



ID: 1758

HOTEL

Oberwesel, Germany

€ 3,500,000

Property Details:

Type of Property: Hotel

Property Type: Secondary market

Total Area: 3970 sq m

Layout:

Elevator

Near metro / stop

Cable TV

Apartment house

Disabled facilities

Parking place

Gas heating

Financial Information:

Guaranteed rent	Rent Income per year: 56000€
Rent Income per month: 4667€	Rent Income per month: 4667€
Profitability: 1,6%	Payback: 62 years
Installment	Mortgage

Purchase Cost:

Agency commission: 7,14%	Tax on the purchase: 5%
Services notary: 1%	Inventory: 0,5%
Rental services	Services of the management company

We are happy to offer you a Hotel with apartment building in the town of Oberwesel (Rhineland-Palatinate). The facility is located in the center of the city and consists of a hotel without an operator for running a business or renting it, an apartment building, as well as an underground rental garage.

The hotel is located on a plot of 940 sq.m. It was completely renovated and modernized in 2011. An apartment building and an underground parking lot were built in 2011.

The total rentable area is 2325 sq.m., there are also various ancillary facilities. On the three upper floors there are 18 spacious and bright double rooms, 3 single rooms and junior suites, which can be reached by elevator.

The hotel was built with all necessary for people with disabilities. All rooms are easily accessible from the underground car park. There are 3 elevators in the building.

Modern hotel rooms are equipped with a desk, telephone, flat-screen TV, wireless Internet access, radio, full-length mirror, luggage rack. All rooms have good lighting. Bathrooms, depending on the type, are equipped with a bath or a floor-standing shower. All bathrooms are equipped with modern furniture, a sink, a large mirror with lighting in the front, a hairdryer, a cosmetic mirror, a heated towel rail and an audio system. The windows of the hotel have good sound insulation and do not let in noises.

On the ground floor there is a large restaurant with a central bar / bar and includes about 150 seats indoors and about 120 seats on the spacious open-air terrace. There is also an office with a separate entrance of about 60 sq.m.

On the top floor there is a spacious conference room with a small roof terrace. It is elegantly equipped with the latest technology and offers the best conditions for meetings, seminars and celebrations.

The adjacent apartment building has a total of 14 rented apartments, most of which have a balcony.

One of the apartments of 70 sq. m. assumes residence in it by the owner or hotel operator.

In addition, the offer to purchase includes a currently empty small store, which can be handled by a new owner, or leased.

A paid two-story underground parking lot is intended for general use and is equipped with two parking ticket vending machines.

Heating type: gas Living area: 800 sq.m. Commercial space (hotel + shop): 1 530 sq. M. Parking: 1,640 sq. M. Total area: 3 970 sq. M. Cost - 3,500,000 euros (including inventory worth about 450,000 euros) Rental income for residential premises - 56 000 euro / year Upon delivery of the hotel for rent, the estimated rent will be about 100,000 euros / year.

Oberwesel is located in the Upper Middle Rhine Valley, a UNESCO World Heritage Site, near the



EW Immobilien Real Estate GmbH
Amtsgericht Charlottenburg HRB 199840 B

Geschäftsführung: Igor Siebert

USt-IdNr.: DE319993277

Bank: Berliner Volksbank

IBAN: DE53 1009 0000 2742 4050 04

BIC: BEVODEBB

Kufürstendamm 45
10719 Berlin

Tel: +49 (0) 30 886 281 04

Fax: +49 (0) 322 255 548 25

E-Mail: info@ew-realestate.com

Web: www.ew-realestate.com

world-famous Lorelei show and tourist scene. This

modern hotel is located in a historic place surrounded by the highest density of ancient castles on the Rhine.

The train station is just 5 minutes walk from the hotel. There is a bus service to Bad Salzig and Boppard. Nearby is the main road B9, which can be reached by car in just a few minutes. The A61 motorway is 10 minutes away. It takes about 40 minutes to Koblenz, about 55 minutes to Mainz (the distance to the nearest tennis courts is about 1 km, a golf course is about 35 km, Frankfurt International Airport is about 59 km, Cologne Airport is 94 km).

If you are interested in this and other objects, you can leave a request. Managers of our company will contact you shortly and provide you with the objects that match your request.

Do not miss the opportunity to purchase a hotel without an operator with an apartment building in Rhineland-Palatina



EW Immobilien Real Estate GmbH
Amtsgericht Charlottenburg HRB 199840 B

Geschäftsführung: Igor Siebert

USt-IdNr.: DE319993277

Bank: Berliner Volksbank

IBAN: DE53 1009 0000 2742 4050 04

BIC: BEVODEBB

Kufürstendamm 45
10719 Berlin

Tel: +49 (0) 30 886 281 04

Fax: +49 (0) 322 255 548 25

E-Mail: info@ew-realestate.com

Web: www.ew-realestate.com