#### IMLIX Mercado Inmobiliario



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# Investment: Luxury Apartment in Austria with Annual Yield 5-10%



# Info Agente

Nombre: ArKadia

Nombre

empresa:

País: Reino Unido

Teléfono:

Languages: Dutch, English, French,

German, Italian, Polish, Portuguese, Romanian,

Russian, Spanish,

Swedish

# Detalles del anuncio

Propiedad para: Venta

Precio: USD 335,373.72

## Ubicación

País: Austria Estado/Región/Provincia: Tyrol Código postal: 6391

Publicado: 26/05/2025

Descripción:

Discover the Lifestyle Suites Fieberbrunn, a premier ski resort that combines luxury, comfort, and direct access to one of the most attractive skiing areas in the Alps – Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn.

#### Location and Access:

With its incredible location offering direct access to the ski slopes, these apartments provide the perfect blend of modern luxury and Alpine charm. Enjoy direct access to 270 kilometers of ski trails, all while admiring the impressive Kitzbüheler Horn.

#### Exceptional Apartments:

These modern apartments, ranging from one to four bedrooms and spanning from 35 m<sup>2</sup> to 172 m<sup>2</sup>, are designed in a contemporary Alpine style. Each apartment features spacious balconies or terraces, and some even include saunas and fireplaces. Delight in the fantastic mountain views and the comfort of top-quality furnishings and equipment.

## Luxury Amenities:

- A spacious wellness area with a pool, swimming pond, sunbathing areas, and various saunas- A restaurant and bar led by renowned chef Stefan Marquard, offering culinary delights, wines, and cocktails- Underground parking with e-charging stations- Ski and bike storage with direct slope access

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# Investment Opportunity:

By investing in Lifestyle Suites, you become part of a prestigious project with attractive investment returns. Professional management ensures maximum yield, with capital return projections from 5% in the second year to 10% in the fifth year.

## Multipurpose Use and Location Advantages:

- Prime location for winter and summer tourism- Proximity to Kitzbühel, known for its lifestyle, shopping, and culinary delights- Access to numerous golf courses and hiking and biking trails

# Ownership System and Benefits:

- Flexible 'Owner Award' system for using your suite- Investment security with high-quality equipment and premium location- Simple and secure purchasing process in accordance with Austrian Property Development Contract Law ('BTVG')

## Conclusion:

Lifestyle Suites Fieberbrunn offer a unique investment opportunity in a property that ensures a luxurious stay in the mountains with professional management. A secure investment that provides enjoyment on vacation and return on investment. All apartments are long-term leased to the hotel operator Fieberbrunn Betriebs-GmbH, allowing you to enjoy your vacation while the company takes care of everything else.

#### APARTMENT DESCRIPTION:

Apartment A-104 - 1st floor - living space  $36.53 \text{ m}^2$  (studio apartment + bathroom + balcony) + parking space = EUR 268,700 + additional costs 6% (Austrian real estate transfer tax + land registry fee + contract preparation costs) = EUR 290,316

Interested in this unique opportunity? Learn more and reserve your apartment on the San Patrik website or contact us for details and to arrange a viewing appointment.

Fabricado: 2023

Común

Pies cuadrados terminados: 36.53 m<sup>2</sup>

**Room details** 

Indoor Features: Fitted kitchen

**Rental details** 

Furnished: Sí

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/TDUT-T250/?utm\_campai

gn=multicast&utm medium=web&utm source=IM

LIX.COM

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# **Contact information**

IMLIX ID:

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