



Hotel in the 5th district of Vienna with 5,5% rentability

Preis	€ 13'000'000
Land	Austria
Die Stadt	Vienna
Kategorie	Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen
Objekt-ID	CR-1050-13
Baufläche, m ²	2500
Rendite	5.5 %

Eigentumsinformationen

- Immobilie in Betrieb
- Vermietet
- Möbliert & ausgestattet

Hotel Investment in Vienna - 3-Star Hotel with 40 Rooms and 14 Apartments in Margareten

For sale is a **3-star hotel in Vienna's popular 5th district, Margareten**, offering a prime investment opportunity with **long-term lease security**. The property includes **40 guest rooms and 14 fully equipped apartments**, providing a versatile accommodation mix for tourists and business travelers.

Property Details:

Annual lease income: €720,000

Lease agreement: New contract with **10 + 10-year renewal option**

Total usable area: approx. 2,500 m²

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Austria, Vienna

Stars: 3-star category

Location:

Situated on a quiet side street in Vienna's trendy **Margareten district**, this hotel combines a peaceful urban retreat with **excellent transport connections** to the **historic city center** and the vibrant **Naschmarkt**, one of Vienna's most famous cultural and culinary destinations.

This investment offers **stable rental income, prime central location, and high potential for long-term growth**, making it an ideal opportunity for **hotel investors in Vienna** seeking a **turnkey 3-star hotel with apartments**.

