

**Dear interested party,**

The "Seminarium F5" project ([www.seminarium-f5.com](http://www.seminarium-f5.com)), completed in 2020, was created with the goal of combining living and working for the operator in Tyrol. The construction and planning method (reinforced concrete/wood, planned changes of use, virtually barrier-free, safety class 4), the location in the Kitzbühel Alps (tourism in a two-season resort, guaranteed snow, local purchasing power, stable real estate demand), and tax options ensure the highest possible economic security for the investment. **100% of the property** is available for purchase.

## USE EXAMPLE

A conceivable **use example** (with 10 independent living units and 1 work and training area) could look like this:

- |                       |                    |  |
|-----------------------|--------------------|--|
| • <b>Ground floor</b> | Top 1 and 2        | - tourist rentals,   |
| • <b>First floor</b>  | Top 3 and 4        | - tourist rental,  |
| • <b>First floor</b>  | Top 5              | - reception and waiting area,  |
| • <b>First floor</b>  | Top 6 und 7        | - rented private medical practices,  |
| • <b>Sec. floor</b>   | Top 8, 9, Training | - medical practice, therapy, training, workspace for therapeutic colleagues, |
| • <b>Top floor</b>    | Penthouse          | - Betreiberwohnung des Eigentümers.  |

## ORGANIZATIONAL AND STAY-RELATED ASPECTS OF THE USE EXAMPLE

The property is being acquired by an individual who rents apartments to tourists and provides infrastructure for people working in the healthcare sector. This means that the owner operates as an entrepreneur and can use the penthouse apartment, designated as an "operator's apartment," as a residence.

The current tourist use can be expanded or reduced at any time. Structural changes are easy to implement due to the timber construction.

*The property can be acquired as a complete business (including logo, name, website, platforms, tourist bookings, tourist amenities, business license, etc.) and continued seamlessly. This allows for **revenue generation** from the moment of acquisition.*

Various uses, such as **retirement homes**, **apartment hotel**, **vacation properties for employees**, the **provision of private practices** within an organizational network (workspace for healthcare professionals), and even **partial sale**, are possible and are structurally and legally prepared. The training area can be divided into two independent units. Each of the two classrooms can be subdivided into up to three smaller work units.

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## GENERAL INFORMATION / DEFINITION OF TERMS

### TAX EXEMPTION

Doctors in Austria are often exempt from VAT and therefore are not entitled to deduct input tax. The landlord cannot therefore claim the input tax generated by the rental and loses the option of net financing.

*If a landlord provides services to a tenant who is not genuinely VAT-exempt (e.g., a doctor) for the practice of their medical practice (similar to an "employee work-space" or a fitness center), this rental is subject to VAT. Net financing of the property is therefore possible.*

### 100% OWNERSHIP

With 100% ownership, the owner is free to do whatever they please within the framework of the law. If there are co-owners, they must consent to almost all changes.

### TOURIST RENTAL IN TYROL

With up to 10 guest beds, tourist rentals can be operated "privately" or as a "free business."

## SPECIFIC TERMS

### HAUPTWOHNSITZ / PRINCIPAL RESIDENCE

A "principal residence" is the place where a person's life is centered. This means that they primarily live, work, and maintain personal relationships there.

### FREIZEITWOHNSITZ / LEISURE RESIDENCE

A "leisure residence" is a property used primarily for recreational purposes. If it is not designated as a **leisure residence**, the owner can use the property as a work residence, make it available to another person as their primary residence and "visit" them, or register themselves as a **guest/tourist** in their own property for the duration of their stay.

Vacation properties can be sold without restrictions. If VAT is declared upon purchase, this can be claimed as input tax and reduce the financing costs.

### WIDMUNG / ZONING

The Zoning of a property determines its possible uses. The Seminarium F5 is designated as "mixed-use building" and entitles it to be used as an apartment, office, or tourist rental.

### UMWIDMUNG / REZONING

If a person (possibly a family member) decides to relocate to Fieberbrunn and would like to use a top floor in the house that is designated as an office, the municipality can simplify the rezoning process for permanent residence.

*The penthouse is designated as an "operator's apartment" and can therefore enable net financing or unrestricted residence.*

## **NUTZWERTGUTACHTEN / USE VALUE REPORT**

A „Nutzwertgutachten“ is the calculation and determination of the ownership shares for a property in which several parties have acquired condominium ownership. These use values form the basis for the allocation of operating costs.

*The use value report from Seminarium F5 is available for implementation at any time, so it can be adapted by the buyer or postponed if necessary.*

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

	<b>( A )</b>	<b>( B )</b>
<b>TOP 1 – 4</b>	Tourist apartment	Doctor's office / joint practice / rental apartment
<b>TOP 5</b>	Tourist apartment	Shared secretaria / waiting area
<b>TOP 6 UND 7</b>	Tourist apartment	Doctor's office / joint practice
<b>TOP 8 UND 9</b>	Practice	Joint practice / tourist apartment / rental apartment
<b>TOP SCHULUNG</b>	Teaching / training area with two rooms and lounge	Additional therapy rooms (both rooms can be subdivided) or as two independent units for tourist use.
<b>DG / PENTHOUSE</b>	Owner's apartment	Tourist apartment. The penthouse can be used as two independent units.

## **Disclaimer**

Please note that all points listed serve only as a guide to possibilities and depend on personal/individual details. Implementation is the responsibility of the buyer and, due to the complexity, must be clarified with their own lawyer/tax advisor. All information is approximate, refers to the period from 2019 to 2025, and has been tailored to the personal situation of the current owner.