



# PREMIUM INVESTMENT PROPERTY



## Location

**Tyrol | Kitzbühel District | Fieberbrunn**

## CONTACT

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**FOR PRICING, VISIT**

[WWW.SEMINARIUM-KITZBUEHEL.COM](http://WWW.SEMINARIUM-KITZBUEHEL.COM)



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**Tyrol | Kitzbühel District | Fieberbrunn**

**It's the possibility of having a dream come true  
that makes life interesting.**

Paulo Coelho

# Unique Investment Opportunity in the Kitzbühel Alps



- Living space: Approx. 800 m<sup>2</sup>
- Size of Property: Approx. 1,660 m<sup>2</sup>
- Levels: 4 with elevator
- Garage parking spaces: 6
- Outdoor parking spaces: 17
- Accessibility: nearly entirely
- Parification: Ready for implementation

Completed in 2020, the property features high-quality construction with functional design. The use of natural materials, expansive glass elements, and ceiling heights up to 275 cm ensure a warm ambiance and support diverse usage scenarios.



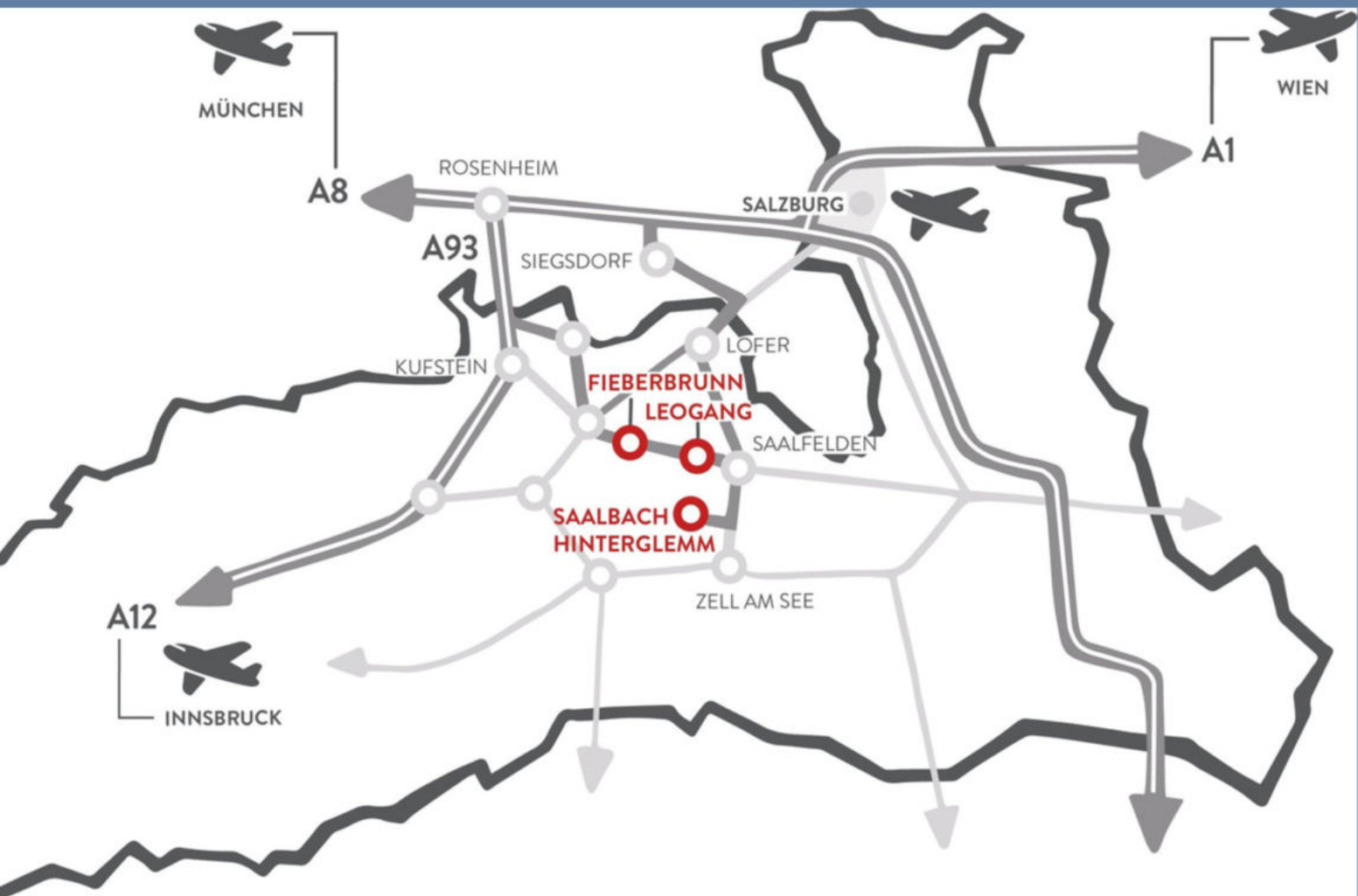
# WINTERSPORT



Located in one of Tyrol's most desirable regions, Fieberbrunn is known as the "snow pocket" of the Kitzbühel Alps. It offers exceptional snow reliability and a well- developed tourist infrastructure.

Direct ski-in/ski-out access to the Saalbach- Hinterglemm-Leogang- Fieberbrunn ski area with 270 km of slopes.

Year-round appeal with hiking trails, mountain bike routes, Lauchsee bathing pond, and a nearby family amusement park. Local infrastructure includes modern amenities and a pedestrian-friendly village center.



# LOCATION

## Distances

Kitzbühel .....	21 km
St. Johann .....	10 km
Salzburg (A1 / A10) .....	65 km
Munich .....	125 km

## Local Amenities

Town center .....	750 m
Supermarket .....	220 m
Bank/ ATM .....	750 m
Dentist .....	750 m
Mountainbike-Park .....	800 m
Train Station .....	3 km
Bus Stop .....	200 m

## Leisure | Entertainment

Golf Club Kitzbühel .....	21 km
Golf Club Ellmau .....	22 km
Sports Airfield St. Johann .....	10 km
E-Bike Rental .....	750 m
Cross-Country Ski Trail Entry.....	300 m
Indoor Pool / Sauna .....	1,5 km
Lauchsee Fieberbrunn .....	2 km
Tennis Court .....	2 km
Amusement Park Familienland ..	4,8 km

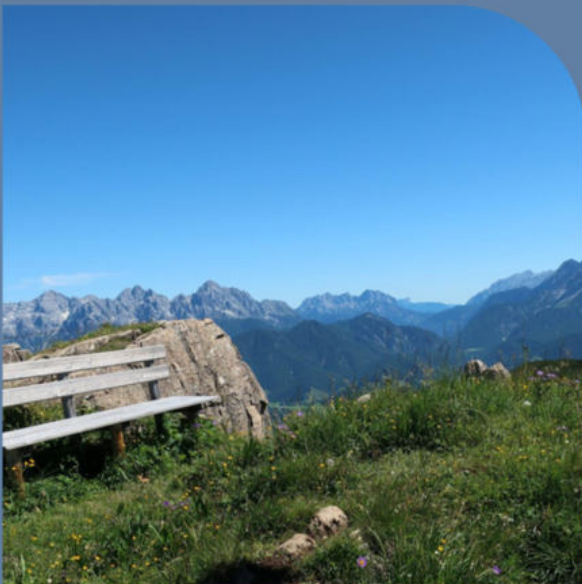


# ABOUT FIEBERBRUNN



Fieberbrunn, with approximately 4,400 inhabitants, is the largest village in the Pillerseetal valley, located in the district of Kitzbühel. The high number of overnight stays underlines its popularity as a vacation destination. It also attracts permanent residents. Known as a "snow pocket," it consistently benefits from reliable snowfall, supported by extensive snow cannon installations.

Since the 2015/2016 winter season, the ski area has been linked with the Saalbach-Hinterglemm-Leogang region. Together, they offer 270 km of slopes, making it one of the largest ski areas in Europe. Kitzbühel can be reached by car within 30 minutes.



In summer, visitors can enjoy numerous hiking trails, from challenging summit hikes to easy scenic routes, as well as the Lauchsee swimming pond, the Fieberbrunn tennis courts, the family and adventure park Familienland, biking trails, a mountainbike course, and more. The community regularly organizes summer events for both children and adults, continuously expanding the program.



Not only following the merger with Saalbach- Hinterglemm-Leogang, but increasingly thereafter, a consistent and carefully executed process of modernization and expansion has been underway. This encompasses infrastructure, services, contemporary local marketing, support and training for tourism providers by the tourism association, as well as improvements in quality of life and residential conditions, among other aspects.

The village center's long-established bypass routes have allowed Fieberbrunn to develop a traffic-calmed core area. Consequently, the center can serve as a car-free meeting and event space when required. The municipal council, led by Mayor Dr. Walter Astner, is regarded as open-minded and supportive of innovative ideas and projects that positively contribute to community life.







Situated between the village center and the valley station of the Fieberbrunn cable car, offering direct access to the Saalbach Hinterglemm ski region.



# USAGE

The property offers an established yet flexible commercial use with high-quality equipment suitable for various purposes.

## **Commercial Usage:**

- Two therapeutic practices
- Training area comprising two classrooms, a lounge, and restroom facilities
- Official ICAROS demonstration site



## **Private / Tourist Usage:**

- Penthouse apartment featuring an almost fully wraparound terrace
- Seven individually furnished, adaptable apartments with balcony, terrace, or garden
- Established online presence on platforms such as TVB, Booking.com, AirBnB, Check24, among others
- Additional amenities including washing machines, dryers, and cleaning equipment

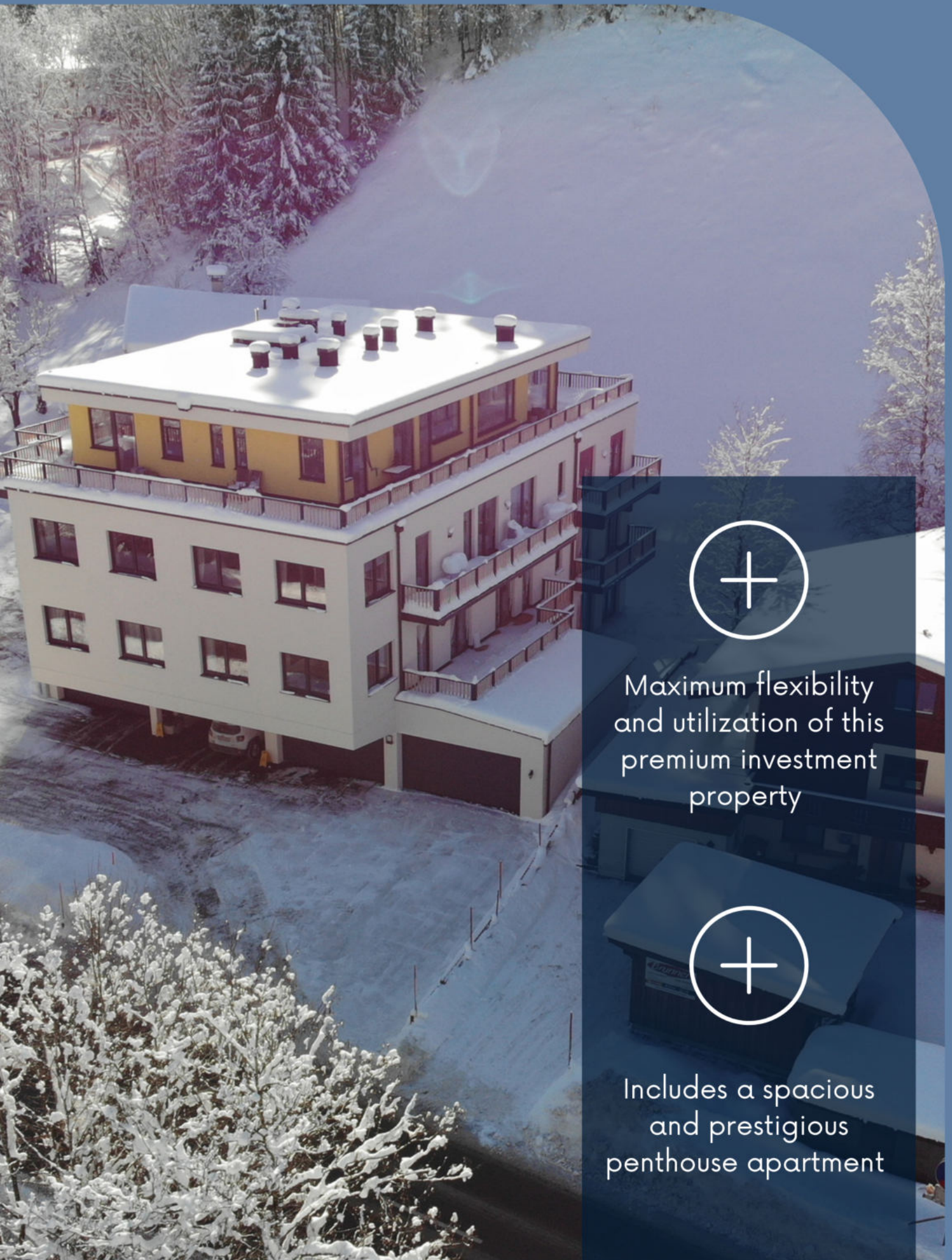


## **Training room equipment:**

- Seminar seating, projector, screen, front-light projector, massage tables
- Recreation room with a fully equipped kitchen
- Accessible restroom with shower and emergency system







Maximum flexibility  
and utilization of this  
premium investment  
property



Includes a spacious  
and prestigious  
penthouse apartment



# EQUIPMENT



## CONSTRUCTION

- Ground Floor: Reinforced concrete structure with wood-clad or wood/plaster partition walls.
- Upper Floors: Timber construction.
- Penthouse: Eco-friendly wood-based pro-bio construction featuring two separate units.
- IT & Security: Fibre optic connectivity, LAN/Wi-Fi, wired fire and smoke detectors, two escape routes, Fire Class 4 rating, and video surveillance at the entrance.
- Flexibility: Spaces can be converted for use as practice rooms, therapy spaces, guest accommodations, or living quarters.
- Sustainability: Triple-glazed wood/aluminum and PVC/aluminum windows, environmentally friendly wood fibre façade insulation, partial clay plaster finishes, and two water-heated wood-burning stoves.





# EQUIPMENT





# FLOORPLAN



Ansicht OST



Ansicht NORD



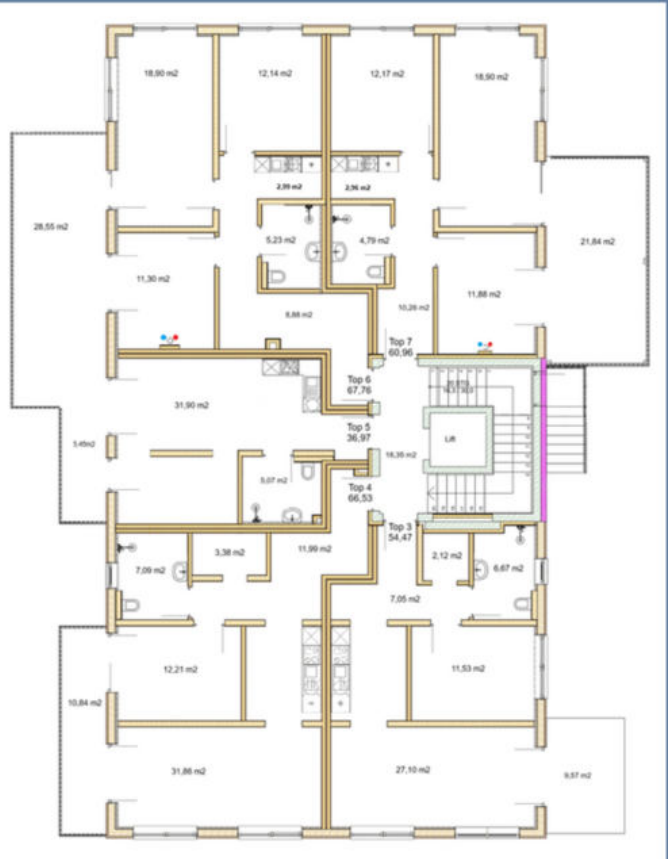
Ansicht WEST



Ansicht SÜD



The floor plan shows a two-story residential building. The ground floor (Top 1) features a large garage (93.20 m²) on the left, a living area (11.81 m²) in the center, a kitchen/dining area (22.80 m²) on the right, and a bathroom (5.03 m²) and bedroom (8.21 m²) at the rear. The first floor (Top 2) includes a living area (18.15 m²) on the left, a kitchen/dining area (25.17 m²) in the center, a bathroom (4.75 m²) and bedroom (8.47 m²) at the rear, and a technical room (allgemeine Technik 9.88 m²) and a technical room for the roof (Zubehör Top 10AB 28.00 m²) on the right. The plan also shows a staircase, a technical room (allgemeine Technik 9.88 m²), and a technical room for the roof (Zubehör Top 10AB 28.00 m²).







Project Website

[www.seminarium-kitzbuehel.com](http://www.seminarium-kitzbuehel.com)

The information provided is based on data and documents supplied by the seller (consignor) and is not guaranteed by the broker. For clarity, please note that upon successful completion, a commission will be payable according to the rates set out in the Real Estate Broker Ordinance (BGBl. 262 and 297/1996) – specifically, 3% of the net purchase price plus 20% VAT.

The calculation basis is the net sales price (excluding VAT). This commission obligation also applies if you forward the provided information to third parties. Please note the close family and business relationship between the broker and the seller. The broker acts as a dual agent. Subject to changes and errors.