



ID: 1775

## HOTEL

Karlsruhe suburb, Germany

# € 4,700,000

### Property Details:

Type of Property: Hotel

Property Type: Secondary market

Total Area: 3000 sq m

### Layout:

Near metro / stop

Parking place

Central heating

Gas heating

### Financial Information:

Guaranteed rent	Rent Income per year: 275000€
Rent Income per month: 22916€	Rent Income per month: 22916€
Profitability: 5,85%	Payback: 17 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 glad to offer you a city center of Bretten (land - Baden-Württemberg). The facility was built in the late 90s.

The object is a residential, hotel and commercial building with an area of about 6,000 sq. m. Of these, about 3,000 sq.m. (51%) of the area occupied by the hotel with 74 rooms, which can be purchased. The condition of the object is good and constantly maintained at a high level.

The hotel was leased to a large German operator. The lease agreement is valid until 2037.

Price - 4,700,000 euros (Share-Deal) The total area is 3 000 sq. m. Rental income - 275 000 euro / year  
Profitability - 5.85%

The hotel has a good location. Nearby are public transport stops. The train station is 3 minutes away, the airport is 54 minutes away.

Bretten - a city in Germany, the regional center, located in Baden-Württemberg. Subordinated to the administrative district of Karlsruhe. Included in the district of Karlsruhe. The population is about 30,000 people. The nearest major cities are Karlsruhe (29 km., Population over 310 thousand people), Stuttgart (59 km., Population 630 thousand people).

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 in Baden-Württemberg!



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



**EW REAL ESTATE**

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Kufürstendamm 45  
10719 Berlin  
**Tel:** +49 (0) 30 886 281 04  
**Fax:** +49 (0) 322 255 548 25  
**E-Mail:** [info@ew-realestate.com](mailto:info@ew-realestate.com)  
**Web:** [www.ew-realestate.com](http://www.ew-realestate.com)