



RESIDENZ
ILLYRICA



TIROL

HISTORY

Only a few hundred meters from the apartment-hotel, bronze artifacts from the period 1300 BC were found in 1926.

They are finds from the tombs of an Illyrian settlement in the most northern habitat of the Illyrians, the territory which stretched from the Balkans to the Alps. It was a sensational find which showed a new aspect of the 3000 years of Tyrolean history.

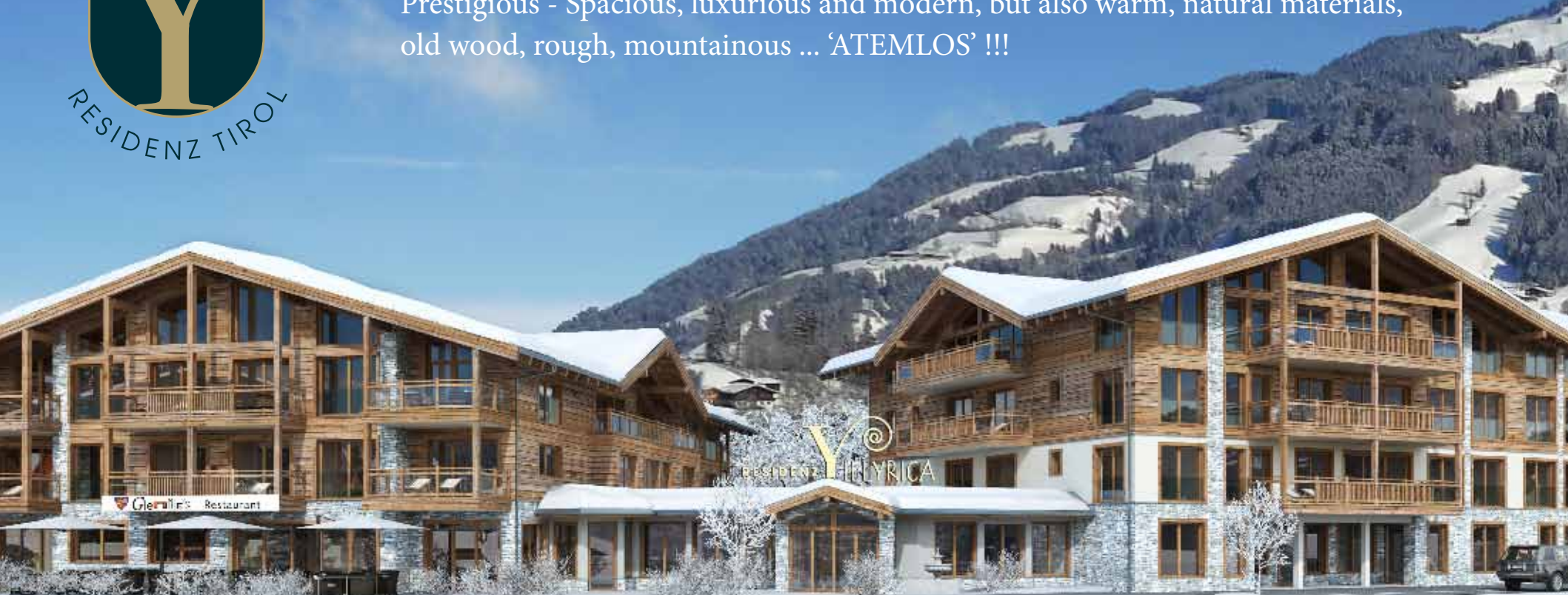
These finds are on display at the museum in Innsbruck. The Illyrians would have originally lived in the Alps. The ancient Greeks were the first to come into contact with the Illyrians. The Illyrians made high use of iron and sold it to neighbouring countries.





RESIDENZ ILLYRICA TIROL

Prestigious - Spacious, luxurious and modern, but also warm, natural materials, old wood, rough, mountainous ... 'ATEMLOS' !!!



No rights can be derived from the artist impressions

WESTENDORF TIROL

ILLYRICA
RESIDENZ TIROL

- 6 super luxury Penthouses (8 to 14 p.)
- 28 luxury apartments (2 to 8 p.)
- GLENNIE'S restaurant
- Luxury Wellness
- Concierge service
- Parking garage
- Ski depot
- Center Westendorf
- View of Kitzbüheler Alpen
- 300 meters from the ski lift
- Near golf course





DESIGN BATHROOM WITH HIGH-END FINISH

THE INTERIOR IS VERY LUXURIOUS AND COMPLETE
AND LEAVES NOTHING TO BE DESIRED.





SLEEP WELL IN YOUR MASTER BEDROOM AFTER SPENDING AN ENTIRE DAY SKIING, SNOWBOARDING, MOUNTAIN BIKING, GOLFING, PARAGLIDING, HIKING ...



SAUNA, A BLESSING FOR BODY AND SOUL

WESTENDORF TIROL

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The image shows the interior of a restaurant. In the foreground, there are several tables with colorful, modern chairs. The chairs have a gradient of colors like blue, green, and yellow. The tables are dark wood. In the background, there is a bar area with a white counter and orange chairs. The walls are decorated with patterned wallpaper and large windows. The lighting is warm and ambient.

GLENNIE'S, YOUR FAVORITE

Glennie's

resto

In Residenz ILLYRICA we will also establish our new, in-house and trendy restaurant GLENNIE'S Resto and GLENNIE'S Càfe:

www.glenniesresto.com

An all-new catering concept, where 'the best of Holland' is served, supplemented with some typical Austrian and Italian specialties.

Director-Owner of Romex Paul de Römph about GLENNIES:

"We have a child with Down Syndrome, called Glenn. He was born in 1994 and turned my world upside down. Fortunately, Glenn was in good physical health and he developed amazing socially skills. Before Glenn, we already had 2 boys and after Glenn we also got 2 more girls. A complete family, in which Glenn is the center. In society, a lot has changed in the last decades, also with respect to Down Syndrome. Much more acceptance and possibilities. However, there is always the concern of my wife Carina and me about how his situation will be further down the road.

Over the years, we have come up with the idea to create something for him, in which he can come into his own right. This has resulted in the design of the GLENNIE'S restaurant chain. We proudly opened the first in 2016 in Austria. In the coming years there will certainly be one in the Netherlands, where Glenn will be working! "



TRENDY RESTAURANT WITH THE BEST OF HOLLAND



WESTENDORF TIROL

ILLYRICA
RESIDENZ TIROL

- SKIWELT WILDER KAISER: almost 300 km of slopes!
- In the middle of the Kitzbüheler Alpen (> 1,000 km of slopes)
- Snow guarantee
- 90 modern lifts and gondolas and 4 fun parks
- 70 cozy mountain huts
- Night skiing area
- Illuminated toboggan tracks



WESTENDORF KITZBÜHELER ALPEN

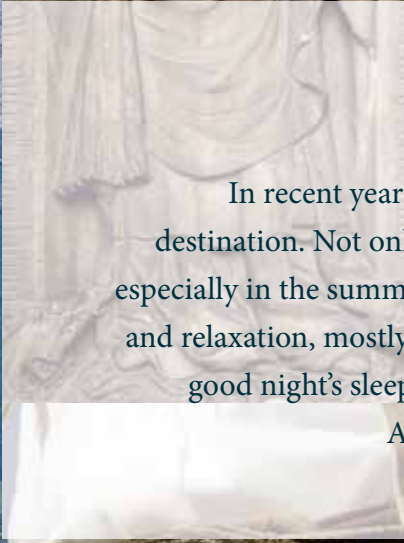
Westendorf, Authentic Tyrolean mountain village in the Kitzbüheler Alpen for an absolutely snow-certain and wonderful winter sports holiday!



FOUR SEASONS VACATION LOCATION

A herd of ibex with large, curved horns is grazing on a green mountain slope. The background features a large, dark mountain peak under a clear blue sky. The text 'FOUR SEASONS VACATION LOCATION' is overlaid in white, serif font at the top.

ENJOY THE WHOLE YEAR IN THE AUSTRIAN ALPS



FOUR SEASONS

In recent years, the Alps have become increasingly popular as a holiday destination. Not only for winter sports, but also in the spring and autumn and especially in the summer. Back to nature and wonderful outdoor life, outdoor sports and relaxation, mostly nice weather during the day and nice and cool at night for a good night's sleep. In short, the Austrian Alps are enjoyed all year round.

A real FOUR SEASONS holiday location.





Accessibility

Westendorf is just over an hour away from the international airports of Salzburg (100 km), Munich (120 km) and Innsbruck (75 km). All these airports have excellent daily flight connections (Air France - KLM, Transavia, Lufthansa, EasyJet, etc.). Amsterdam, Brussels and many other international airports.

Westendorf is also easily accessible by car, bus and train. Distance from Utrecht to Westendorf is approx. 980 km (check!).



AUSTRIAN ALPS: EXCELLENT INVESTMENT ALTERNATIVE

By now, everyone knows - especially after the recent years of crisis - that investing in SHARES, BONDS, etc. is always a very risky business, despite the chance of high returns. High yield also entails great risk! Your assets can evaporate completely from one day to the next, and no asset manager accepts any liability. In addition, confidence in the banks has dropped to a low point and the remuneration of interest for your capital currently remains below the current inflation rate.

An investment in a luxury second home on a 'Triple AAA' holiday location is therefore an excellent investment alternative. The earnings from rent may vary, but the bricks of Romex (your capital) remain, guaranteed!

The (Austrian) Alps are ideally suited for this purpose. At ROMEX you will find the best and snow-sure ski resorts in Europe, highly loved and popular among winter sports enthusiasts and mountain enthusiasts alike. In addition, the Alps has also become an increasingly popular summer and intermediate holiday destination in recent years.

Despite the worldwide recession in recent years and the global decrease in housing prices, the prices of (ROMEX) homes in the Alps have only increased!

LETTING WITHOUT WORRY

The apartments and penthouses of Residenz ILLYRICA Tirol must be let out in accordance with the regulations of the Tyrolean authorities. The apartments are subject to 'Freizeitwohnsitz' and must therefore be offered for letting at all times. This is of course also in the interests of the owners, in order to be able to realize a good return. An additional advantage of this is the fact that under certain conditions it is also possible to recover the VAT (20%) on the purchase price from the Austrian tax authorities. All this is of course guided and arranged by the Romex experts.

ROMEX RESTATE, Romex's rental organization, arranges the letting of the properties to third parties on behalf of the owners. They



ensure that the apartments are let out as well and as much as possible. In this context, ROMEX RESTATE also works closely with many national and international tour operators, such as TUI, Chalet.nl, Sunweb, Booking.com, etc .. In addition, Romex Restate ensures that the letting out of these beautiful apartments and penthouses is continuously brought to the attention of the consumer, through intensive marketing campaigns on the internet (Google), social media, special magazines and TV. Romex has its own TV show 'Off Piste' that is broadcast on RTL 4 each weekend.

The letting of the apartments is handled by a professional web-based reservation system. Using your own log-in details, you can always see the occupancy of your apartment in this system. Completely transparent!

Since 2008, Romex Restate has been very successful in letting Romex properties. Each year the rental increases by many percentages and many guests return and/or book a Romex apartment, penthouse or chalet in one of the other complexes. The satisfaction of the guests

is also evident from the high ratings on websites such as ZOOVER and BOOKING.COM.

ROMEX: REALISTIC RETURNS

All this ensures that Romex can generally provide their investors with a decent return, but as you know 'good results from the past do not guarantee the same in the future'! Therefore, we do not guarantee any rental returns, but rather a high-quality home that you will enjoy for many years.

Instead of 'TOP' returns, we prefer to talk about achieving REALISTIC RETURNS, which are honest and real!

www.romex-investments.nl



Romex investments... builds and has built.



RESIDENCE ZILLERTAL

Residence Zillertal

Gerlos, Austria: **start construction** medio 2007,
delivered december 2008



Gerlos Alpine Estate

Gerlos, Austria: **start construction** medio 2010,
delivered december 2010



Gerlos Mountain Estate

Gerlos, Austria: **start construction** medio 2011,
delivered december 2011



MONT BLANC
ALPINE ESTATE

Mont Blanc Alpine Estate

La Chapelle d'Abondance, France: **start construction** medio 2011,
delivered december 2012



KAPRUN ZELL AM SEE
GLACIER ESTATE

Kaprun Glacier Estate

Kaprun, Austria: **start construction** medio 2012,
delivered september 2013



Romex investments... builds and has built.



Les Châteaux d'Abondance

Abondance, France: **start construction** medio 2016,
delivered 2018



Residenz Drachenstein

Wildschönau, Austria: **start construction** medio 2015,
delivered 2016



Kristall plaza

Niederau, Austria: **start construction** medio 2015,
delivered 2016



Residenz Illyrica Tirol

Westendorf, Austria: **start construction** medio 2019,
delivered eind 2020



www.romex-investments.nl



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Prestigious - Spacious, luxurious and modern, but also warm, natural materials, old wood, rough, mountainous ... 'ATEMLOS' !!!



ENJOYING REAL ESTATE WITH EXCELLENT RETURNS

RESIDENZ
ILLYRICA



TIROL



Artist impression rear.

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INVESTMENTS