



Modern 4**** hotel in Vienna 3d district

Price	€ 38'000'000
Country	Austria
City	Vienna
Category	Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen
Property ID	CR-1030-38
Building area, m ²	8660
Land area, m ²	1852
Yield	4.6 %

Property Info

- Property in operation
- Leased
- Furnished and equipped

New Hotel Investment in Vienna - 4.55% Yield Opportunity

For sale is a modern **4-star hotel in Vienna** offering excellent rental returns of **4.55%**. This investment property features **155 well-appointed rooms** and is located in a prime area just **10 minutes by streetcar from Belvedere Palace and central Vienna**, making it ideal for both tourists and business travelers.

Property Details:

Land area: 1,852 m²

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Built-up area: 1,352 m²

Total area: 8,660 m²

Annual lease payments: €1,736,188 (net)

Lease agreement: waiver of termination until 31.05.2027 with a **5-year renewal option**

Parking: 50 rented spaces

This property represents a **stable and secure investment in Vienna's thriving hospitality sector**, combining a premium location, long-term lease security, and strong rental yield. Perfect for investors seeking a **turnkey hotel investment in Austria's capital**.

