



PREMIUM INVESTMENT- PROPERTY

SEMINARIUM F5



Location

Tyrol | Kitzbühel District | Fieberbrunn

Building Type

Residential and commercial property
with up to 13 independent units

Project website and price information at

www.seminarium-kitzbuehel.com

Introduction

This is a rare and exceptional investment property in the Kitzbühel Alps due to its diverse and varied potential uses.

It offers usage options such as medical offices, group practices, training facilities, tourist apartments, permanent residences, and even the sale of individual units (technically up to 13 independent units possible). The property is fully furnished and equipped, allowing for seamless takeover and uninterrupted operation.

Location

The sought-after location in probably the most snow-secure part of the Kitzbühel Alps, in close proximity to Kitzbühel and St. Johann with their health and tourism services, direct access to one of Austria's largest ski areas, within a municipality investing in modern infrastructure and offerings (both winter and summer), and within walking distance exactly between the village center and ski lift meets the demand of local clientele for medical care, health services, new health-related offerings, group practices, training/courses for groups, high-quality tourist apartments, rental apartments, and ownership units—all within an ambiance befitting the Kitzbühel district.

Overview

Completion 07/2020 | Construction: reinforced concrete (ground floor, elevator) and timber (1st to 3rd upper floors) | 4 levels with elevator | Living/usable space: 800 m² | 6 garage parking spaces | 17 outdoor parking spaces | Property area: 1,660 m² | Nearly barrier-free | Condominium ownership structure prepared.

You get / Current usage / Hard Facts

Seven tourist apartments, adaptable at any time for various uses. Each individually furnished, emphasizing spaciousness and uniqueness – size, ceiling height, glazing, furnishings, balcony, terrace, or garden.

A training area (Unit "Top Schulung" approx. 163 sqm) with two classrooms (No. 1 – courses see website, No. 2 – therapeutic courses with ICAROS Health and Cloud), furnished lounge with kitchen, spacious sanitary facilities, handicap-accessible WC, and additional rooms.

Both classrooms can be subdivided, e.g., into additional individual practices.

The training area can technically be divided into two independent units.

Two therapeutic practices (Units Top 8 and 9), each with two separate rooms and approximately 60 sqm.

An official ICAROS demo location (ICAROS equipment not included in purchase price).

A penthouse with views of the Wilder Kaiser, the Buchensteinwand, and the Leoganger Steinberge – ideal for operators, private owners, or tourist use. It can be technically divided into two independent units and has been outfitted with high-quality features.

You get / Current usage / Soft Facts

An established tourist business near the lift and town center with high customer satisfaction (see Booking.com).

Represented on various platforms (Tourism Board, Booking.com, AirBnB, Check24.com, etc.).

Eine ausbaubare touristische Präsenz, da eine professionelle touristische Vermietung nicht im Vordergrund stand.

Expandable tourist presence as professional tourist rental was not the primary focus.

- Company name: Seminarium F5
- Logo: SF5
- Website: www.seminarium-f5.com
- Google and Facebook presence

100% ownership and therefore sole decision-making authority regarding usage.

Construction Details

Ground floor in reinforced concrete, upper floors 1 to 3 in timber construction, attic level in Pro Bio timber construction.

The penthouse apartment currently consists of two separate living areas.

Each unit has either a garden, terrace, or balcony.

The covered terraces can be fitted with glass enclosures (subject to current building regulations).

Top 1 and 2 can be combined.

The property is nearly barrier-free.

The building complies with fire protection class 4 and has two escape routes.

Wired fire and smoke detectors with central control unit located in the electrical room.

In Top 6, Top 7, and Top Seminar, additional kitchens can be installed due to the existing empty conduits.

All kitchen pre-installations are equipped with a circulation system (no risk of contamination from standing water).

Empty conduits (including cabling) for e-charging stations are available in the garages and for the outdoor parking area.

Internet – fiber-optic connection (LWL), LAN in almost every room (VLAN possible), WLAN via access points throughout the building.

In general, structural modifications are relatively easy to implement due to the timber construction.

Economic Note

The developer's objective was to maintain maximum flexibility by keeping all options open, allowing for agile responses to any challenges or shifts in strategic goals. This approach is reflected in both the construction method and zoning classification.

A key constant throughout is the unrestricted, long-term personal use of the generously sized penthouse apartment by the operator or owner.

The provision of infrastructure including secretarial support, equipment, online presence, marketing, cleaning services, and parking for healthcare professionals enables the current operator (as of 2025) to finance the property on a net basis.

Due to the design, construction, and zoning, the units can be individually utilized as medical practices, therapy rooms, guest accommodations, or residential spaces (see zoning and usability report).

The purchaser is responsible for verifying eligibility for input VAT deductions upon taking over the operation or in case of a change of use, as well as the unrestricted use of the penthouse.

The building method and zoning classification facilitate numerous customized changes in use tailored to the buyer's specific needs.

General Information

Feature	Details
Completion	2020
Construction	Ground floor: reinforced concrete / Upper floors 1-3: timber construction
Elevator	1
Units	10 (according to building permit) / 13 technically possible
Living / Usable area	800 m ²
Garage spaces	6
Outdoor parking spaces	16 (possibly can be covered)
Handicap parking	1 (covered, at entrance area)
Heating	Underfloor heating (gas, wood)
Windows / Doors	PVC / aluminum or wood / aluminum (attic level)
Glazing	Triple glazing
Floors	Tiles / vinyl or tiles / parquet (attic level)
Ceiling height	Approx. 255 to 275 cm
Door clearances	Approx. 220 cm
Internet	Fiber optic internet
WLAN / LAN	Throughout the building
Video surveillance	At entrance area (with recording)

The property was constructed using a combination of reinforced concrete and timber framing, offering flexible floor plans, modern technical features, and a spacious penthouse apartment for potential owner occupancy.

Details about the units

Floor	Unit	According to NW-GA	Size (approx. m ²)
Ground Floor	Top 1	Top W1	approx. 49,00
Ground Floor	Top 2	Top W2	approx. 50,00
Ground Floor	Basement Storage	Top W7 Accessories	approx. 28,00
1st Floor	Top 3	Top W3	approx. 55,00
1st Floor	Top 4	Top W4	approx. 61,00
1st Floor	Top 5	"Storage"-S2	approx. 35,00
1st Floor	Top 6	Top S2	approx. 68,00
1st Floor	Top 7	Top S1	approx. 61,00
2nd Floor	Top 8	Top W5	approx. 35,00
2nd Floor	Top 9	Top W6	approx. 66,00
2nd Floor	Training Area	Top S3	approx. 163,00
Attic (*)	Top 10A+B	Top W7 (PH)	approx. 149,00

((*) The penthouse apartment currently consists of two independent residential units with a roof terrace (approx. 148.00 m²).

About Fieberbrunn

Fieberbrunn, with approximately 4,400 inhabitants, is the largest town in the Pillersee Valley, located in the Kitzbühel district. Based on overnight stays, it is a highly popular holiday destination and also offers attractive opportunities for permanent residence. Fieberbrunn is known as a “snow pocket” due to its reliably high snowfall levels during the winter season, further secured by nearly continuous artificial piste snowmaking.

Since the 2015/2016 winter season, the Fieberbrunn ski area has been connected with the Saalbach-Hinterglemm-Leogang ski region. This combined network offers around 270 kilometers of pistes, making it one of the largest ski areas in Europe. For those seeking proximity to Kitzbühel, the town is reachable within a 30-minute drive.

In summer, visitors and residents can enjoy numerous hiking trails ranging from challenging summit hikes to leisurely panoramic routes. Additional attractions include the Lauchsee lake bathing pond, the Fieberbrunn tennis club, the Familienland adventure park, cycling paths, a mountain bike course, and more. The municipality organizes entertainment events throughout the summer and continuously updates and expands its offerings.

Even before the merger with Saalbach-Hinterglemm-Leogang and increasingly so since Fieberbrunn has experienced sustained and carefully managed modernization and expansion. This applies to infrastructure, services, modern destination marketing, support and training for tourism providers through the tourism board, as well as quality of life and housing, among other areas.

Location	Local Amenities	Leisure & Entertainment
Kitzbühel – 21 km	Village center – 750 m	Kitzbühel Golf Course – 21 km
St. Johann – 10 km	Supermarket – 220 m	Ellmau Golf Course – 22 km
Cross-country skiing trail access– 300 m	Bank/ATM – 750 m	St. Johann Airfield – 10 km
Indoor swimming pool / sauna – 1,5 km	Dentist 750 m	Leogang – 17 km
Lauchsee lake Fieberbrunn – 2 km	Mountain bike park – 800 m	Salzburg (via A1 / A10) – 65 km
Tennis court – 2 km	Train station – 3 km	Munich – 125 km
Familienland Adventure Park– 4,8 km	Bus stop – 200 m	E-bike rental – 750 m

Details

Penthouse

- Construction: Pro Bio timber
- 2 living rooms
- 2 bedrooms with clay plaster walls
- 1 walk-in closet / dressing room
- 3 bathrooms with WC/bidet; 2 with walk-in showers, 1 with bathtub
- Oak parquet flooring, planed and oiled
- Windows / terrace doors: wood/aluminum with floor-to-ceiling panoramic windows
- 2 DAN kitchens
- Additional rooms
- 2 wood-burning stoves with water circulation
- Spacious terrace

Tourist Apartments

- Flooring: oak vinyl; bathrooms/WCs tiled (30 x 60 cm)
- Fully equipped kitchens
- Multimedia: TV, intercom system, WLAN, LAN in almost every room
- Fully furnished

Training Area

- Seminar rooms: seating, ceiling projector, mobile projector, motorized projection screen
- Lounge: kitchen, counter, bistro tables, chairs
- Sanitary facilities: men's WC (1 toilet, 2 urinals), women's WC (2 toilets), handicap-accessible WC with walk-in shower and emergency call system

Guest Rental Equipment

- High-quality bed linens, towels, bathrobes
- Cleaning supplies
- 2 washing machines, 1 dryer, 1 ironing machine

Summary I

Category	Details
Structural Features (General)	- Nearly complete timber construction (ground floor reinforced concrete, but covered with drywall and wood, and timber interior walls)
	- Ceiling heights up to 275 cm
	- Door clearances 220 cm
	- Very generous glazing (see "Elevations" on website)
	- Each unit has a balcony, loggia, terrace, or garden
	- Penthouse built and fitted with high-quality standards
	- Security class 4
	- Up to 13 independent units possible (individual taxation and billing planned)
	- Planned flexibility for changes in use
	- Two classrooms separable by drywall partitions (underfloor heating installed accordingly)
	- Seminar area divisible into two independent units
	Economic Aspects
- Independent private practices of various sizes	
- Infrastructure and training opportunities	
- Generous workspace for groups	
- Expansion of medical/therapeutic offerings	
Economic Security	- Medical/training/health concept for the Kitzbühel district
	- Multiple usage types possible (e.g., tourist use to financially support therapeutic expansion)
	- Planned multi-use and change of use options up to sale of individual units
Input VAT Deduction	- Possible through provision of shared secretariat, therapeutic equipment, web presence, marketing, IT infrastructure, cleaning, and parking
Sole Ownership	- Use without involvement of other owners
Adaptations	- Relatively easy to implement due to timber construction
Tourism	- SF5 established as a tourist operation and listed on booking platforms
	- Tourist occupancy can be further improved through marketing
	- Tourism was not the primary objective
Touristic Use	- Seven tourist-used apartments (6x two-person, 2x four-person apartments, 3x high-quality double sofa beds as extension)
	- Organizational and cleaning equipment available (washing machine, dryer, ironing machine, linens)
Name SF5	- Name Seminarium F5, logo, and customer database can be taken over
Website	- www.seminarium-f5.com can be taken over
Bookings	- Bookings secured through spring 2026
Satisfaction	- Guest satisfaction ratings available on Booking.com
Continuation	- Uninterrupted continuation of tourist operations possible
Multiple Use	- 2nd floor and penthouse can be used independently of tourist use on ground and 1st floors

Summary II

Category	Details
Additional Potential Uses	- Senior residence (with or without assistance) for financially well-off individuals seeking to live in the Kitzbühel Alps
	- Expansion of medical use
	- Therapy center with overnight accommodation
	- Expansion for tourism purposes
	- Rental use
	- Sale
Planned Structural Modifications	- Loggias can be enclosed with glazing in accordance with building regulations
	- Units Top 1 and 2 can be connected by a partial wooden wall
	- Units Top 6 and 7 were designed as doctor's offices, but also have concealed kitchen connections
	- A concealed kitchen connection is present in Seminar Area 2
	- 13 independent and individually billable units are possible
	- Solar thermal and photovoltaic connections possible via the top floor
	- E-charging stations planned in garages and on the parking lot
	- The training area can be divided into two independent units (individual billing is preconfigured)
	- The two classrooms can be divided by drywall (underfloor heating is designed accordingly)
	- Both garages are prepared for heating installation with separate metering
Barrier-Reduced Design	- Each unit has at least one balcony, loggia or terrace door with minimal threshold
	- Wheelchair-accessible washbasins
	- Floor-level showers with curtain
	- Spacious bathrooms with integrated WC
	- No door thresholds
Safety	- Elevator
	- The building is constructed to Class 4 fire safety standards
	- Ground floor and stairwell are made of reinforced concrete
	- Requirements in accordance with Class 4 and intended use (tourism, education, therapy, residential)
	- Barrier-reduced design
	- Fire alarm system (wired smoke and fire detectors) with control center in the electrical basement
	- Smoke vent in the top floor
	- Fire extinguishers according to district fire department guidelines
	- Fire department key safe outside the building
	- Two escape routes
	- Emergency exit signs / lighting
	- Compliant fire compartmentalization
	- Lightning protection system
	- Non-slip floor tiles
- All dishwashers and washing machines have Aqua-Stop	
- All kitchen blind connections have a circulation system (no hygiene risk due to standing water)	

Summary III

Category	Details
Furnishings & Equipment	- Top 1 to 7/9: Fully furnished and equipped, allowing seamless continuation of tourist use (see website)
	- Top 1 to 4/6: Oak double beds with 26 cm pocket spring individual mattresses
	- Top 5: Two oak single beds with 26 cm pocket spring mattresses
	- Top 7: Standard double beds with 26 cm pocket spring individual mattresses
Top 8	- Currently utilized as a medical practice
Training	- Currently used for trainings and ICAROS sessions (seminar chairs, 1 ceiling projector, 1 mobile projector, 1 motorized screen, lounge with kitchen area including counter, bistro tables, stools, and chairs)
	- Men's restroom (1 toilet, 2 urinals, 1 washbasin)
	- Women's restroom (2 toilets, 2 washbasins)
	- Accessible restroom with support folding handle, barrier-free shower, washbasin, and emergency call system
Penthouse - Premium Finish	- Views of the Leoganger Steinberge, Wilder Kaiser, Spielberg, and Buchensteinwand mountain ranges
	- Pro-bio wood construction method
	- Both bedrooms feature natural clay plaster finish
	- Large terrace area (150 m ²)
	- 3 bathrooms with WC/bidet; two with walk-in showers, one with bathtub; ventilation system with delay relay and humidity control
	- Brushed oak parquet flooring, 4V bevel, four-sided chamfer, oiled finish
	- Wooden/aluminum framed windows and terrace doors
	- Two DAN kitchens
	- Two hydronic wood-burning stoves
	- One or two independent units possible (100 m ² / 48 m ²)
Flooring	- Stairwell, all entrance halls, kitchens, and bathrooms/WCs: 30 x 60 cm tiles
	- All living areas and training rooms (except penthouse): oak-effect vinyl flooring
	- Penthouse living areas: brushed oak parquet flooring, 4V bevel, oiled finish
Kitchens	- All except Top 6 and 7: 4-zone ceramic hob, convection oven, dishwasher, fridge with freezer compartment, extractor hood
	- Top 6 and 7: 2-zone ceramic hob, convection oven, dishwasher, fridge with freezer compartment
	- Penthouse: Two DAN kitchens, AEG appliances, plus additional single fridge and freezer
	- All kitchens equipped with soft-closing doors and drawers
Bathrooms / WC	- Top 1 to 9: Walk-in showers with shower curtains, integrated WCs, exhaust ventilation with delay relay
	- Training area: see section "Furnishings & Equipment - Training"
	- Penthouse: see section "Penthouse - Premium Finish"
Technical Equipment	- Wi-Fi available in all units
	- 1 to 2 LAN connections per unit
	- Fiber-optic internet connection
	- TV connection wiring
	- Intercom system
Heating	- Underfloor heating
	- Gas condensing boiler (up to 60 kW, Viessmann)
	- Buffer tank (1,800 l) with 7.5 kW heating element as safety backup
	- Planned expansion with solar thermal, possible photovoltaic integration
	- Distribution via 13 residential heating stations
	- Wood heating (two hydronic wood stoves in penthouse)
	- Each of the possible 13 units is individually controllable and prepared for separate billing

Architectural drawing



Ansicht OST



Ansicht NORD



Ansicht WEST

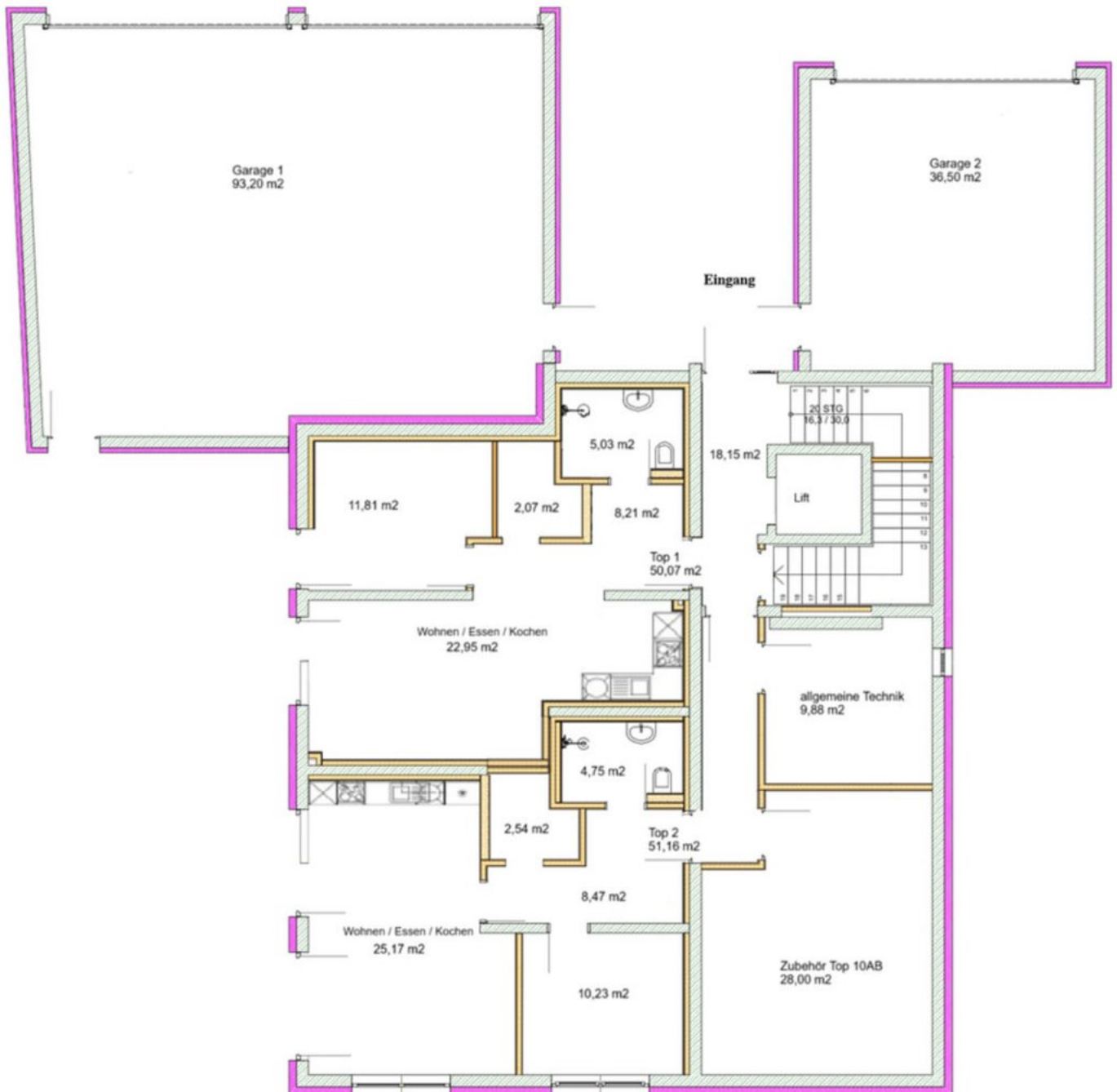


Ansicht SÜD

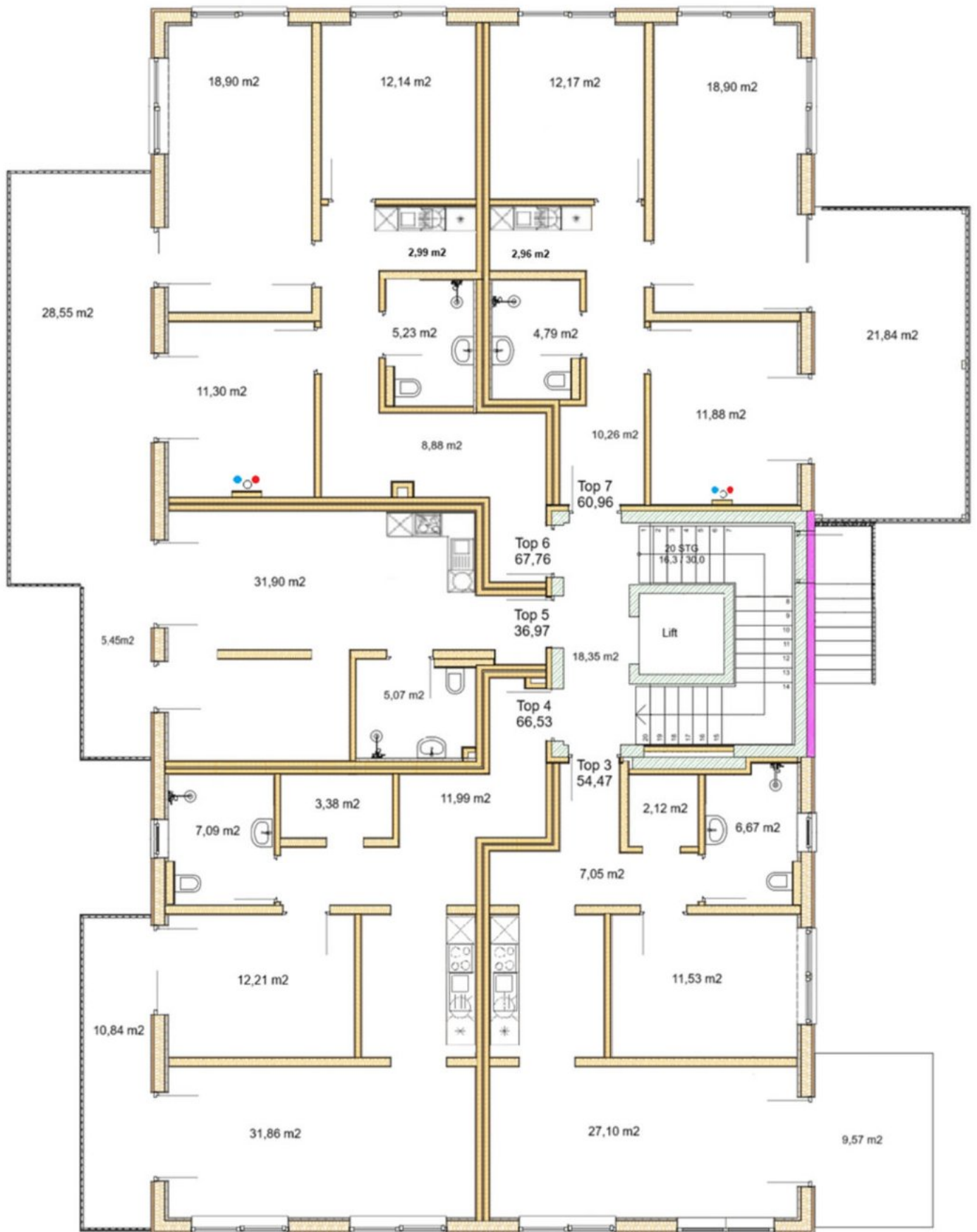
Site plan



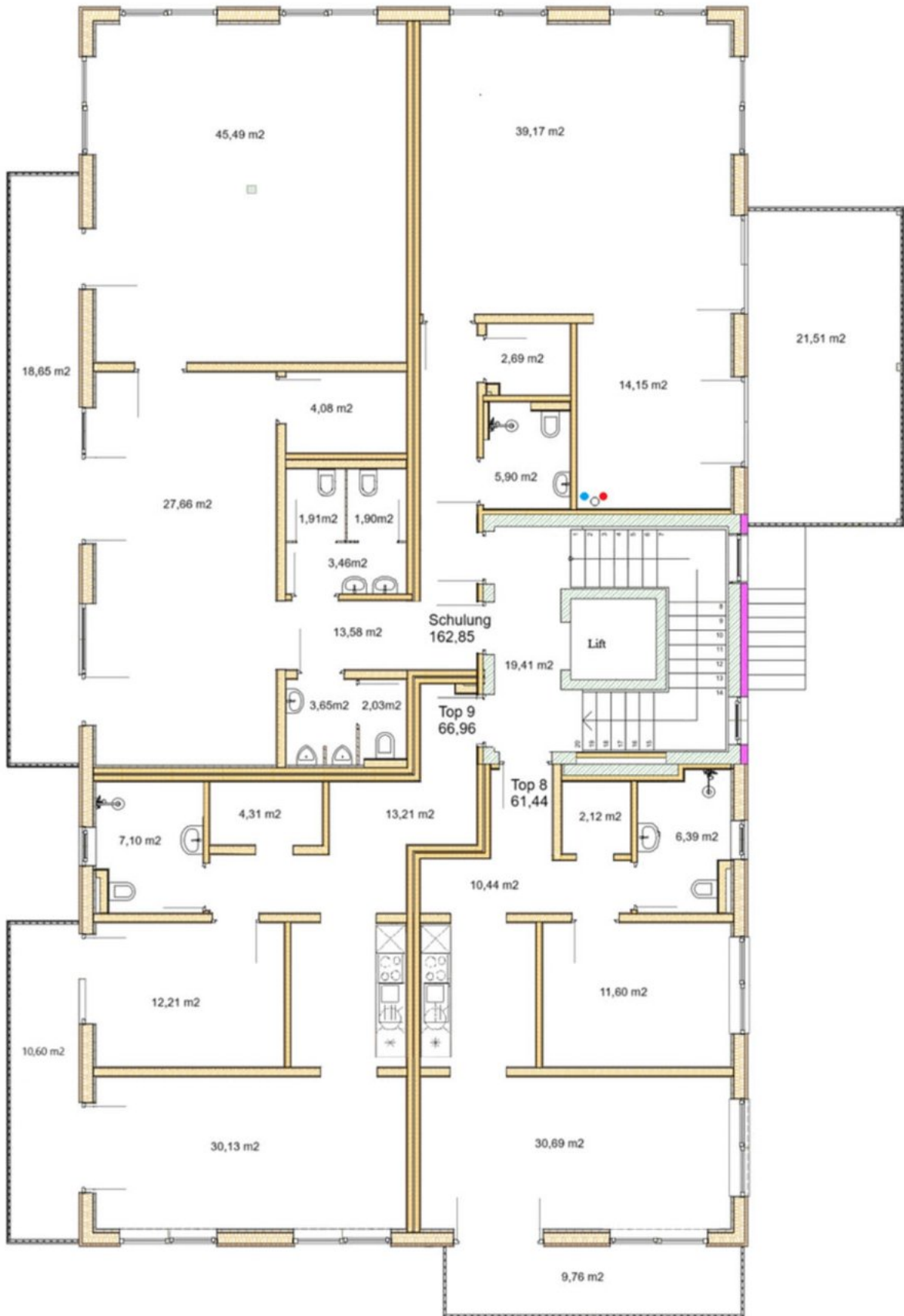
Ground floor



First floor



Second floor



Top floor





Project website

www.seminarium-kitzbuehel.com

The information provided is based on documents and details supplied by the seller and is given by the broker without any guarantee. For the sake of clarity, we note that upon a successful transaction, a commission is payable in accordance with the rates stipulated in the Real Estate Agent Regulation (BGBl. 262 and 297/1996) — namely 3% of the net purchase price plus 20% VAT. This commission obligation also applies if you pass on the provided information to third parties. Please note that there is a familial and business relationship between the broker and the seller. The broker acts as a dual agent. Subject to changes and errors.