



### **Hotel in Margareten, Vienna with 4.36% annual rentability**

Цена	<b>€ 13'600'000</b>
Страна	<b>Austria</b>
Город	<b>Vienna</b>
Категория	<b>Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen</b>
Код объекта	<b>CR-1050-136</b>
Площадь, м <sup>2</sup>	<b>1930</b>
Участок, м <sup>2</sup>	<b>527</b>
Доходность	<b>4.4 %</b>

#### **Информация о недвижимости**

- Объект в эксплуатации
- Сдан в аренду
- Меблирован и оборудован

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 m<sup>2</sup> of usable space** on a **527 m<sup>2</sup> plot**, making it an attractive investment for international and local investors in the hospitality sector.

#### **Property Features:**

- Bar for guest services and leisure

# Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen

## Austria, Vienna

- 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.

