

**Dear interested party,**

The "Seminarium F5" project ([www.seminarium-f5.com](http://www.seminarium-f5.com) / [www.seminarium-kitzbuehel.com](http://www.seminarium-kitzbuehel.com)), for which a farm in Fieberbrunn was the starting base, starting in 2015 completed in 2020, was developed and implemented with the cooperation of attorney Dr. Roberto Hirsberger (KB) and tax consultant Mag. Dieter Schneider (Vienna), in coordination with the wishes and specifications of the municipality of Fieberbrunn and in compliance with all requirements of the Tyrolean spatial planning concept.

Planning principals were the specifications of the owner, MMag. Christoph Jarosch – a residence in the Kitzbuehel Alps, the possibility of establishing new therapeutic approaches, utilizing local resources (reliable snow, tourism in a two-season resort, local purchasing power), involving local market participants, flexible and quickly changeable uses, and leveraging tax opportunities – to ensure the highest possible economic security for the investment.

**The units are currently used as ( A ), but can also be used as ( B ):**

- Units 1 and 2, as well as 3 and 4, as ( **A** ) a tourist apartment or ( **B** ) a medical practice/group practice or rental apartment.
- Unit 5 as ( **A** ) a tourist apartment or ( **B** ) a shared office, waiting area.
- Units 6 and 7 as ( **A** ) a tourist apartment or ( **B** ) as independent medical practices/group practices.
- Units 8 and 9 as ( **A** ) a practice or ( **B** ) a group practice, tourist apartment, or rental apartment.
- Unit Training as ( **A** ) a training/training area with two rooms and a lounge area or ( **B** ) as additional therapy rooms (both rooms can be divided), as two independent units for tourist use.
- Top floor / Penthouse as ( **A** ) an apartment/operator's apartment or ( **B** ) for tourist rental. The penthouse can be divided into two technically independent units.

In the current use type, medical/therapeutic professionals are provided with the necessary work infrastructure (practice, technology, furnishings, work supplies, website, secretarial services, cleaning, etc.). This allows for net financing of the property despite the VAT exemption for this professional group (the individual clarification is the responsibility of the buyer).

The Penthouse, as the company's operator apartment, allows for uncomplicated residential accommodation in the Kitzbuehel district (individual clarification is the responsibility of the buyer).

A total of up to 13 technically independent units are possible. The type of use of the units can be easily changed as needed.

**Economic aspects:**

Seminarium F5 is currently used for mixed purposes based on the underlying project plan:

- Tourist use (7 apartments, 18 beds) – see [www.booking.com](http://www.booking.com) for evaluation;
- Rental to therapists (2 practices);
- VR-based training (ICAROS);
- ICAROS demo location;
- Seminars;
- Private Penthouse of the operators.

The homepage [www.seminarium-f5.com](http://www.seminarium-f5.com) provides an overview of current use.

The property can also be acquired as a complete business (including logo, name, website, platforms, tourist amenities, business license, etc.) and continued seamlessly, allowing for revenue generation immediately upon acquisition.

A change of use, e.g., to a senior residence or even a partial sale, is possible and is structurally and legally prepared.

The property is within walking distance of the ski lift and the village center. It was built to a high standard (reinforced concrete / wood), in a modern style with ample glass, and is designed for a variety of uses – be it for an exclusive residential project, for tourism, medical practices, seminars, the possibility of owner-occupation, or, as is currently the case, a combination of all of these.

Technical details, exposé, photos, video, current purchase price, and a 3D tour can be found on the project website [www.seminarium-kitzbuehel.com](http://www.seminarium-kitzbuehel.com).

Best regards,



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Christoph Jarosch