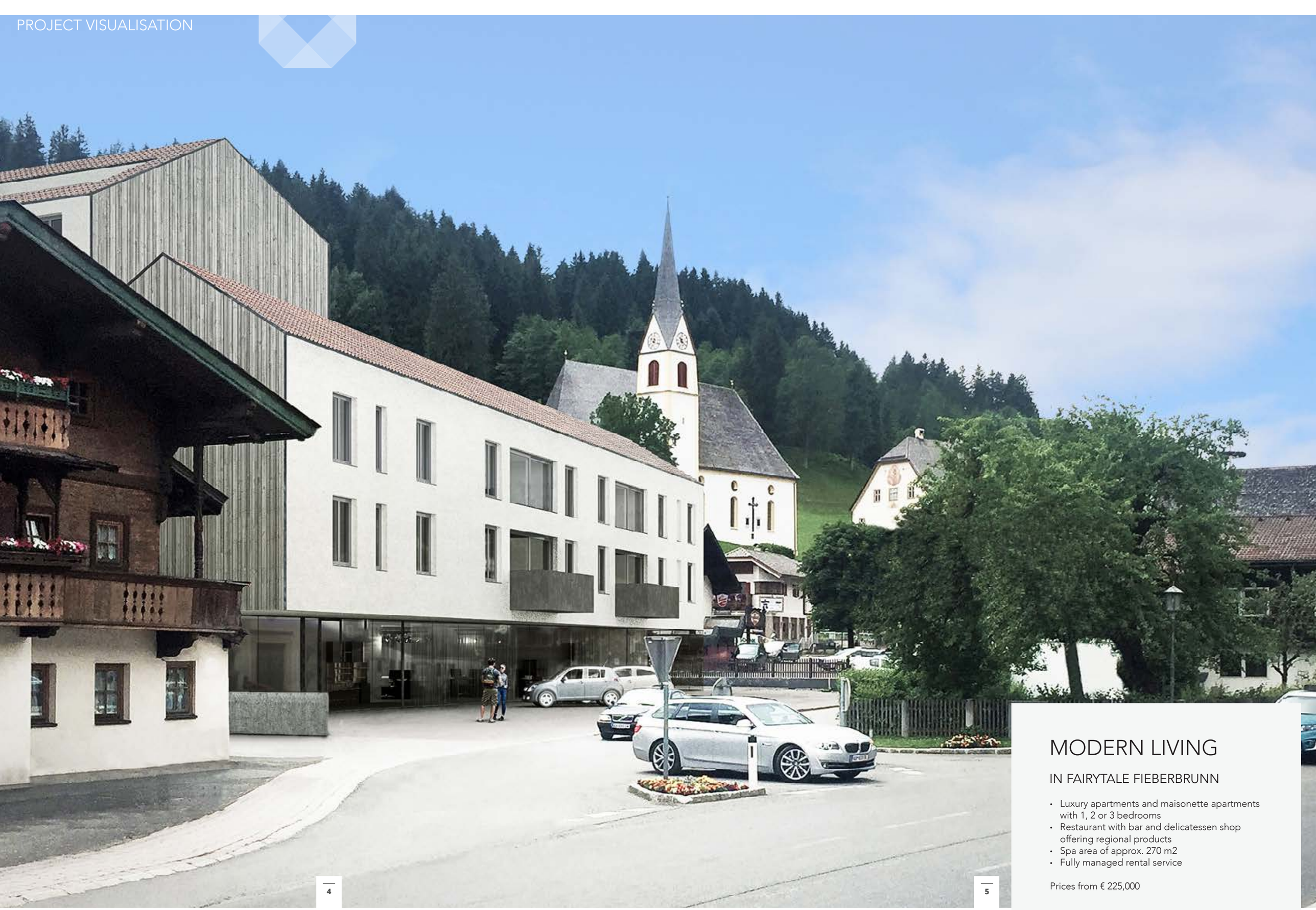
ALL-SUITE
RESORT

FIEBERBRUNN

ALL-SUITE RESORT
FIEBERBRUNN

INVEST AT THE HIGHEST LEVEL



MODERN LIVING

IN FAIRYTALE FIEBERBRUNN

- Luxury apartments and maisonette apartments with 1, 2 or 3 bedrooms
- Restaurant with bar and delicatessen shop offering regional products
- Spa area of approx. 270 m2
- Fully managed rental service

Prices from € 225,000

BISTRO AND SHOP

Stylish and welcoming best describes our bistro experience, which blends gastronomy with lifestyle in a cosy, living room atmosphere.

Meanwhile our shop can provide everything you will need for your stay without leaving the resort. After an active day outdoors you may want to quietly unwind, before resting your weary limbs in the comfort of the sauna.

HOLIDAY PARADISE FOR THE ENTIRE FAMILY

FIEBERBRUNN

IN THE PILLERSEETAL, TYROL

EUROPEAN PROPERTY AWARDS
in association with
The Telegraph
AWARD WINNER
2016-2017

BELLEVUE BEST PROPERTY AGENTS 2018

THE SETTING

With a population of almost 5,000, fairy-tale Fieberbrunn is the largest town in the Pillersee Valley, in the world-famous Kitzbühel Alps and not far from the Salzburg border.

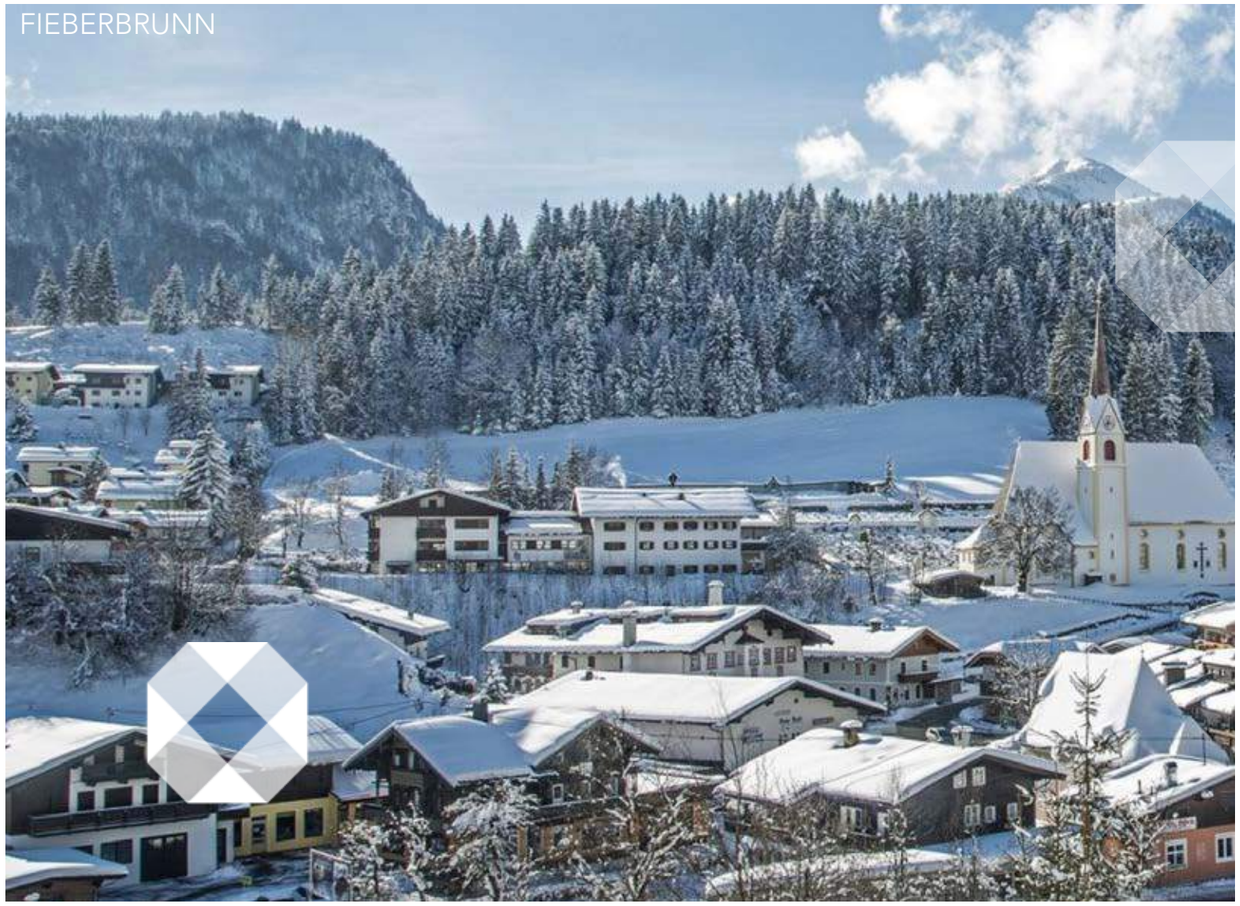
A traditional Alpine church graces the historic centre of this lovely market town. Here, in the heart of Fieberbrunn, is where we are building the All-Suite Resort Fieberbrunn comprising 36 luxury apartments right on the Dorfstrasse.

Fieberbrunn is surrounded by a magnificent backdrop of mountains and gentle valleys. It is often regarded as an insider's tip for a perfect winter holiday for the whole family - in particular for its regular snow fall pattern.

The connected Skicircus Saalbach-Hinterglemm Leogang – one of Austria's 'coolest ski areas' – features 270 kilometres of slopes, 70 lift and cable cars as well as the finest array of alpine huts, restaurants and après-ski venues in Austria. It will soon connect with Zell am See via Viehofen overtaking the Arlberg as Austria's biggest skiable area with 347 kilometres.

Downhill and cross-country skiing, snowboarding, sledding or winter hiking – whatever your favourite holiday sport, it's all here.

Summer and winter, the variety of activity you can find in Fieberbrunn is unsurpassed.

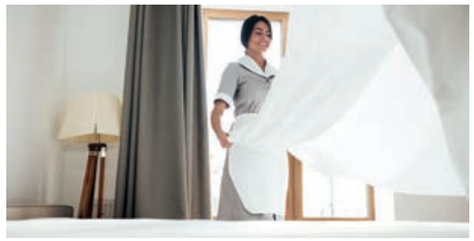


A NEW CONCEPT

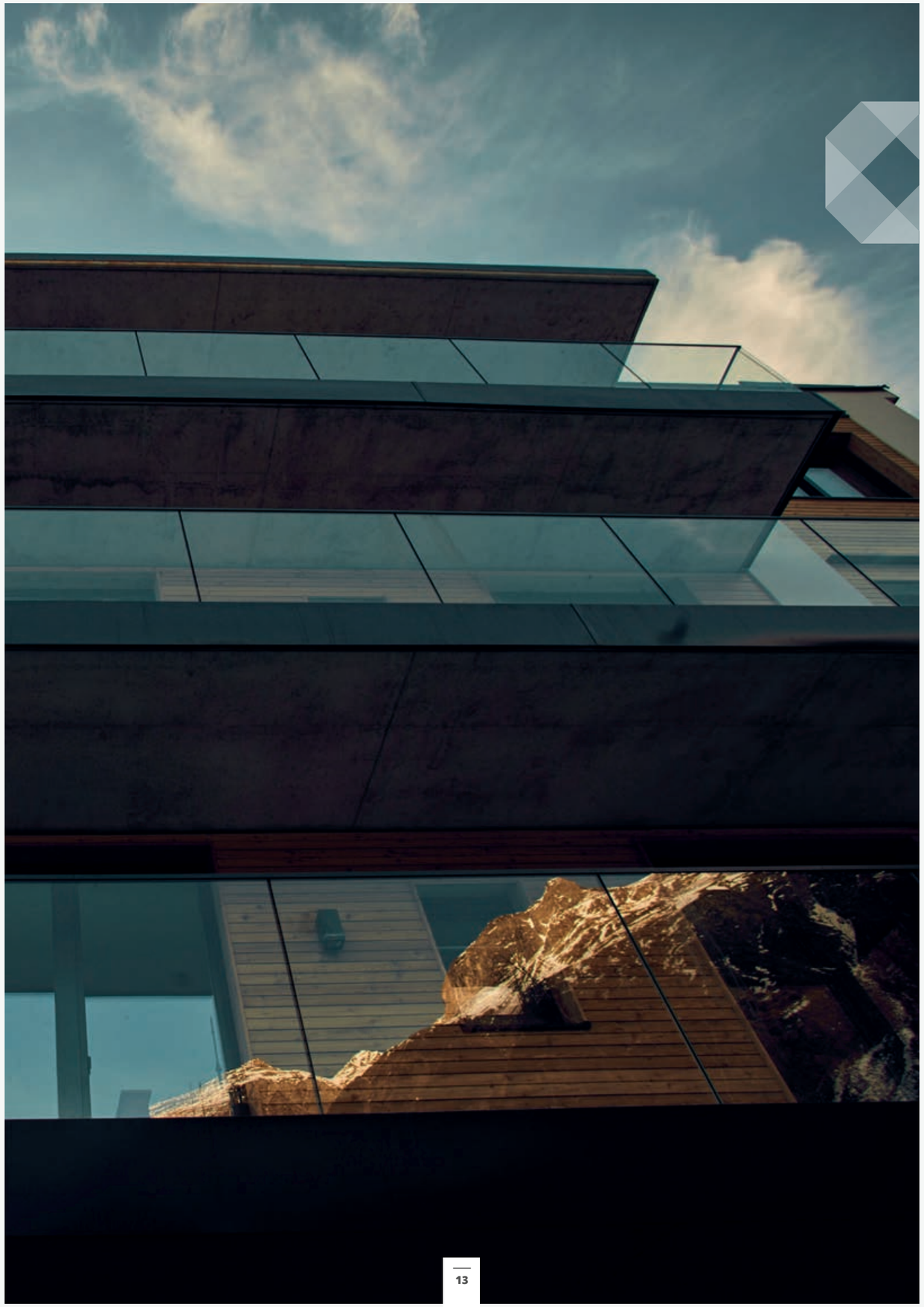
Fieberbrunn is a hassle-free investment that provides a very attractive annual return.
You buy an award-winning suite with 1, 2 or 3 double bedrooms in Fieberbrunn featuring a spa, cosmetics and massage studio, relaxation spaces, restaurant, shop and bistro – plus everything you'd expect in a luxury boutique hotel.
Everything is ready for you when you arrive. During the time you are away, your apartment is rented out, generating a healthy income.
All-Suite Resorts Österreich GmbH, is an associate company of the Kristall Group and assumes the management and international rental of your apartment, ensuring a stress-free ownership experience for you. It also attends to daily hotel operations and the upkeep of the property.
By agreeing to rent out the apartment and support the local, growing tourism industry, you are able to acquire the property without incurring 20% tax. Moreover, you are assured of capital growth in the region of over 4% per annum.
Our multilingual professional advisors look forward to hand-holding EU and non-EU buyers through the research, buying and ownership phases, so please contact us today.

Apartments
with a private feel

Furnishing standard is
always high quality



ALL· SUITE Resorts Österreich GmbH
is a company in the Kristall Group and provides hotel and management services on demand, ensuring your utmost freedom and convenience.



THE FACILITIES

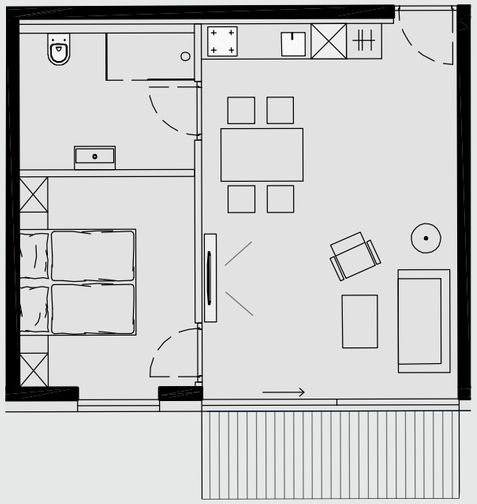
The building and its modern architectural inspiration blend harmoniously into the landscape and surroundings. This is where design and comfort are fused to deliver carefree living and the freedom to shape and arrange time to suit you.

The lobby and the restaurant flow into one another, offering space to meet for sociable get-togethers. The clean, minimalist design features top quality building materials, beautiful wood, warm fabrics of felt and Loden wool – all combine to make an investment property with great style and quality that will appreciate in value. The apartments have a light airy feel and the communal areas include sauna, steam rooms, as well as reclining and relaxing areas.

By locating the shop / bistro right on the road, the design creates enough space for convivial gatherings. The small shop will offer regional delicacies and speciality foods.

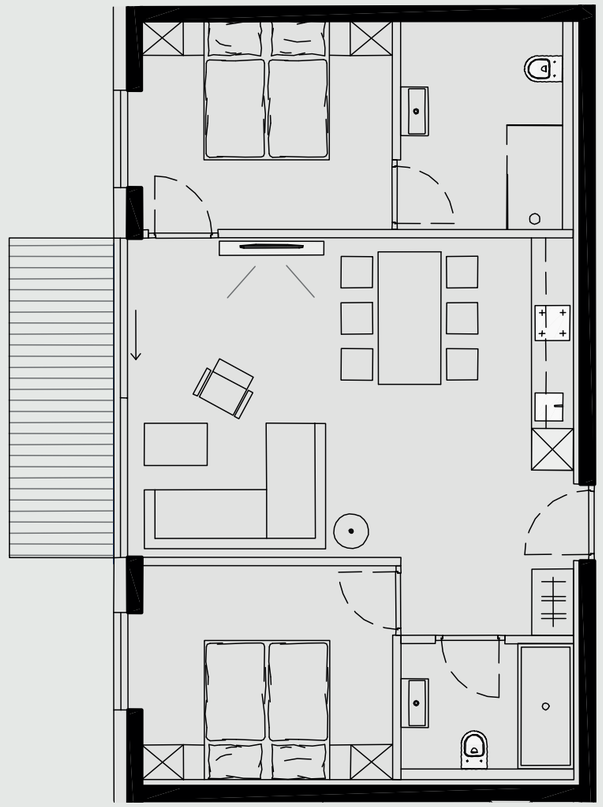
Being in the centre of Fieberbrunn, it's a place for encounters with the locals, a meeting-point for sports enthusiasts and a hotspot where you find out what's going on.

For those who prefer a more tranquil atmosphere, there are cosy lounge chairs to relax and read a book in peace and quiet or surf the web. There is, of course, high-speed internet throughout.



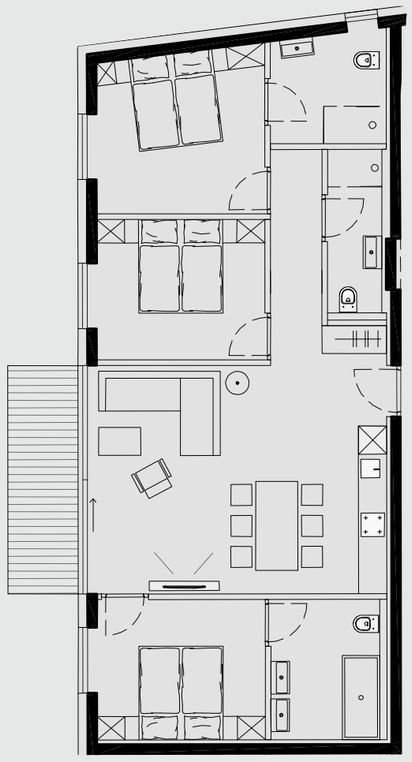
1 DOUBLE BEDROOM APARTMENT

Apartment with approximately 45 m² – ideal for 2 people. With a balcony and in most cases a direct view of the mountains. 1 double bedroom, finished in elegant wood, 1 bathroom with hair dryer, bright living area with a large dining table and double fold down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.



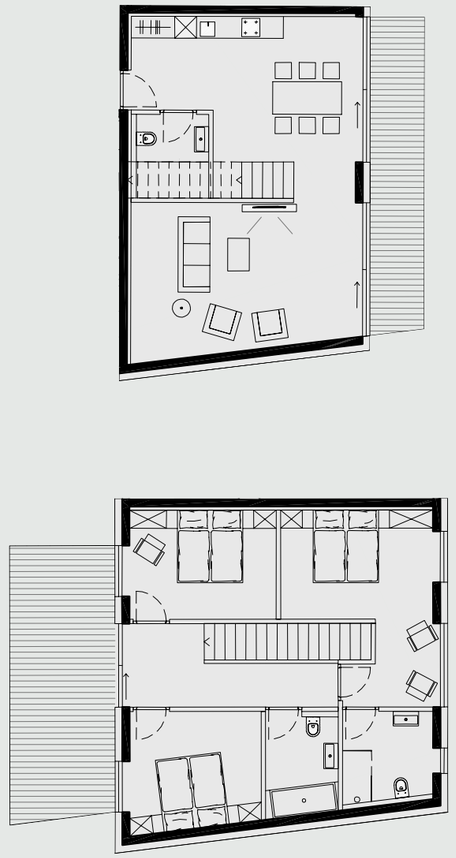
2 DOUBLE BEDROOM APARTMENT

Apartment with approximately 62 to 100 m² – ideal for 4 people. With a balcony and in most cases a direct view of the mountains. 2 double bedrooms, finished in elegant wood, 2 bathrooms with hair dryer, bright living area with a large dining table and double fold down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.



3 DOUBLE BEDROOM APARTMENT

Apartment with approximately 89 m² – ideal for 6 people. With a balcony and in most cases a direct view of the mountains. 3 double bedrooms, finished in elegant wood, 2 bathrooms with hair dryer, bright living area with a large dining table and double fold down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.

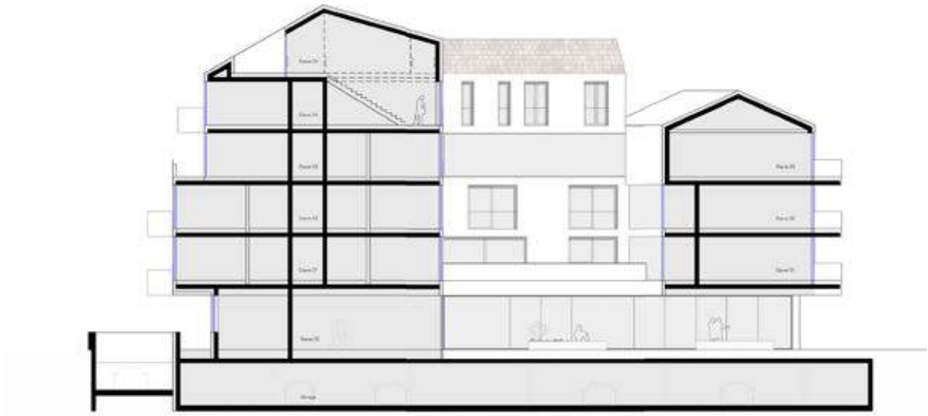


2 OR 3 DOUBLE BEDROOM MAISONETTE APARTMENT

Maisonette apartment on two floors with approximately 95 to 130 m² – ideal for 4 or 6 people. Most with two balconies and direct views of the mountains. 2 or 3 double bedrooms, finished in elegant wood, 2 bathrooms with hair dryer, bright living area with a large dining table and double fold down sofa bed as well as a fully equipped kitchen with a dishwasher, refrigerator, ceramic hob, microwave, pots and pans, dishes, cutlery, coffee maker and toaster.

HOW THE APARTMENTS ARE CONFIGURED

Please see separate floorplans and pricing document.



YOUR CHOICE

Why not cook at home?
Our high-quality Miele kitchens are equipped with every possible convenience: coffee maker, cutlery, crockery, glasses, comfortable chairs ... what the Austrians call Gemütlichkeit.

COMFORT

We believe that the most important element of a great holiday is having the perfect bedroom. That is why we chose superb box spring beds with top quality mattresses, luxurious bed linens and opulent fabrics.
We like to think we've thought of everything so that your sense of well-being is absolute. From flat screen televisions and roomy wardrobes, to exquisite curtains and cushions ... different themes to choose from and all included in the price.

SLEEK INTERIORS

Our years of experience in designing high end apartments have taught us that bathrooms have to be every bit as impressive as in a luxury hotel. Our spacious interiors are finished with Italian ceramic tiles and elegant Hans Grohe bathroom fittings.

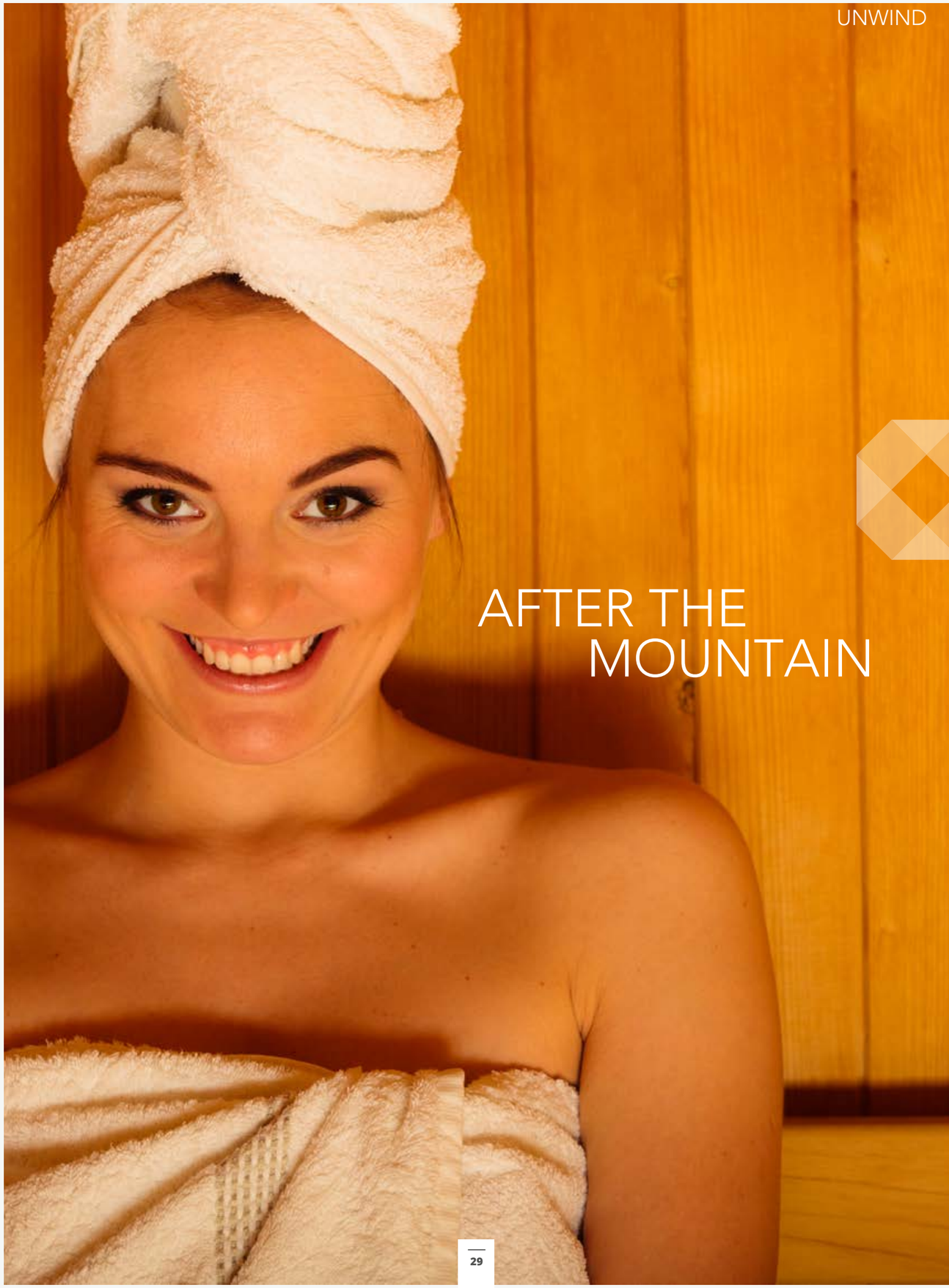
MY LITTLE SPA

It's nothing big and fancy – just comfortable, private and pleasant relaxation, as enjoyable in summer as in winter.

My Little SPA is an elegant Swiss pine, sauna-bathing complex with the option of indulging yourself with beauty and massage treatments.

Whether you prefer a workout in the gym or a deep muscle-soothing massage, you can relax afterwards on our comfortable relaxation areas - both indoors and outdoors.

Help yourself to the generous supply of sauna towels and hand towels. And if you like to cool down after a sauna, there's a torrent of mountain water gushing from an outdoor shower to help.



ALL-SUITE SHOP BISTRO
BREAKFAST, BRUNCH
LUNCH & SNACKS
SHOP FOR BASICS
SOUVENIRS

ROOM SERVICE
DELIVERY SERVICE
SKI RENTAL
MOUNTAIN BIKE RENTAL
LOCKABLE CELLAR FOR
SPORTS EQUIPMENT

BREAKFAST SERVICE
CLEANING
BABYSITTERS

LAUNDRY SERVICE
CLEANING

ALL·SUITE RESORTS

Our motto is Feel Free.

Hotel apartments with a personal touch. **ALL·SUITE** Resorts Österreich GmbH is an associate company of the Kristall Group and handles the management and rental of your apartment.

A professional team of staff with decades-long experience in the international hotel business and sales and marketing ensures a smooth rental business. A well-trained team of employees will be onsite to ensure that you have everything you need or want in terms of comfort, convenience and quality. With this real estate concept, you're investing in more than just a high-quality property. You're investing in a special type of holiday experience that enables you to enjoy your life to the full.

From luxurious apartments in leading destinations and superb locations, as the owner of this property, you benefit from world-class infrastructure coupled with the comfort, flexibility and convenience of a luxury hotel.

Everything you want is prepared just for you.
You can book our welcome package even before you're on your way. It includes a number of essentials, allowing you to prepare breakfast or supper on arrival. You can, of course, order more specific items if you prefer.

Wellness and relaxation in winter or summer
Indulge in massages and beauty treatments, sauna and steam bath in the private spa centre.

Everything is possible. All you have to do is let us know what you would like.

ALL·SUITE
SHOP BISTRO

Spontaneous and casual

Our stylish, relaxed bistro blends freshly cooked dishes with a spontaneous lifestyle in a friendly living room atmosphere. Our shop has everything you will need to buy for your stay.

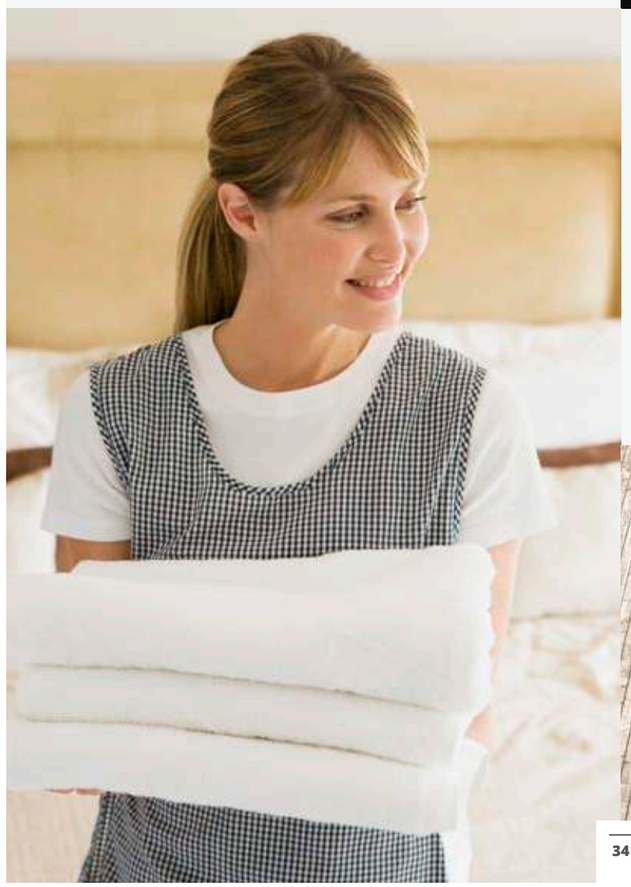
Don’t feel like cooking? Not a problem. You can have your breakfast here if you like, delicious dishes for lunch, and snacks or homemade cakes in the afternoon. And in our shop you will find exclusive regional products for your own personal enjoyment or to take home with you as souvenirs.

The adjoining sun terrace is the ideal place to enjoy a peaceful evening after an active day outdoors, before unwinding in the welcoming comfort of the sauna.

CLASSIC SAUNA
THEMED SAUNA
STEAM BATH

FITNESS AREA
WITH STATE-OF-THE-ART
EQUIPMENT

RELAX & UNWIND
WHETHER IT'S WINTER
OR SUMMER



PROTECTED SUNBATHING LAWN
SUN TERRACE
RESTAURANT WITH A VIEW
INTO THE COURTYARD

BEAUTY TREATMENTS
RELAXING MASSAGES
ANTI-AGEING
TREATMENTS WITH
ADVANCE BOOKING

EVERYTHING IS READY
FOR YOU

CRYSTAL CLEAR AIR

WINTER AT ITS MOST BEAUTIFUL

PERFECT FOR THE KIDS

IT'S ADVENTURE TIME

SNOW SPECTACULAR

Snowfall: due to its unique positioning, Fieberbrunn captures 50% more snowfall than neighbouring Kitzbühel and for this reason it's an established event on the Freeride World Tour, the premier big mountain freeskiing and snowboarding tour in the world. It's also quieter than neighbouring Saalbach-Hinterglemm and more child-friendly.

UNFORGETTABLE EXPERIENCES

IN THE MOST SNOW-RICH REGION OF TYROL

IMMINENT ZELL AM SEE CONNECTION

The Zell am See CityXpress is the first step towards connecting ski areas from the Schmittenhöhe to the Skicircus Saalbach-Hinterglemm / Leogang Fieberbrunn.
The 10-passenger cable car takes you 2,000 metres up to the Schmittenhöhe to offer you the unforgettable experience of one of the largest skiing areas in the world. There's even the novelty of Jukebox cablecars with WiFi and sound system, so the party need never end.

HEART-STOPPING EXCITEMENT

AT THE TOP OF THE WORLD

AUSTRIA'S BIGGEST SKI AREA

Up here in the Kitzbühel Alps, you can find everything that makes the pulse of a skier quicken. The Skicircus Saalbach-Hinterglemm is the true star of the Austrian alps:

- 270 km of pistes
- 61 mountain huts
- 70 cable cars and lifts
- 5 snow parks
- 347 km when connected to Zell am See (coming soon)
- A legendary après-ski scene with international events like the Rave on Snow in Saalbach-Hinterglemm

REGULAR DUMPS OF POWDER

EASY UP - WILD DOWN

That's the local motto because of the proximity of its powder fields, just off the ski lifts. No need to walk to far to find virgin snow. And if you want to experience one of the jewels of Austrian freeride terrain then try the Wildseeloder with its fast and very technical 50-degree gradient.

MAGICAL MOUNTAIN HUTS

MOUNTAIN LIFE

From simple fayre and to à la carte to a cleansing beer in the sun – good cheer and fun abound at the 60-odd huts, restaurants and après-ski bars in the Skicircus Saalbach-Hinterglemm Leogang Fieberbrunn.

DAY TRIP TO SALZBURG
CITY OF MOZART AND PAGEANTS
UNESCO WORLD HERITAGE SITE

SNOW POLO
TRIATHLON
ATP WORLD TOUR

WHITE PEARL
17 DAYS OF MUSIC
INTERNATIONAL DJS & LIVE ACTS
CULINARY DELIGHTS

KITZBÜHEL HAHNENKAMM
MOST FAMOUS RACE IN THE WORLD
CLASSY APRÈS SKI

30MINS BY TRAIN TO ZELL AM SEE
KITZSTEINHORN 3000M PEAKS
VIEW OF GROSSGLOCKNER
TAUERN SPA WATER WORLD
20,000 m^2 OF POOLS & SAUNAS

HUSKY CAMP
DOG SLED RACES
IN THE PILLERSEE VALLEY

CROSS-COUNTRY SKIING WITH A
PANORAMIC VIEW
SUPERBLY MAINTAINED
BIATHLON WORLD CHAMPIONSHIPS

11 GOLF COURSES
SURROUND THE PILLERSEE VALLEY

400 KM OF COMFORTABLE EASY
ROUTES OR CHALLENGING E-BIKE
AND MOUNTAIN BIKE TRAILS

HIGH-ALTITUDE HIKING
ROMANTIC PATHS THROUGH
FORESTS AND MEADOWS

DEMANDING CLIMBING PATHS AND
A FAMILY-FRIENDLY CLIMBING PARK

THE HIGHEST TREE TOP WALK
IN EUROPE
THE GOLDEN GATE OF THE ALPS

ENCOUNTER PREHISTORIC TIMES
IN TRIASSIC PARK AT THE
STEINPLATTE IN WAIDRING

FAMILY TIME TOGETHER

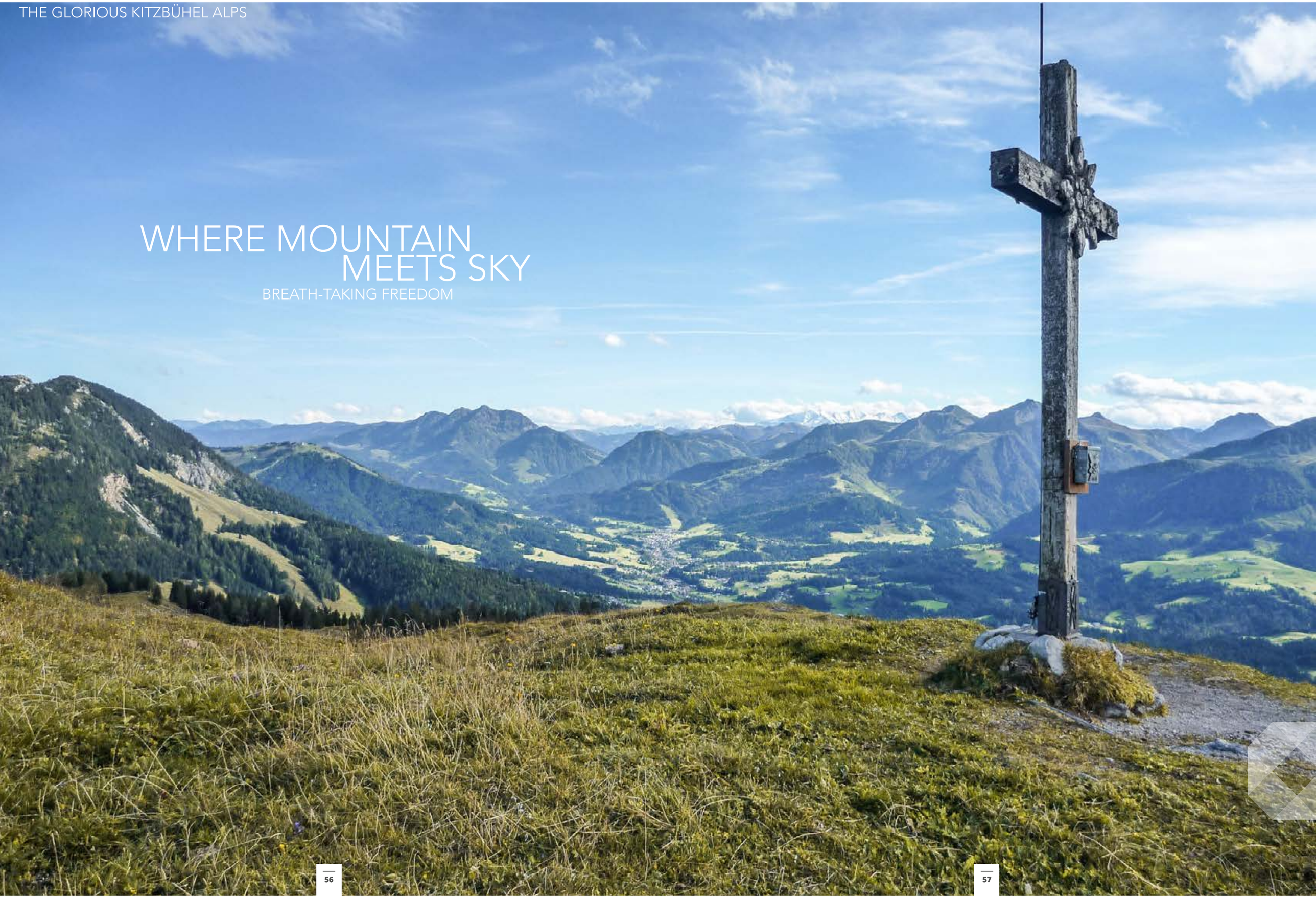
BECAUSE TIME GOES BY SO QUICKLY

SUMMER IN FIEBERBRUNN

THE LIVING IS EASY

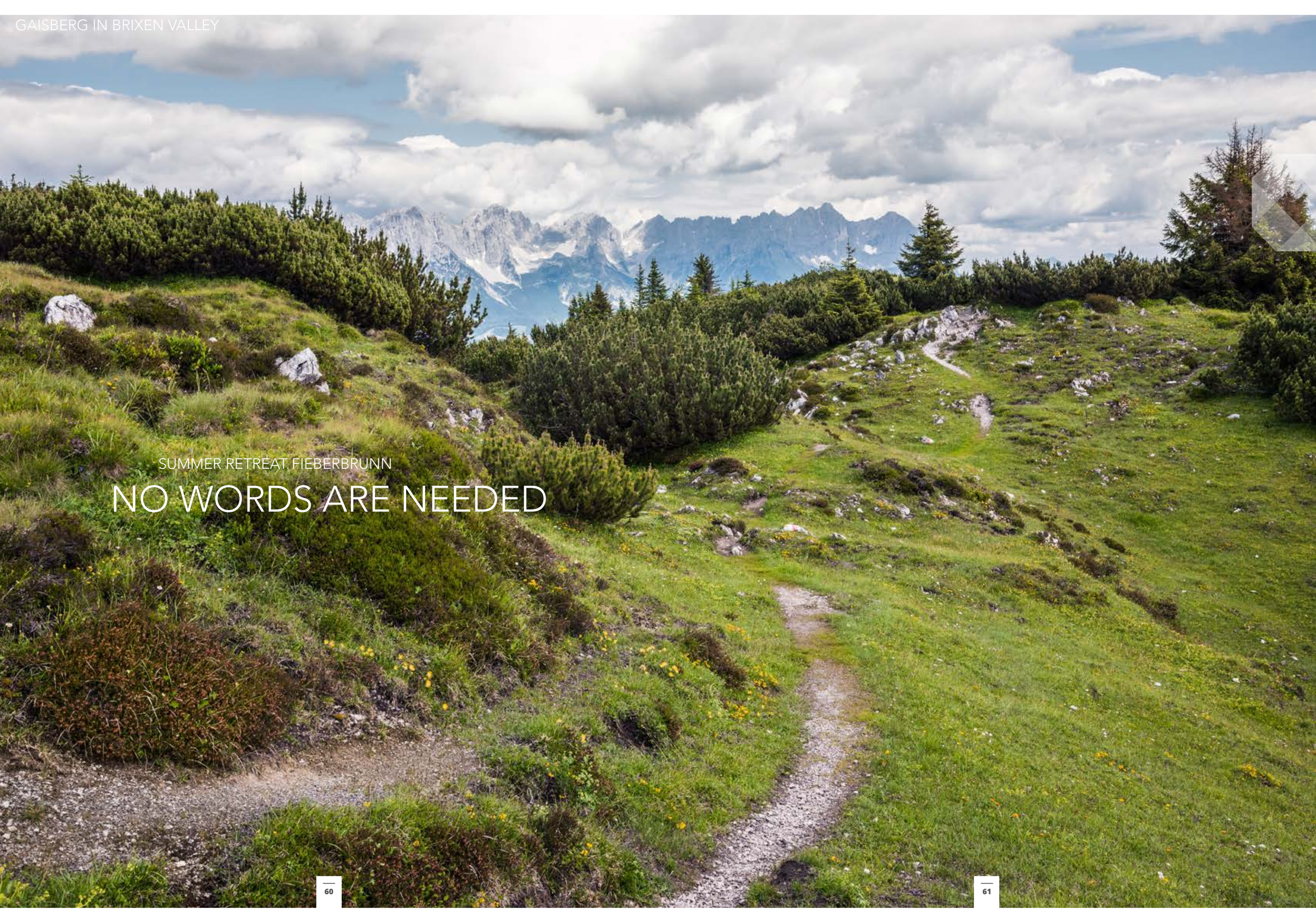
WHERE MOUNTAIN MEETS SKY

BREATH-TAKING FREEDOM



BREATHE DEEP

The pure air of the Tyrol displaces all dark thoughts and creates a unique blend of calm, well-being and zest for life. Green fields. Grazing cattle. Clean water and air. They all combine to produce complete peace of mind.



SUMMER RETREAT FIEBERBRUNN

NO WORDS ARE NEEDED

MOUNTAIN BIKING

400 KM OF TRAILS FOR ALL LEVELS

Großvenediger
3666 m
Gaisstein
2363 m
Hohe Penhab
2112 m
Zwölferkogel
1984 m
Tristkogel
2095 m
Staffkogel
2115 m
Sonnspitze
2062 m
Hoher Mahdstein
2062 m
Hochhörndlerspitze
1981 m
Henne
2078 m
Wildseeloder
2117 m
2020 m
Spieleckkogel
1998 m
Lengau
Reichkendlkopf
1942 m
Lärchfilzkogel
1645 m
Schattberg West
2096 m
Hochalmspitze
1921 m
Schattberg Ost
2020 m
Hasenauer Köpfl
1791 m
Reiterkogel
1819 m
HINTERGLEMM
1003 m
Bernkogel
1740 m
St. Johann
in Tirol
FIEBERBRUNN
800 m
Kohlmaiskopf
1794 m
SAALBACH
1003 m
HOCHFILZEN
959 m
Pründlkopf
1879 m
Kleiner Asitz
1870 m
Wildenkarkogel
1910 m
Großer Asitz
1914 m
Kniestichkogel
1570 m
Vorderglemm
VIEHHOFEN
856 m
LEOGANG
788 m
Saalfelden
Maishofen
Zell am See
64
65
SKICIRCUS
270 km
GEPRÜFTE ABFAHRTSLÄNGE
VERIFIED LENGTH OF RUNS
by Montinius Consult
PISTENLÄNGEN.COM
HOME of
LÄSSIG
saalbach
HINTERGLEMM - LEOGANG - FIEBERBRUNN
ZELL AM SEE
XPRESS

PROJECT FACTS:

Completion Autumn 2018

- Dual season resort with strong summer tourist business (47% of visitors come outside winter)
- In the centre of Fieberbrunn (Dorfstrasse) with connections into Salzburg ski area and Kitzbühel Alps
- 36 fully furnished exclusive holiday apartments
- Food shop concept with restaurant, bar and a terrace on the small village square
- Fully furnished 1, 2, or 3 double bedroom apartments with large balconies, living room, multiple bathrooms and fully equipped Miele kitchens
- Hotel style rental and management operation by associate company All-Suite Resorts Österreich GmbH
- 8% return on capital invested when taking out a 55% mortgage or a guaranteed 4% return on net purchase price for first 5 years

Prices from € 225,000.

INVESTMENT FACTS

- Bi-lingual mortgage service: typically, 2.5% fixed for 10 years
- Savills: average of 8% growth for Austrian properties
- 9.4% annual increase in bookings for commercially rented apartments in Austria
- 51% of visitors to Austria now visit in the summer (source: Tourism-review.com)
- Earn 1% VAT for every year of ownership on the future resale price of your apartment

ACQUIRING YOUR DREAM INVESTMENT

Please contact us today for any questions you might have or to receive a copy of our FAQ which covers in detail the following areas below. Purchase costs for buying a property in Austria: these are 7.6% of the gross purchase price. Austrian banks will fund up to 55% of the purchase price with a loan period between 15 and 25 years. Buying off plan: a safe and low risk process during which you pay for your apartment in stages. The trustee lawyer will notify you in good time when each stage payment is due so you have time to prepare the transfer of funds – no need to transfer all at once.

KRISTALLSPACES

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info@kristall-spaces.com | immobilienintirol.de

COMPANY PROFILE

Kristall Spaces AG is the award-winning marketing and property advisory arm of VenturePlus AG, a leading British-managed property developer with a 20-year track record in Austria. We develop and sell more ski apartments in Tirol than any other company and help owners acquire their dream lifestyle investment. We are currently developing property for sale in snow-sure Kühtai, St. Anton, the Ötztal, Ischgl, Karwendel, Fieberbrunn and Berwang. Kristall Spaces AG is based in Switzerland and has representative offices in London's Notting Hill.

Mountain Spa Residences St. Anton

Silva Peak Residences, Ischgl

All-Suite Residence Kühtai

Mountain Lake Resort Zell am See

All-Suite Resort Karwendel

Residenz Zwieselstein

All-Suite Resort Ötztal

All-Suite Resort Paznaun

Residenzen Gasthof Zwieselstein

All-Suite Resort Fieberbrunn

EUROPEAN PROPERTY AWARDS
in association with The Telegraph
AWARD WINNER 2016-2017

BELLEVUE BEST PROPERTY AGENTS 2018

Branson Atterbury
Property consultant
director of marketing
English, French, German

Coline Atterbury
Property consultant
English, German

Liz Cass
Property consultant
English

SPIELBERG

WINTER

Highest snowfall in Tyrol
Soon to link with Zell am See making 347km of skiing
Excellent powder skiing & stage on the
Freeride World Tour
World-class cross-country skiing
Biathlon World Championships
Toboggan run
Carriage rides
Ice skating, curling
Waterfall climbing
Husky camp & dog sled races
Snowpolo
Kitzsteinhorn World of Peaks 3000m
Tauern Spa in Zell am See (30 mins by train)
Kitzbühel's annual Hahnenkamm race
Day trip to Salzburg, City of Mozart
White Pearl - 17 days of international DJs & live acts

SUMMER

Dual season resort with strong summer tourist business
(47% come outside winter)
400 kilometres of mountain biking routes
Timoks Coaster (roller coaster)
Forest rope courses
Wildlife parks
Open-air pools & mountain lakes
11 golf courses in the immediate vicinity
ATP World Tour in Kitzbühel
Comfy, easy routes for bikers and electric bikers
Challenging climbing routes
Family-friendly climbing park
Triassic Park at the Steinplatte in Waidring
Highest Tree Top Walk in Europe

KRISTALLSPACES

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