

A D E A


LIFESTYLE SUITES **FIEBERBRUNN**

TRAVEL. EXPERIENCE.
ENJOY. INVEST. PROFIT.
IN THE ADEA LIFESTYLE
SUITES FIEBERBRUNN.

FROM BED TO THE SLOPES: SKI-IN/SKI-OUT







FRESH AIR, FRAGRANT ALPINE
MEADOWS, THE RINGING OF
BELLS – FANTASTIC HIKING
EXPERIENCES WITH A VIEW OF THE
KITZBÜHELER HORN AWAIT YOU!







MORE THAN A SUITE IN THE MOUNTAINS. INVESTMENT FOR LIFE.

Crystal-clear mountain air. Snow-covered peaks. A panorama out of a picture book. And right in the middle of it all: your lifestyle suite in Fieberbrunn in an absolute top location. Exactly where traditions meet with the modern and relaxation is omnipresent.

Our project offers you the unique opportunity to purchase one of the Lifestyle Suites at ADEA Fieberbrunn. Professional management ensures attractive returns. If you want to come yourself, simply book any unit in the house via the intelligent Owner Awards system. All you have to do is sit back and dream of your next holiday in Fieberbrunn.





THE ADEA LIFESTYLE SUITES RIGHT ON THE SLOPES

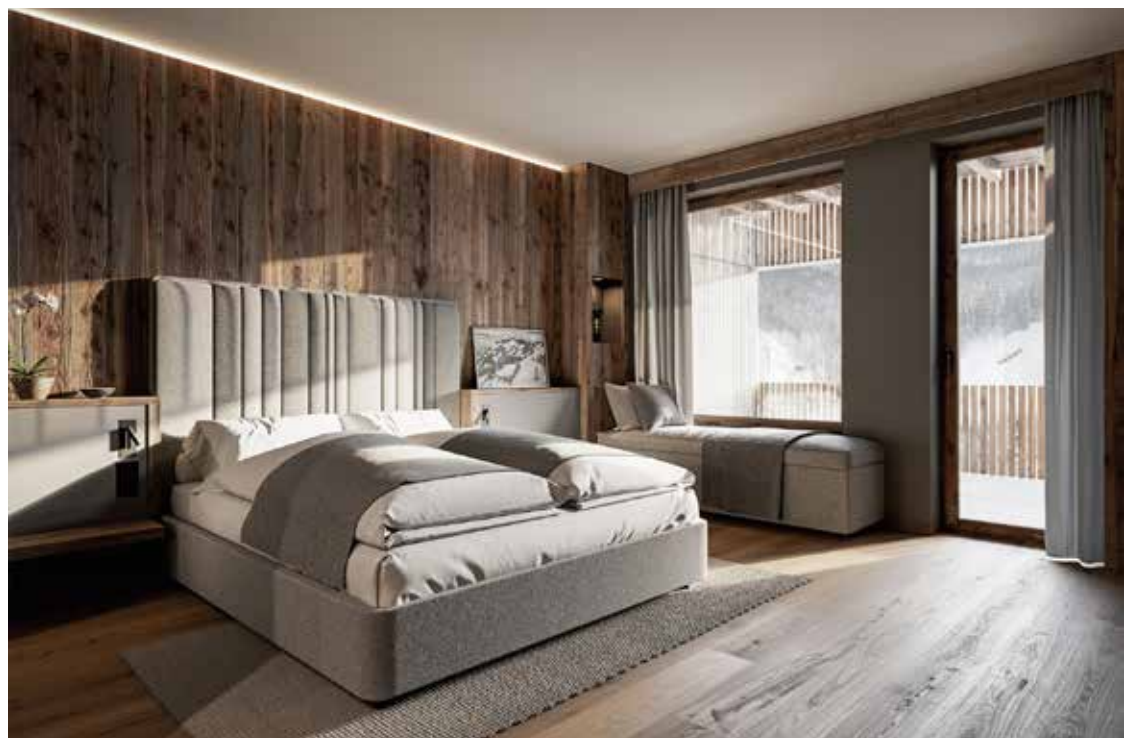
Powder snow, fun on the slopes

The ADEA Lifestyle Suites Fieberbrunn are located in a luxurious, 4*-superior facility right next to the valley station of the Fieberbrunn mountain railways. In winter, you enter one of the largest and most attractive ski areas in the Alps, the Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn, right on your doorstep. Wind your way down the slopes on 270 kilometres of ski trails and enjoy the perfect conditions for white winter sports. Always in sight: the striking Kitzbüheler Horn.



LUXURY SUITES – LOVINGLY REFINED FOR YOUR WELL-BEING

The ADEA Lifestyle Suites and Lodges consist of one to four bedrooms, are between 35 m² and 172 m² in size and are furnished in modern Alpine style. They offer fantastic mountain views as well as spacious balconies or terraces and some also have saunas and fireplaces. Of course, one thing should not be missing on a holiday: relaxation. And this is ensured in the ADEA Lifestyle Suites. A spacious wellness area with pool, swimming pond, sunbathing areas, and various saunas awaits you. Perfect to recharge your energy and enjoy some well-deserved relaxation. What could be better after spending a day in the mountains?





The restaurant and bar in the ADEA Lifestyle Suites ensure your well-being. Make yourself at home. This is where you will be spoiled with fine, regional cuisine. You can enjoy premium beverages here.

A REGION WITH AS MANY FACETS AS LIFE ITSELF

The perfect place for active people
and those seeking peace and quiet.

The idyllic Fieberbrunn, directly at the valley station of the Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn, is worth a trip in any season. For some, it is the majestic mountain world that immediately enchants, or the wonderful Alpine cuisine. For others, it is the locals with their warm nature and friendly welcoming culture. On top of that, the numerous activities contribute to the fact that people have always come to the mountains to spend their holidays here. Tyrol is the heart of the Alps and the centre of mountain sports – in summer as well as in winter, today and in the future.







Dreamy summit tours await
in the Fieberbrunn hiking area



EXPERIENCES

The sun behind you, your hiking boots laced – where should you go? In the Pillerseetal and around Fieberbrunn you have the choice. It's no wonder that the Wildseeloder, Fieberbrunn's local mountain, is also called the all-rounder mountain.

Comfortable pleasure tour, natural hiking trail, exciting via ferrata or sweaty summit tour? Anything is possible. The hiking area of Fieberbrunn surprises with distinctive peaks and a fantastic panorama.

100%
FUN



Boredom? Definitely a foreign word in Fieberbrunn! The Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn – also known as the “Home of Lässig” – is one of the top ski resorts in the Alps and guarantees pure fun on the slopes. Après-ski and hut magic included! But there are also plenty of winter adventures off the slopes.

Winter activities on
and off the slopes

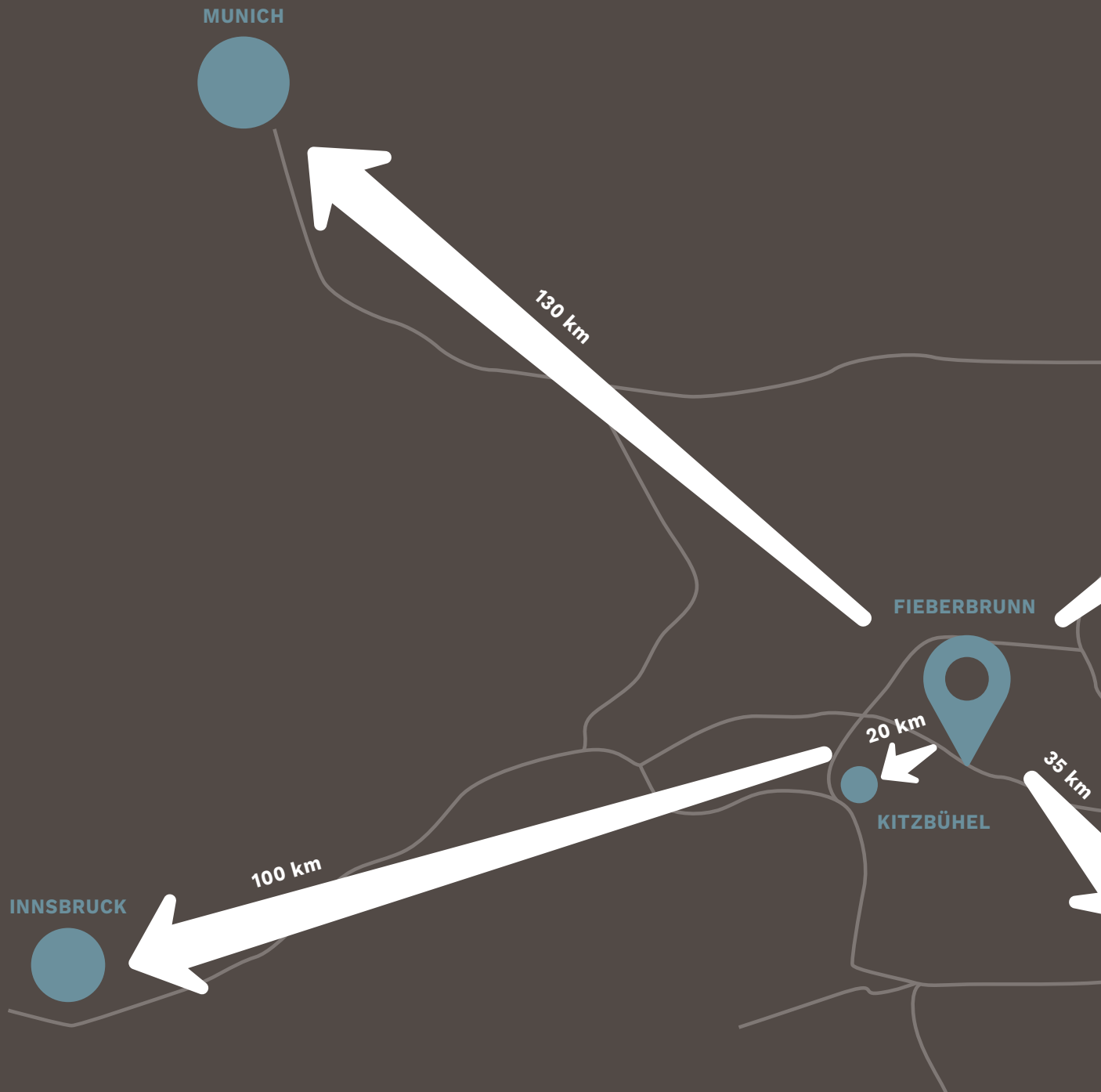


KITZBÜHEL: LIFESTYLE, SHOPPING, AND CULINARY DELIGHTS

Just a few kilometres from the ADEA Lifestyle Suites is Kitzbühel, the legendary cult city of the Alps. Here, urban flair meets typical Tyrolean hospitality, culinary diversity meets exclusive shopping opportunities, and sport meets lifestyle. Speaking of which: you even have a view of the famous Kitzbüheler Horn from your suite.







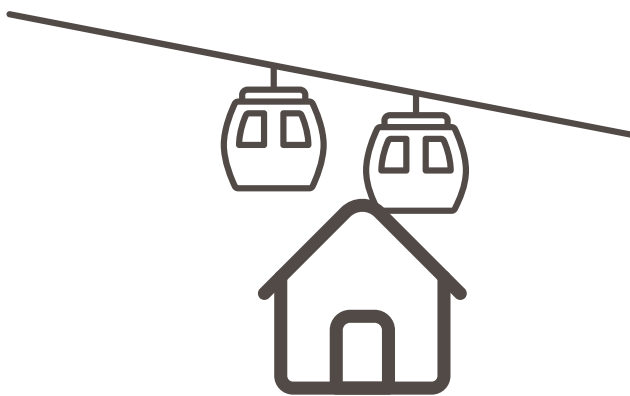


ALPINE
LIFESTYLE,
ADVENTURE,
AND THE
AUTHENTIC
TYROLEAN
WAY OF LIFE –
ALL THIS
AWAITS YOU IN
FIEBERBRUNN.

FIEBERBRUNN

Fieberbrunn is a market town in the district of Kitzbühel with currently around 4,400 inhabitants. It is located in the Pillerseetal, whose namesake is the emerald-green Pillersee in the heart of the valley. By the way, a beautiful destination for walking, cycling, and hiking.

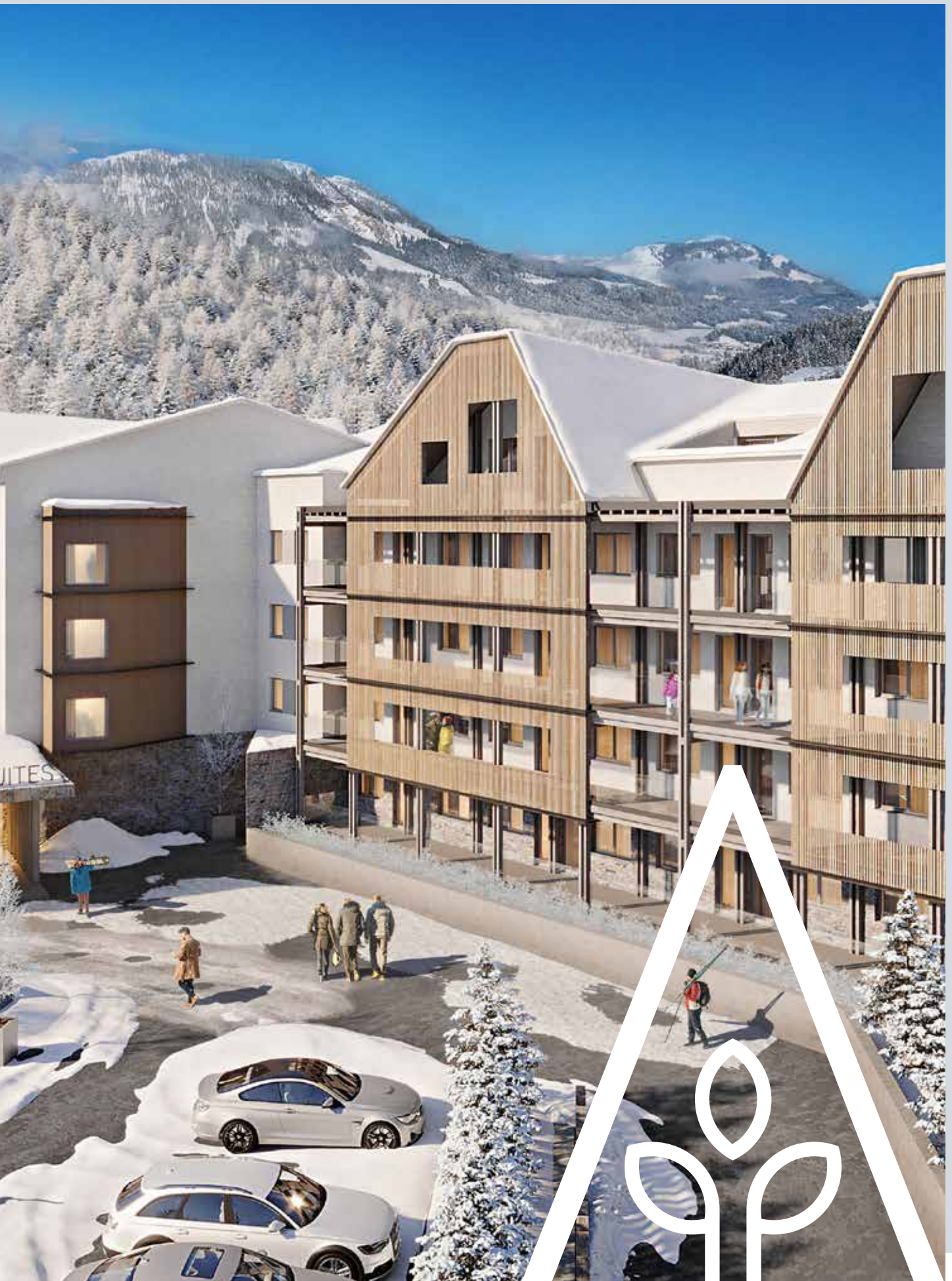
LOCATION, LOCATION, LOCATION



Directly at the valley station

The ADEA Lifestyle Suites are located directly at the valley station of Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn. For a relaxing break or at the end of an exciting day of skiing, the last leg of the journey takes you directly to the sun terrace of the ADEA restaurant. Here you can enjoy an aperitif in a casual atmosphere and taste homemade delicacies.





THE ADEA LIFESTYLE SUITES
IN FIEBERBRUNN IMPRESS WITH
A HARMONIOUS OVERALL CONCEPT:
HIGH-QUALITY MATERIALS, LOTS
OF WOOD, WELL-THOUGHT-OUT
ARCHITECTURE.





DEA LIFESTYLE SUITES



IN A UNIQUE LOCATION, YOU AND YOUR LOVED ONES CAN EXPECT LUXURY, COMFORT, AND LIFESTYLE.

The ADEA Lifestyle Suites in Fieberbrunn are functional and spacious suites with outstanding facilities. The product range extends from comfortable box-spring beds to high-quality furniture and built-in appliances from Miele, to the latest infotainment with smart TV and high-speed Wi-Fi. Of course, the equipment includes everything necessary for a relaxing holiday: crockery, cutlery, bed linen, towels, and much more. The best part? You don't have to worry about anything and you can just simply enjoy. We prepare everything for you and your loved ones.





Would you like to leave your own mark in your ADEA Lifestyle Suite? No problem, with us you have the opportunity to choose from different designs. In any case, everything from the equipment to the decorations is included in the purchase.



FUNCTIONALITY MEETS DESIGN

From the spacious underground car park you have direct access to the ski and bicycle depots. Here, high-quality, lockable cabinets protect your valuable equipment. From the heated ski depot it is just a few steps to the slopes.



PURE RELAXATION

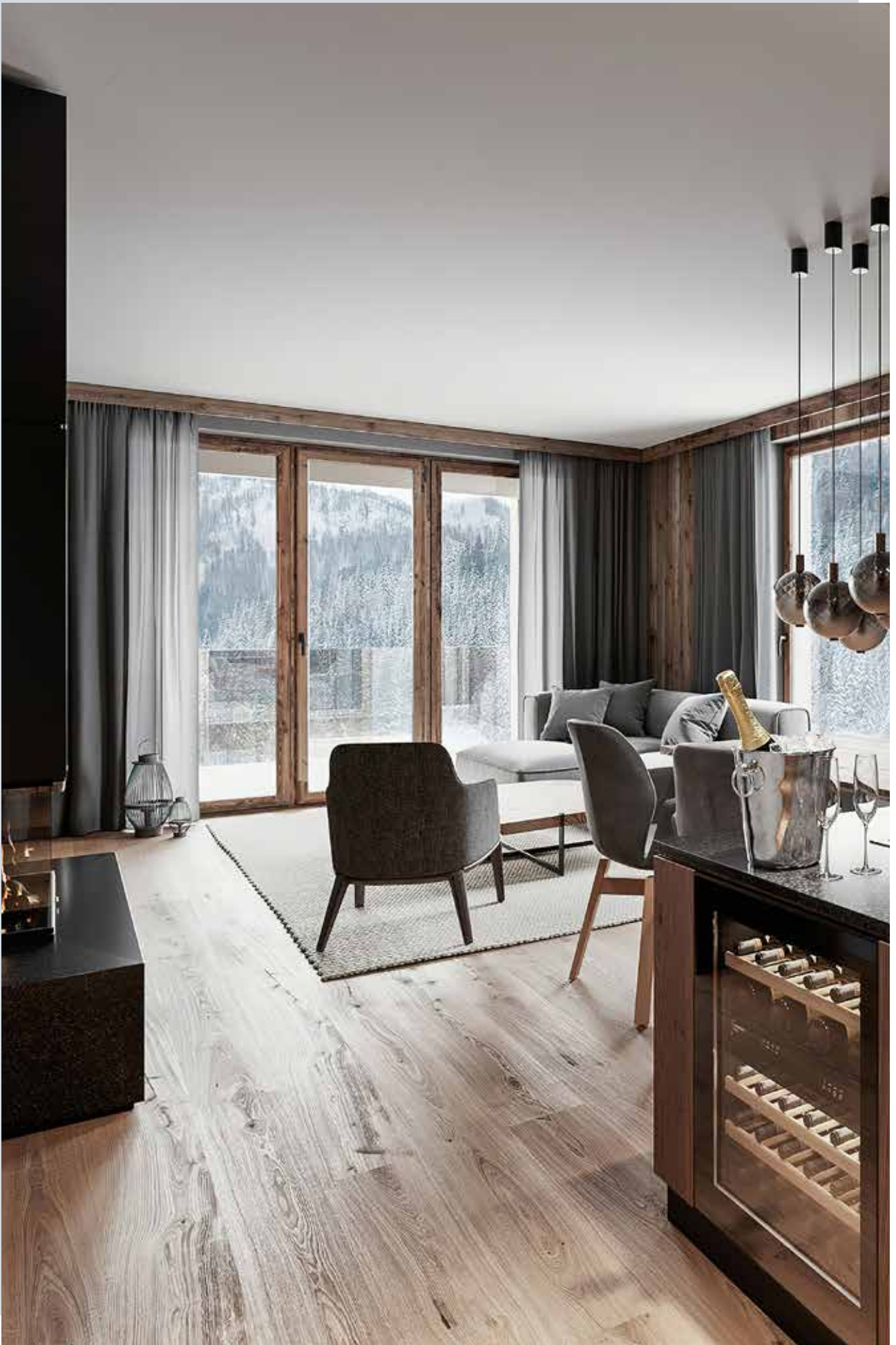
After an exciting day in the mountains, relax in the spacious spa area of the ADEA Lifestyle Suites. Warm up in the sauna with a direct view of the slopes and the Kitzbühel Alps, followed by well-deserved refreshment in the indoor pool. You can reach your suite from the spa area comfortably in your bathrobe.



**STEFAN
MARQUARD**
COOKING IS LIKE FUNROCK.

100% TASTE

Pleasure paired with regionality, seasonality, sustainability and, of course, quality is paramount in the ADEA Lifestyle Suites. To that end, the well-known and experienced top chef Stefan Marquard has exclusively implemented a restaurant and bar concept for you within the complex. The kitchen is characterised by well-known culinary forays through Austria with regional products and wines, but also with the best from all countries. During the ongoing operations, he supports the ADEA kitchen's creative team with his ideas and his skills. At the end of a great holiday or culinary dinner, select local spirits, cocktails or refined beers await you at the ADEA bar. However, if you want to spend the evenings in your suite, simply use your own kitchen, which is equipped with high-quality Miele kitchen appliances.





BENEFIT FROM THE ALL-ROUND CAREFREE PACKAGE AND SECURE ATTRACTIVE RETURNS.

When buying a suite, you don't have to worry about anything. We take over the entire operation – from marketing and booking management to guest care, cleaning and maintenance. The intelligent Owner Awards system from ADEA ensures the economic balance between the owners.



UNFORGETTABLE SUMMER

WELCOME GOLF FANS! In the district of Kitzbühel around the ADEA Lifestyle Suites, numerous picturesque golf courses await your tee-off. Always with you: the fantastic mountain panorama.

- Kitzbühel Golf Club (approx. 20 km)
- Lärchenhof Golf Club (approx. 20 km)
- Wilder Kaiser Golf Club (approx. 23 km)
- Kaisergolf Ellmau Golf Club (approx. 24 km)
- Kitzbühel-Schwarzsee-Reith golf course (approx. 25 km)
- Golf Eichenheim (approx. 25 km)
- Golf course Urslautal (approx. 30 km)
- Golf club Gut Brandlhof (approx. 31 km)



Hiking and summit happiness
in the Pillerseetal – a dream!

> 1,000

HIKING AND BIKE TOURS

Fieberbrunn and its surroundings leave nothing lacking for hikers and mountaineers! Numerous hikes await you here – from the demanding summit tour to the leisurely panorama or mountain hike, there is something for everyone. The reward? The impressive panorama over the gentle ridges of the grass mountains and the peaks of the Kitzbühel Alps.

- 400 km of hiking and walking trails
- Great summit tours, for example the Henne summit, Buchensteinwand summit or the Wildseeloder
- Numerous huts with cosy sun terraces
- Exciting, themed hikes and educational trails
- Guided tours with local guides



FOR FAMILIES

Timok's Wilde Welt, the leisure and family park, is located at the middle station of the Fieberbrunn mountain railway and offers highlights for young and old: forest ropes course, water games, Alpine coaster, reservoir with panoramic circular path, and much more.

MOUNTAINS AND LAKES

Want to cool off after a hike? No problem, it is not for nothing that the valley around Fieberbrunn is called the Pillerseetal. Refreshing lakes and outdoor pools await you here, for example the emerald-green Pillersee, the Lauchsee or the swimming lake Waidring.

100% NATURE

HOME OF LÄSSIG

Fieberbrunn is a true
insider tip for bikers!

In Fieberbrunn, the bike paradise of Saalbach-Hinterglemm-Leogang-Fieberbrunn lies at your feet, Austria's largest bike region – better known as: Home of Lässig. Over 80 km of paths and trails and hundreds of kilometres of touring routes await you. Look forward to:

- Mountain biking, e-biking, gravel biking, and leisure biking
- A network of paths for all levels of ability
- Numerous huts for your refreshments
- Biking Area Streuböden, the new bike park in Fieberbrunn
- Many sports shops with sale and rental
- Guided tours with local bike guides







THE ENCHANTMENT OF WINTER

IN THE MIDDLE OF THE SKI RESORT, AND MANY OTHER SKI RESORTS NEARBY The Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn is right on the doorstep of your suite and many other ski resorts are in the immediate vicinity. We have only listed the best for you – for example: Kitzbühel with the world-famous Streif ski race track where the Hahnenkamm race takes place. You guessed it: pure skiing fun awaits you here!

- Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn (ski-in/ski-out)
- Ortisei-Buchensteinwand (approx. 6 km)
- Ski resort St. Johann in Tirol (approx. 12 km)
- KitzSki – ski resort Kitzbühel (approx. 23 km)
- Ski resort Steinplatte (approx. 23 km)



Glittering winter landscapes
in the sun-kissed region

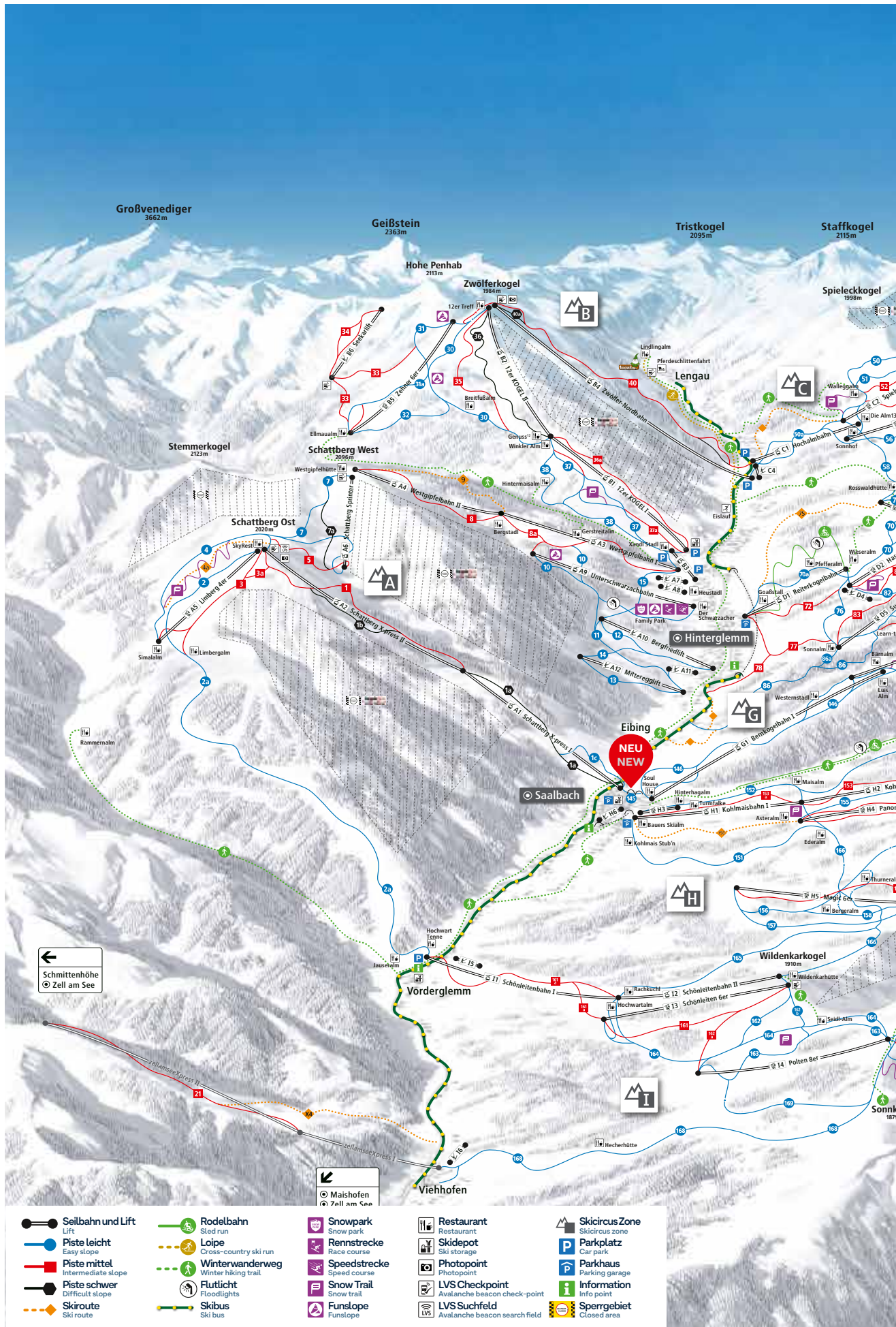
The Pillerseetal is the snowiest region in Tyrol. From the end of November until after Easter, the region is blessed with glittering white snow.

Excellent winter hiking and
cross-country skiing trails



Fieberbrunn and Nordic skiing – they belong together. This is where cross-country skiing fans will find the perfect conditions and more than 100 kilometres of trails.

100% FUN ON THE SLOPES







ADEA LIFESTYLE SUITES – THE HIGHLIGHTS:

- **Ski-in/ski-out:** The ADEA Lifestyle Suites are located directly at the valley station of the Skicircus Saalbach-Hinterglemm-Leogang-Fieberbrunn
- Children's slope and practice slope for skiing right in front of the front door
- Modern suites with **one to four bedrooms** – furnished and equipped to a very high standard
- **Wellness area** with pool, swimming pond, and saunas
- **Restaurant** and bar with culinary delights, wines, cocktails, etc.
- Fantastic view of the **Kitzbühel Alps**
- Underground car park with e-charging stations
- Lockable **ski and bicycle depots** with direct access to the slopes
- Endless **experiences** right on your doorstep – in summer and winter
- **Attractive returns** through a professional operating concept





Depicted views may differ from reality after completion. Images in this brochure may be views, sample images, as well as images from the entire facility. The data provided have been collected with care. No liability is assumed for correctness or completeness. Subject to changes, typesetting errors, and misprints.

brandmatic.com | Photos: saalbach.com (Sebastian Marko, Stefan Voitl, makeAFF 05, Lukas Pliz), Roland Diefenbacher, Martin Pichler, Clemens König, Robert Popper, Mathias Gartner, Mirja Geh, Stefan Marquard, shutterstock.com



saalbach

HINTERGLEMM - LEOGANG - FIEBERBRUNN

**Kitzbüheler
Alpen**

Fieberbrunn - Hochfilzen - St. Jakob in Haus
St. Ulrich am Pillersee - Waldring

A D E A

LIFESTYLE SUITES **FIEBERBRUNN**

Luxury4you
Immobilien

Tel.: +49 821 74909 671
Fax: +49 821 74909 672
Mobil: +49 175 267 75 07
Email: info@luxury4you.eu
www.luxury4you.eu

**NEWSLETTER
JETZT ANMELDEN**



BELLEVUE
Best Property
Agents
2022

immo welt

**Diamond
Partner**



Tirol