200 m towards Hinterglemm
- M-Preis: 400 m towards Hinterglemm
- Billa: 1.400 m towards Saalbach
- Spar: 2.700 m towards Hinterglemm

TAXI

- Taxi 6620: +43 6541 6620
- Taxi Rainer: +43 6541 6261
- Royal Taxi: +43 660 1710115

TELEPHONE NUMBERS

- Bernhard Niederseer: +43 650 7136817
- European emergency number: 112
- Fire department: 122
- Police:133
- Ambulance: 144
- Mountain rescue: 140
- Emergency centre: 141
- Tourism service centre: +43 6541 6800 68
- Saalbach lift company: +43 6541 6271
- Hinterglemm lift company: +43 6541 6321

TOILETRIES

If you have forgotten your own toiletries, you will find high-quality products in the form of liquid soap and body & hair shampoo from Pure Herbs in the toilets and bathrooms. If you like the products, you are welcome to purchase new bottles from us.

TOWELS

One hand towel and shower towel per person are provided for your stay. If you wish to have the towels changed during your stay, please let us know.

WASHING & DRYING ROOM

If you have wet clothes to dry, you can use the lockers in the ski room as well as the technical room in the cellar to hang and dry them. We are also happy to offer you the use of a washing machine and dryer for € 7,- per cycle. Ironing board and iron are also available.

WELLNESS AREA

In our small wellness area, a sauna with various functions such as Finnish Sauna, Bio Sauna and infrared treatment, a wellness shower and a cozy lounge area are available to you free of charge. You can use the wellness area daily from 3.00 to 8.00 PM. The wellness area is an oasis of peace for relaxation and is also a textile-free zone. To start the sauna, press the black button to the left of the sauna and select the desired program. The sauna takes approx. 20 minutes to heat up. Please also read the operating instructions, which are available in the wellness area.

WELLNESS SET

Wellness sets with bathrobe, slippers and bag are available to borrow for € 10 per person and stay. You are also welcome to purchase those items from us as souvenirs.

YOGA & SOUNDHEALING

Leni offers in our house individually tailored yoga and sound healing sessions in a relaxed atmosphere. Gentle stretches, mindful mobilization and deep sounds invite body and mind to let go. Whether for relaxation after an active day or as a conscious time-out in between - these sessions promote inner balance and give you new energy. Further information can be found at: leniyoga.com

*Do you have any questions?
We are always available for you
and look forward to helping you.*





NIEDERSEER
APARTMENTS

*We wish you a pleasant stay at Apartments Niederseer,
and exciting, but also relaxing days
in Saalbach Hinterglemm.*

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