



Hotel in Margareten, Vienna with 4.36% annual rentability

Price	€ 13'600'000
Country	Austria
City	Vienna
Category	Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen
Property ID	CR-1050-136
Building area, m ²	1930
Land area, m ²	527
Yield	4.4 %

Property Info

- Property in operation
- Leased
- Furnished and equipped

Hotel Investment in Vienna - 4.36% Yield in the 5th District (Margareten)

For sale is a **4-star hotel in Vienna's vibrant 5th district (Margareten)**, offering a solid rental yield of **4.36%**. The property features **52 well-appointed rooms**, including **7 rooms with private terraces**, and approximately **1,930 m² of usable space** on a **527 m² plot**, making it an attractive investment for international and local investors in the hospitality sector.

Property Features:

- Bar for guest services and leisure

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- Meeting room for business and events
- Annual lease payments: €524,000 from August 2026
- Lease agreement: 08/2024 - 08/2044 with a **5 + 5-year renewal option**
- Prime location: Situated in Vienna's trendy **Margareten district**, just **10 minutes from the famous Naschmarkt** and the historic city center

This hotel investment offers **long-term lease security, excellent location, and high rental potential**, making it a **turnkey opportunity in Vienna's thriving hotel market**. Ideal for investors seeking a combination of **stable income and central city exposure** in Austria's capital.

