

# ALL-SUITE RESORT

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FIEBERBRUNN





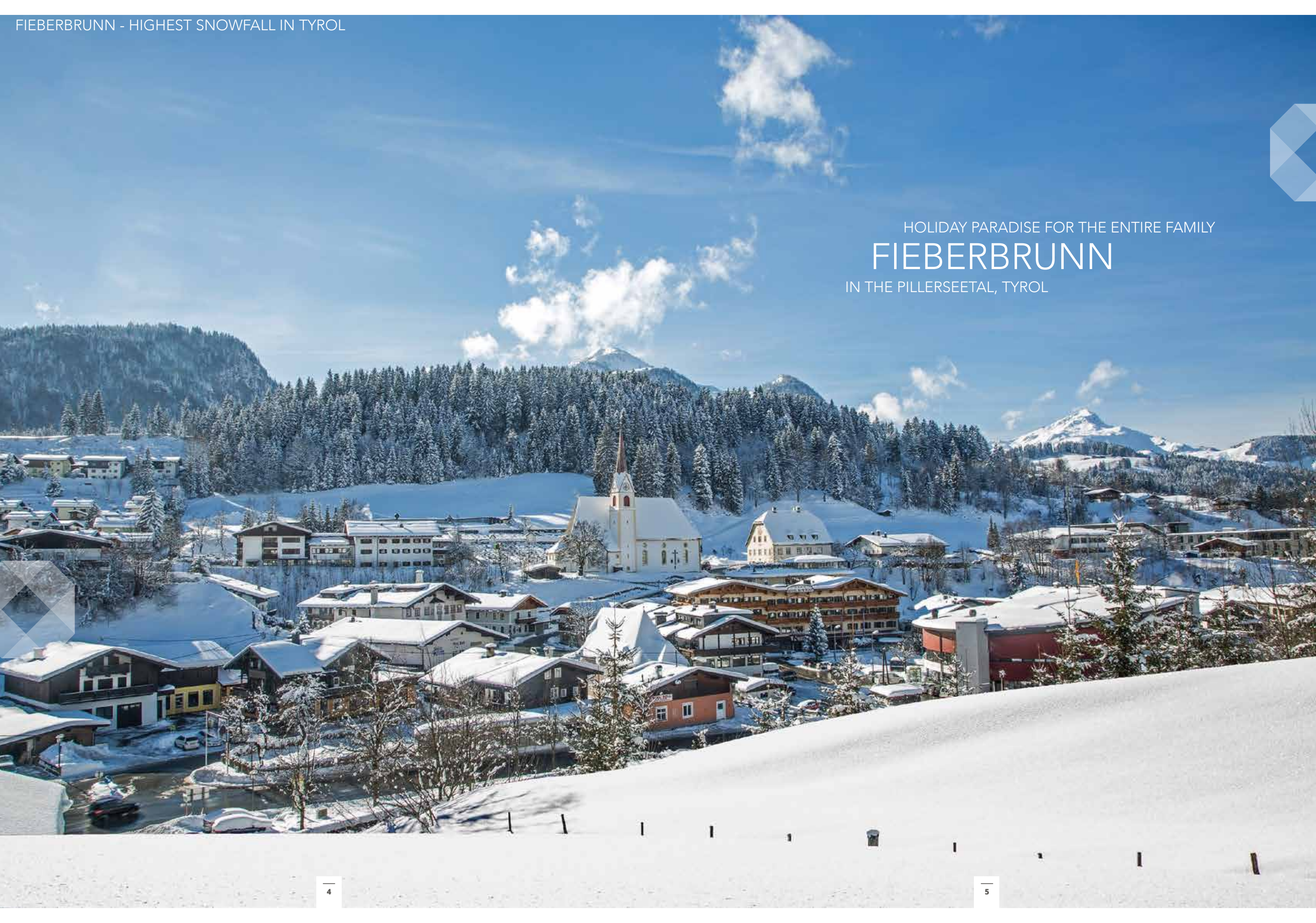
ALL-SUITE RESORT  
FIEBERBRUNN

INVEST AT  
THE HIGHEST LEVEL





HOLIDAY PARADISE FOR THE ENTIRE FAMILY  
**FIEBERBRUNN**  
IN THE PILLERSEETAL, TYROL







# MODERN LIVING

## IN FAIRYTALE FIEBERBRUNN

- 36 luxury apartments and maisonette flats with 1, 2, 3 or 4 bedrooms
- Spa area of approx. 270 m<sup>2</sup>
- Restaurant with bar and delicatessen shop offering regional products
- Fully managed rental service by All-Suite Resorts

Prices from € 225,000





## BISTRO AND SHOP

Stylish and welcoming best describes our bistro experience, which blends gastronomy with life-style 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.





## 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-Fieberbrunn – one of Austria's 'coolest ski areas' – features 270 kilometres of slopes, 70 lifts 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.



## PROJECT VISUALISATION





## A NEW CONCEPT

All-Suite Resort Fieberbrunn is a hassle-free investment that provides a very attractive annual return. You buy an award-winning suite with 1, 2, 3 or 4 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 suite is rented out, generating a rental income and profit.

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 handholding EU and non-EU buyers through the research, buying and ownership phases, so please contact us today.



Apartments  
with a private feel



Highest standard of  
furnishing



**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

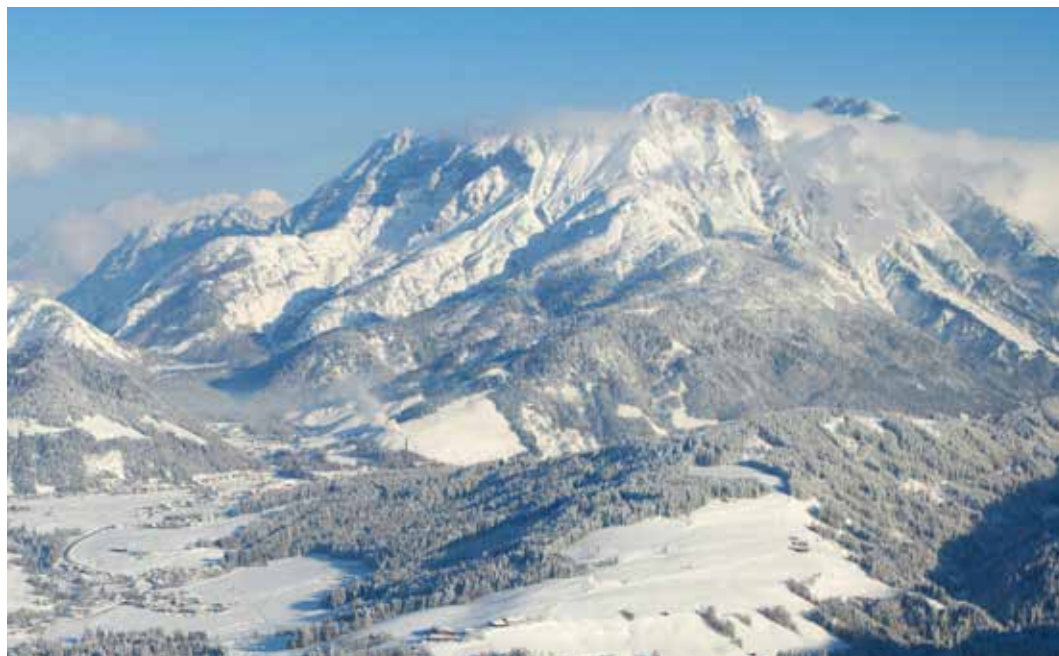
The building and its modern architectural inspiration blend harmoniously into the landscape and surroundings. This is where design and comfort are fused to deliver carefree living and the freedom to shape and arrange time to suit you.

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 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.

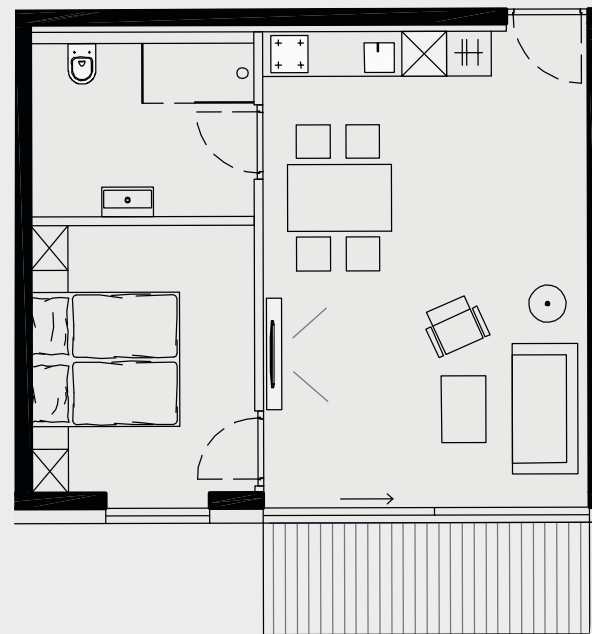
Being in the centre of Fieberbrunn, it's a place for encounters with the locals, a meeting-point for sports enthusiasts and a hotspot where you will find out what's going on.

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





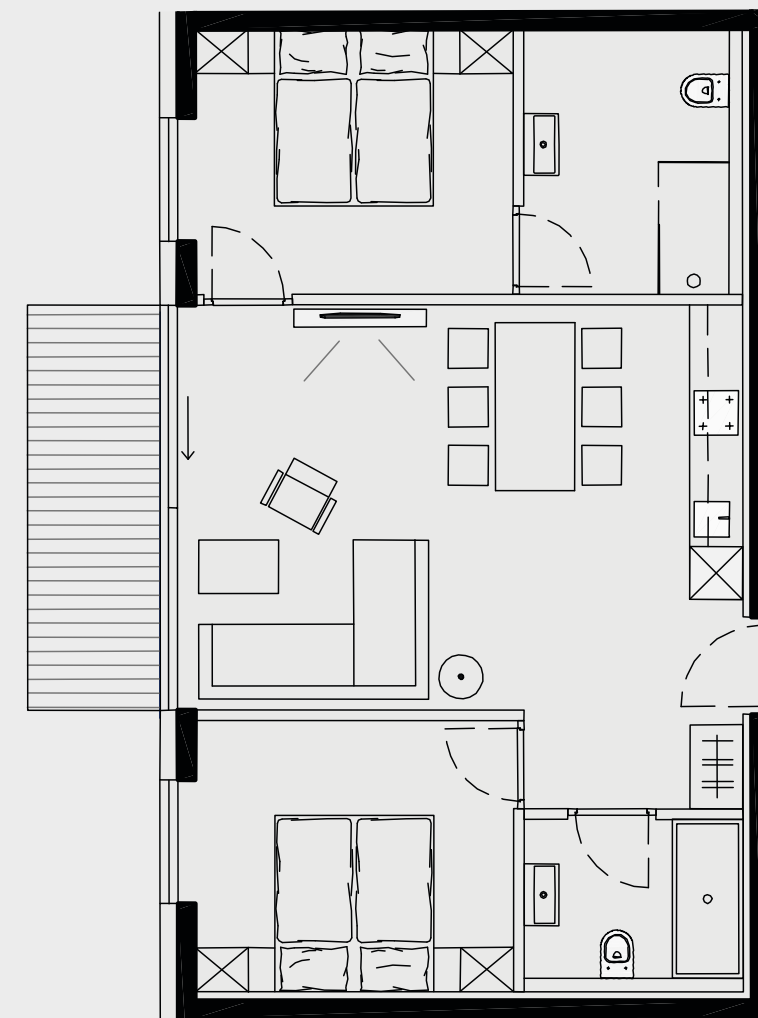
Example floor plan



## 1 DOUBLE BEDROOM APARTMENT

Apartment with approximately 45 m<sup>2</sup> – ideal for 2 people.  
 With a balcony or terrace with garden 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.

Example floor plan



## 2 DOUBLE BEDROOM APARTMENT

Apartment with approximately 65 to 87 m<sup>2</sup> – ideal for 4 people.  
 With a balcony or terrace with garden 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.



Example floor plan



## 3 DOUBLE BEDROOM APARTMENT

Apartment with approximately 94 m<sup>2</sup> – ideal for 6 people.

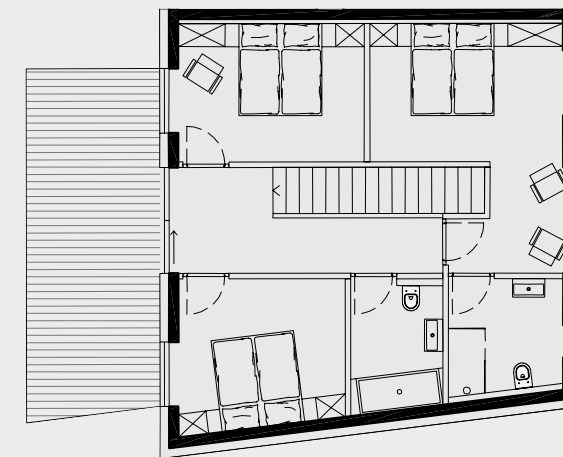
With a balcony or terrace with garden and in most cases a direct view of the mountains.

3 double bedrooms, finished in elegant wood, 3 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.

Example floor plan



Example floor plan



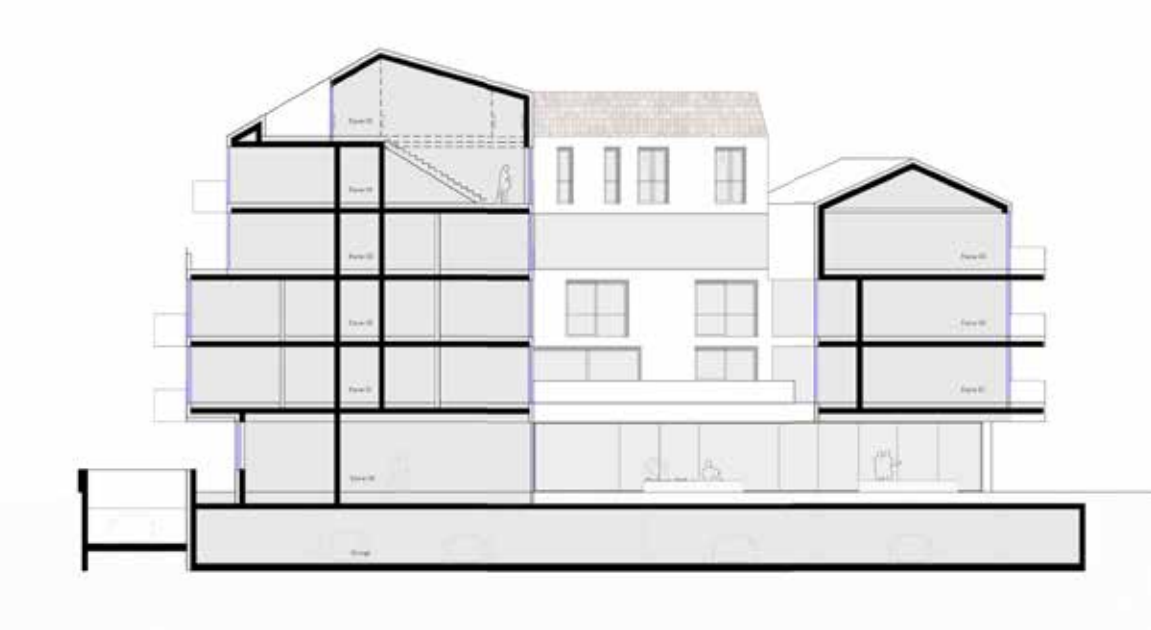
## 2 , 3 OR 4 DOUBLE BEDROOM MAISONETTE APARTMENT

Maisonette apartment on two floors with approximately 102 to 142 m<sup>2</sup> – ideal for 4 - 8 people. Most with two balconies/terrace and direct view of the mountains. 2, 3 or 4 double bedrooms, finished in elegant wood, 2 or 3 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.

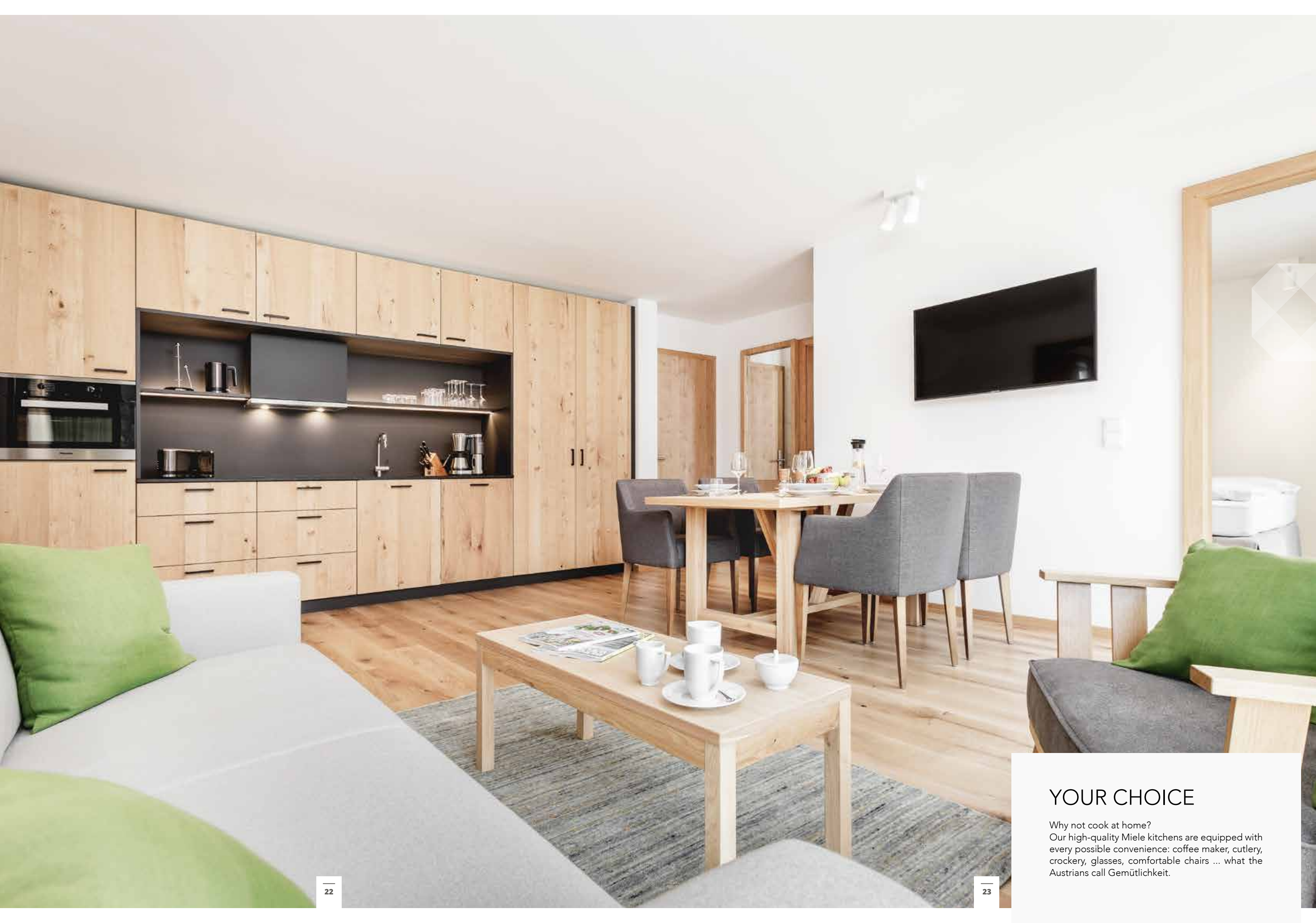


# HOW THE APARTMENTS ARE CONFIGURED

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.



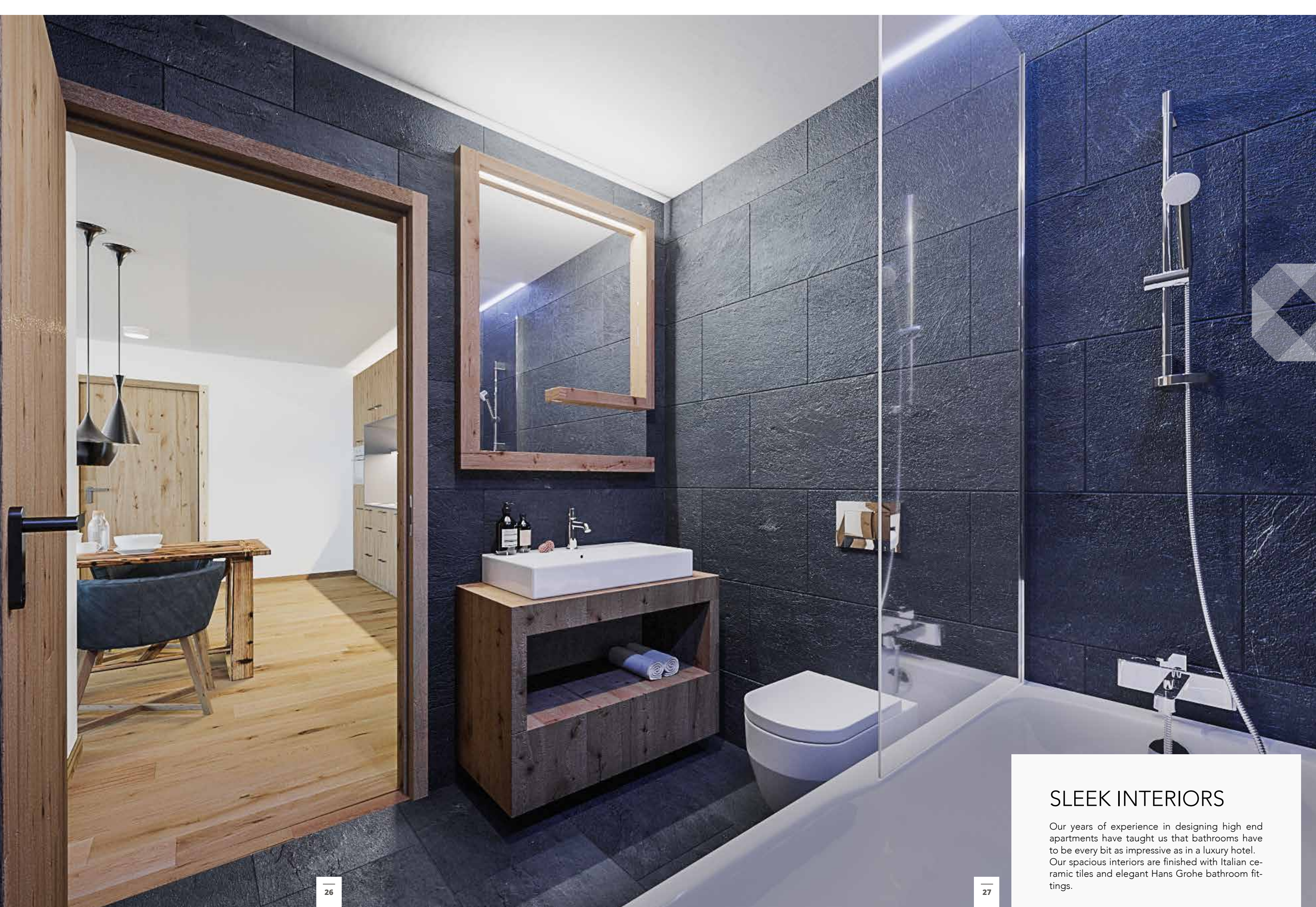


## COMFORT

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.





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



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 on site 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.





## MY LITTLE SPA

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

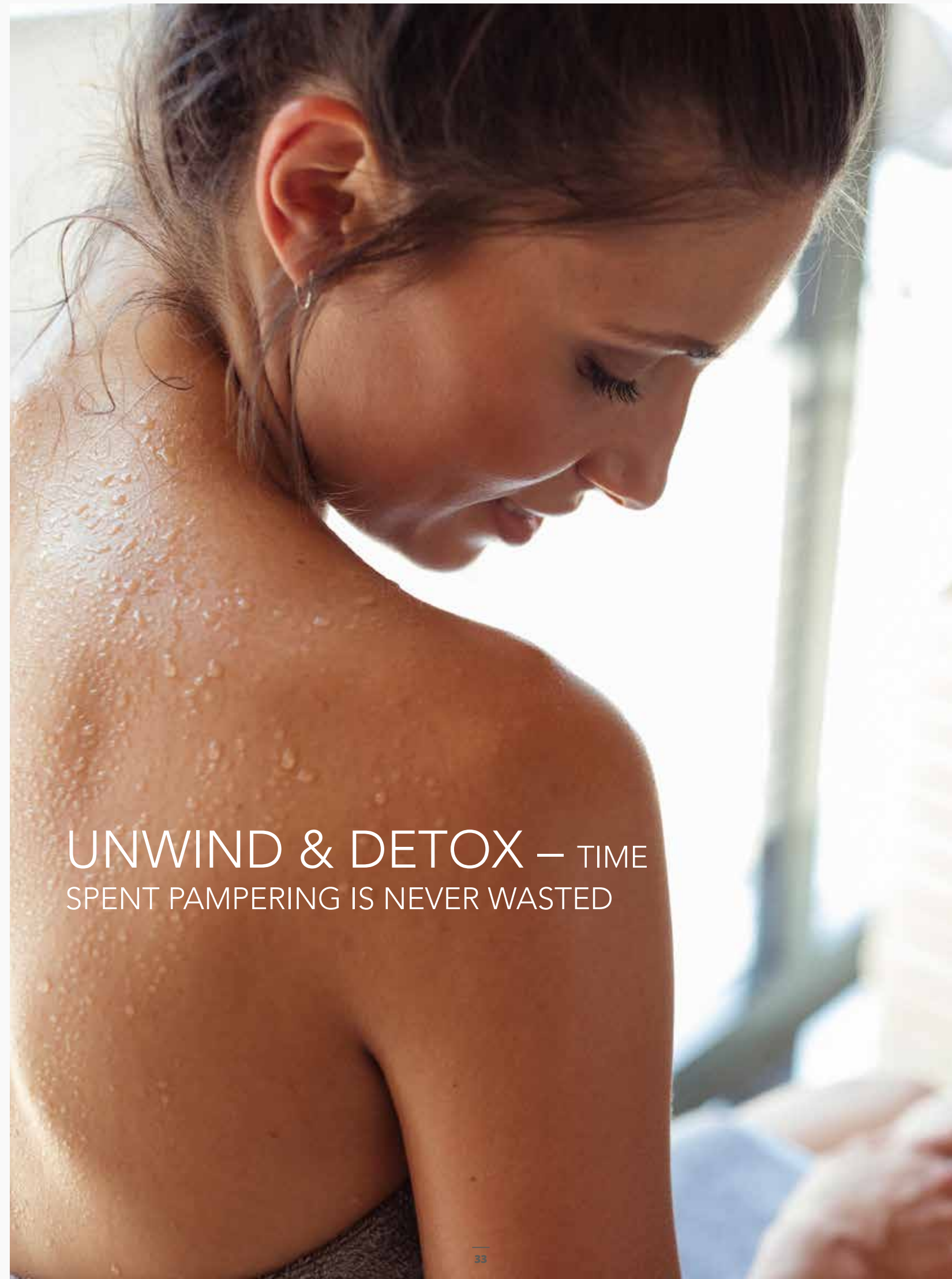
**MY LITTLE SPA** is an elegant little Swiss pine sauna-bathing complex with the option of indulging yourself with beauty and massage treatments.

Whether you prefer a workout in the gym or a deep muscle-soothing massage, you can relax afterwards on our comfortable lawns – 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.



UNWIND & DETOX — TIME  
SPENT PAMPERING IS NEVER WASTED







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 MESSAGES  
ANTI-AGING TREATMENTS  
WITH ADVANCE BOOKING



EVERYTHING IS READY  
FOR YOU







CRYSTAL CLEAR AIR  
WINTER AT ITS MOST BEAUTIFUL



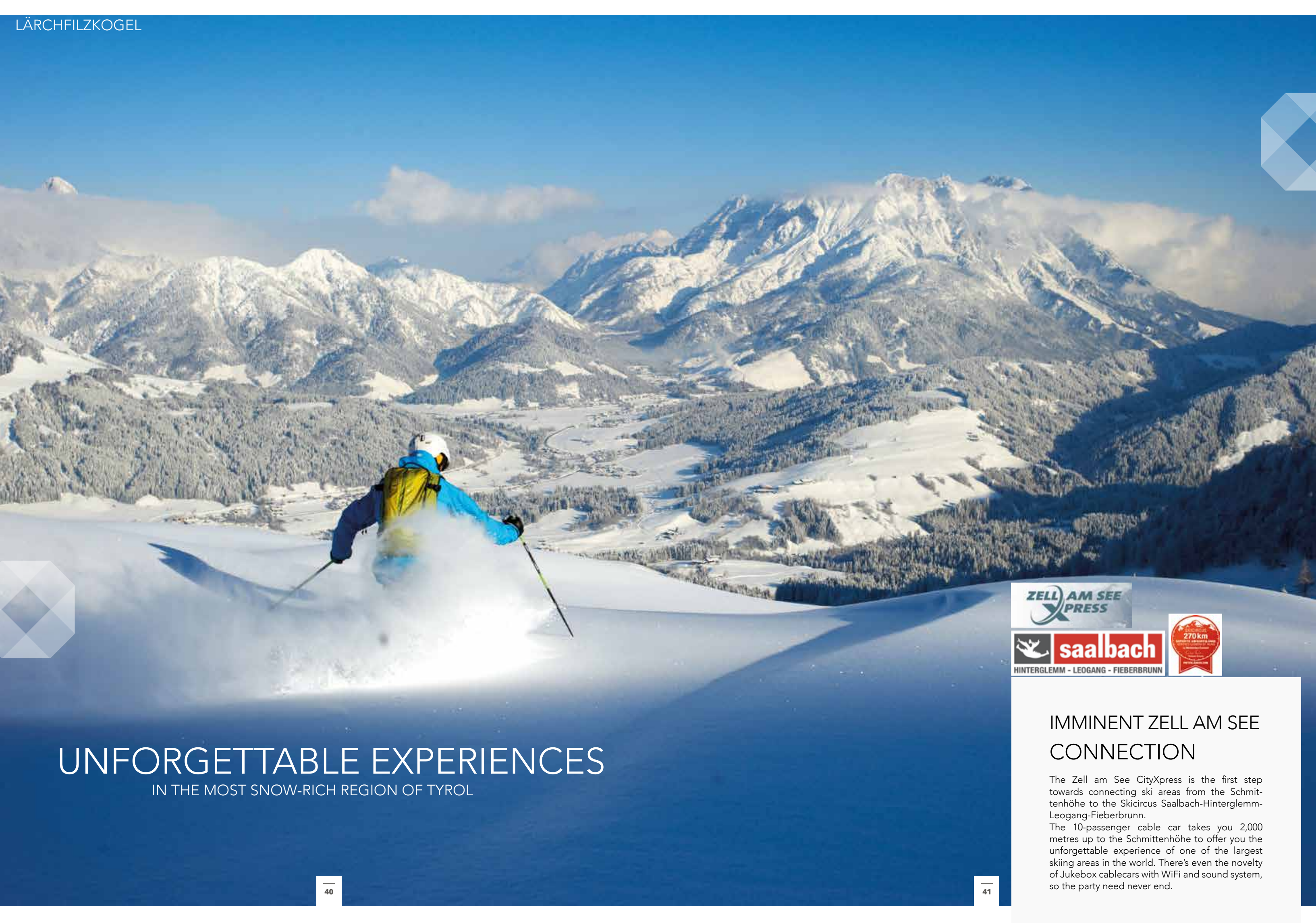
# PERFECT FOR THE KIDS

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 Schmitenhöhe to the Skircus Saalbach-Hinterglemm-Leogang-Fieberbrunn. The 10-passenger cable car takes you 2,000 metres up to the Schmitenhöhe 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



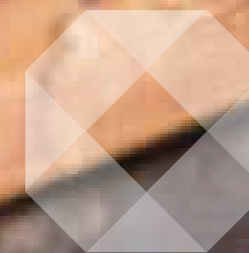
## EASY UP - WILD DOWN

Thanks to its backcountry skiing, it's a mecca for serious powder skiers and for this reason it is on the Freeride World Tour with the likes of Chamonix and Verbier. The legendary north face of the Wildseeloder is one of the jewels of Austrian freeride terrain with a fast and very technical 50 degree gradient.





## MAGICAL ALPINE HUTS



## MOUNTAIN LIFE

From simple fayre to à la carte cooking to a refreshing 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<sup>2</sup> 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

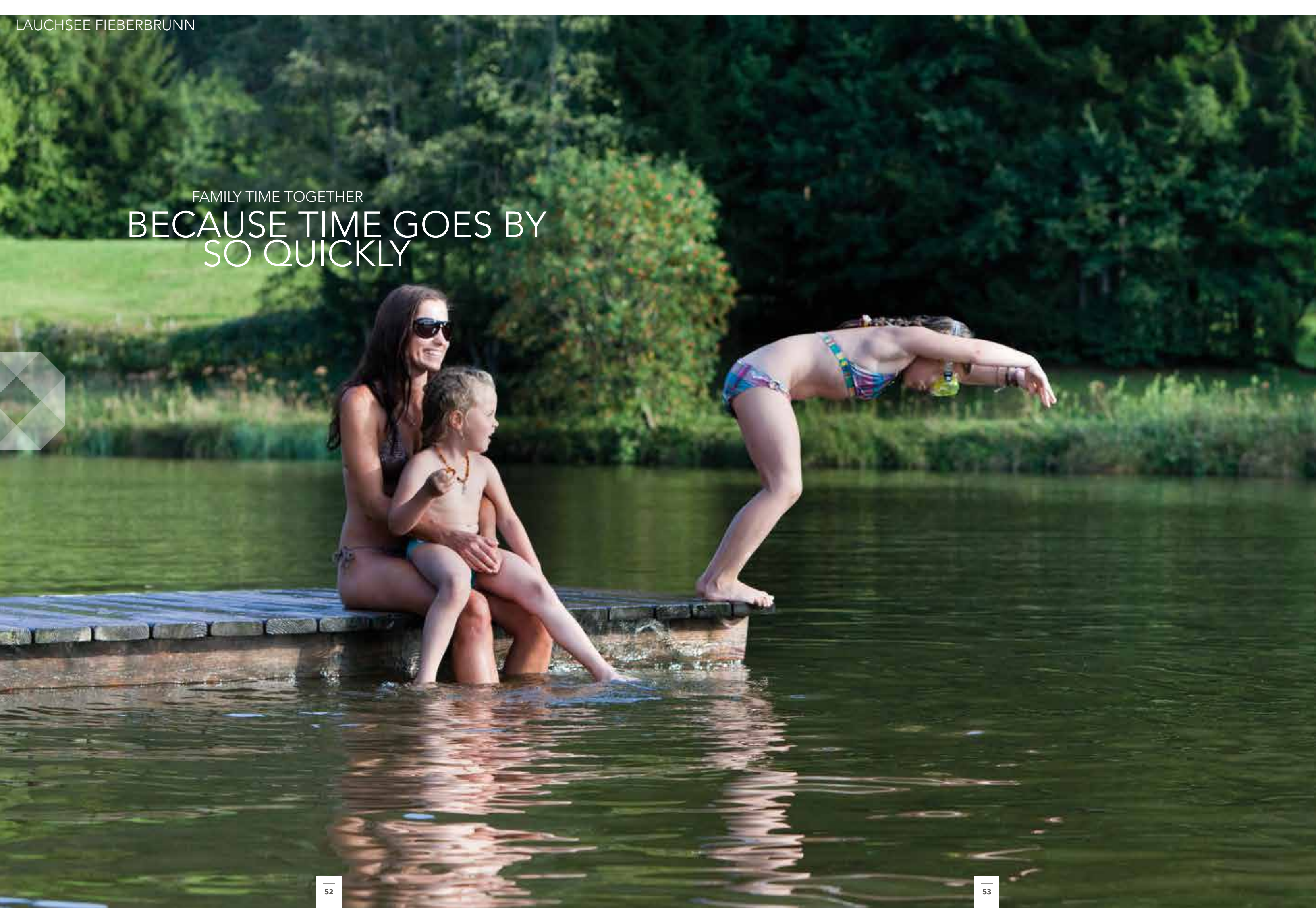


ENCOUNTER PREHISTORIC TIMES  
IN TRIASSIC PARK AT THE  
STEINPLATTE IN WAIDRING





FAMILY TIME TOGETHER  
BECAUSE TIME GOES BY  
SO QUICKLY







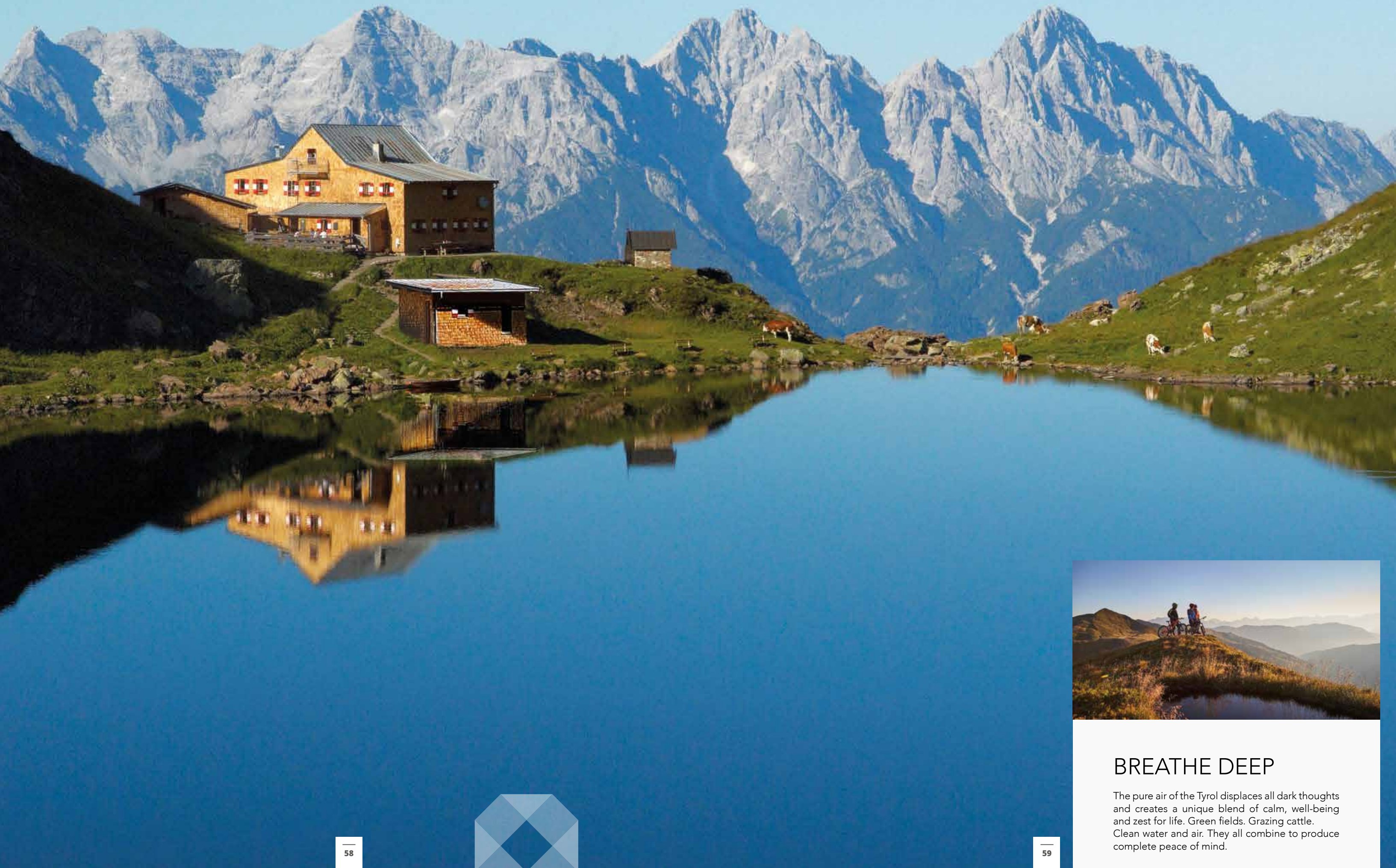
SUMMER IN FIEBERBRUNN  
THE LIVING IS EASY



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

Tristkogel  
2095 m

Staffkogel  
2115 m

Hoher Mahdstein  
Sonnspitze 2062 m

Hochhörndlerspitze  
1981 m

Henne  
2078 m

Wildseeloder  
2117 m

Hohe Penhab  
2112 m

Zwölferkogel  
1984 m

Spieleckkogel  
1998 m

Reichkendlkopf  
1942 m

Hochalm spitze  
1921 m

Hasenauer Köpfl  
1791 m

Reiterkogel  
1819 m

Bernkogel  
1740 m

Kohlmaiskopf  
1794 m

Pründlkopf  
1879 m

Kleiner Asitz  
1870 m

Kniestichkogel  
1570 m

HOCHFILZEN  
959 m

LEOGANG  
788 m

Saalfelden

Schattberg West  
2096 m

Schattberg Ost  
2020 m

SAALBACH  
1003 m

Vorderglemm

VIEHHOFEN  
856 m

HINTERGLEMM  
1003 m

Wildenkarkogel  
1910 m

Großer Asitz  
1914 m

FIEBERBRUNN  
800 m

St. Johann  
in Tirol



Maishofen  
Zell am See

64

65



## PROJECT FACTS:

### CONSTRUCTION STARTS SPRING 2020

- 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, 3 or 4 double bedroom apartments with large balconies, living room, multiple bathrooms and fully equipped Miele kitchens
- Up to 7% return on capital invested when taking out a 60% mortgage
- Hotel style rental and management operation by associate company All-Suite Resorts-Österreich GmbH

### INVESTMENT FACTS

- The operator predicts an average return of 4%
- 18% annual increase in bookings for commercially rented apartments in Austria
- 51% of visitors to Austria now visit in the summer (source: Tourism-review.com)
- Strong capital growth

### ACQUIRING YOUR DREAM INVESTMENT

Please contact us today for any questions you might have or to receive a copy of our FAQ.

Austrian banks will fund up to 60% of the purchase price with a loan period between 15 and 25 years.

Buying off plan is 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.



**KRISTALL SPACES**

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info@kristall-spaces.com | immobilienintirold.de



Mountain Spa Residences St. Anton



Silva Peak Residences, Ischgl



All-Suite Residence Kühtai



Mountain Lake Resort Zell am See



Residenz Zwieselstein



All-Suite Resort Ötztal



All-Suite Resort Paznaun



Residenzen Gasthof Zwieselstein



All-Suite Resort Fieberbrunn



### 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.

### SALESTEAM



*Maarten Delaere*

*Property consultant*

*Dutch, English, French*



*Franziska Gräser*

*Property consultant*

*English, German*



*Branson Atterbury*

*Property consultant, Marketing director*

*English, French, German*



**KRISTALL SPACES**





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  
Cross-country skiing with a panoramic view  
Biathlon World Championships  
Toboggan run  
Carriage rides  
Ice skating, curling  
Waterfall climbing  
Husky camp & dog sled races  
Snowpolo  
Kitzsteinhorn World of Peaks 3000  
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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