



Sale of 4** deluxe cozy hotel for couples romantic holiday**

Price	€ 4'500'000
Country	Austria
City	Graz
Category	Hotel
Property ID	A-1946
Building area, m ²	2900
Land area, m ²	8000
Yield	8.2 %

Property Info

- Property in operation
- Large parking
- Furnished and equipped
- Share deal
- Asset deal

Deluxe hotel for a romantic holiday for couples near Graz.

A highly interesting property with very good returns for sale!

Adults only. Ideal hotel for romantic vacations and for couples looking for something out of the ordinary with eroticism. Elegant and imaginative luxury ambience was supplemented with wellness and beauty offers.

The hotel is well equipped. 39 fantasy rooms, including 17 suites plus 2 love lodges. Rooms are between 25-40 m², suites are between 50-75 m².

Restaurant & bar.

Wellness area: saunas and relaxation areas inside, outdoor pool and numerous relaxation areas outside.

Hotel

Austria, Graz

Average return: 8.2%.

Technology:

The hotel has 2 PV systems with a total output of 30 KWP.

5-E charging stations are available.

The new lodges also have their own PV system.

The heating is brand new and has been converted from gas to pellet operation.

The hotel has a valid operating permit and is currently working successfully in full operation.

Asset or share deal possible!

Pellets, solar energy, underfloor heating, passenger elevator, south-west facing balcony/terrace, attached. bar, connected Hotel restaurant, guest terrace, parking lot, outdoor shower, steam bath, bicycle room, fitness room, sauna, laundry/drying room, wellness area, whirlpool, green view.

