

**4**** Hotel with operator for 100 rooms near Dusseldorf**

Price	€ 10'800'000
Country	Germany
City	Dusseldorf
Category	Hotel
Property ID	B-108
Building area, m ²	4200
Land area, m ²	4000
Construction year	2021
Yield	4.6 %

Property Info

- Property in operation
- Leased
- Large parking
- Furnished and equipped
- Share deal

The initiative to build the hotel comes from the local merchants and their problems in accommodating their business guests. Furthermore, the Office for Economic Development criticizes the lack of up-to-date capacities for promoting local tourism in the area of tourism promotion. The hotel needs analysis for the area shows that there is strong hotel demand. This is especially true for a hotel that also has suitable seminar and conference rooms and a capacity of 100 rooms.

- 100 guest rooms
- 89 standard rooms with a floor area of 19 m² partly with connecting door, 2 of them disabled room

- 10 Junior Suites with a floor area of 22 m²
- 1 Suite with a floor area of 30 m²
- Lobby with reception and seating areas
- Bar-Bistro lounge breakfast concept of 150 m²
- Day and evening bar in the lounge
- Outside terrace looking towards the old town
- 4 meeting rooms with an area of 210 m²
- 55 outdoor parking spaces / another 90 municipal parking spaces at your disposal
- Airport - 40 km
- Indexed lease agreement 15 years (until 2035)
- Construction year 2021

