



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



### Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 655,355.82

### Location

Pays:	Autriche
État/Région/Province:	Tyrol
Indicatif régional:	6391
Soumis:	20/05/2025

### Description:

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-109 - 1st floor - living space 68.90 m<sup>2</sup> (1 bedroom + bathroom + balcony) + parking space = EUR 522,700 + additional costs 6% (Austrian real estate transfer tax + land registry fee + contract preparation costs) = EUR 555,062

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.

Année: 2023

### Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	68.9 m <sup>2</sup>

### Room details

Total rooms:	2
Indoor Features:	Fitted kitchen

### Rental details

Furnished:	Oui
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### Lease terms

Date Available:

### Information additionnelle



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<https://www.imlix.com/fr/>

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Lien URL du site web:

[http://www.arkadia.com/TDUT-T249/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TDUT-T249/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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