



Amazing 4** hotel in exhibition area of the 2d district of Vienna, for sale**

Preis	€ 81'500'000
Land	Austria
Die Stadt	Vienna
Kategorie	Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen
Objekt-ID	CR-1020-815
Grundstücksfläche, m ²	1253
Baujahr	2021
Letzte Renovierung	2021

Eigentumsinformationen

- Immobilie in Betrieb
- Möbliert & ausgestattet

The hotel offers a total of 179 rooms and is positioned in the 4-star category, meeting international hospitality standards. The property is located on a plot of 1,253 m² and operates under a long-term lease structure with a 23-year contract plus a 5-year extension option, providing stable and predictable income.

The hotel opened in 2021 and features modern facilities designed to maximize guest satisfaction and operational efficiency. Amenities include a rooftop bar with city views, a fully equipped fitness room, a conference and meeting area suitable for business events, and 19 on-site parking spaces.

The transaction can be structured either as an asset deal or a share deal, offering flexibility to investors.

The hotel is situated near a U2 metro station, ensuring excellent public transport connectivity and fast, direct

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access to Vienna's city center. This strategic location supports strong demand from both business and leisure travelers, contributing to high occupancy rates and solid long-term rentability in one of Vienna's most dynamic hotel markets.

