



Apartment house and a Hotel with high return, Düsseldorf

Price	€ 4'750'000
Country	Germany
City	Dusseldorf
Category	Apartment house
Property ID	BMG-2075-TP
Building area, m ²	1011
Construction year	1960
Yield	5.0 %

Property Info

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

Return meets value! Total purchase price includes furniture and additional costs!

This boarding house offers 16 high-quality furnished apartments, equipped with oak parquet floors, modern fitted kitchens, and some with terraces. The apartments are easily accessible via a passenger elevator, further increasing guest convenience. A special highlight is the modern self-check-in system, which allows guests flexible arrival and departure while minimizing operator costs – a clear advantage for the efficient operation of the building. The boarding house also has a laundry room with washing machines and dryers, making guests' stay even more convenient.

Rooms 31
Commercial space 451.00 m²
Storage space 1,011.00 m²

In the rear building is a well-established 15-room hotel, which not only generates continuous income but also offers potential for future development. The hotel has 8 parking spaces, which are an additional benefit for guests. This stable source of income makes the property a secure investment. The boarding house and hotel operations offer versatile synergies in the future, enabling sustainable returns.

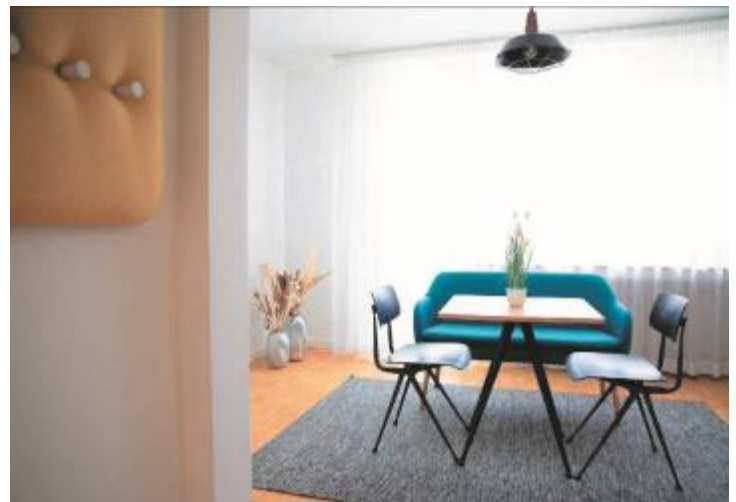
In addition, the retail space in the building, currently occupied by the owner, offers further potential for additional income. It offers scope for strategic expansion and represents another opportunity to further exploit the property's profit potential.

The combination of high-quality apartments, an established hotel operation, the convenient self-check-in system, the eight parking spaces, and the development opportunities make this property a promising investment opportunity. It combines various income streams and offers numerous options for long-term development, making it an attractive option for investors looking for a solid, future-oriented investment.

The boarding house impresses with its well-thought-out amenities, guaranteeing guests a comfortable and stylish stay. The entire building features a modern design and high-quality amenities that appeal to both short-term and long-term guests. Of course, the property has a passenger elevator, allowing guests convenient access to the apartments on all floors. For travelers with luggage or limited mobility, this underscores the boarding house's high service standards.

All apartments are equipped with Wi-Fi, allowing guests to work or stay connected with ease - a key advantage for business travelers.

Furthermore, the apartments feature a modern SieMatic kitchenette, ideal for longer stays. The high-quality furniture and elegant oak parquet floors give each apartment a stylish ambience, enhanced by the tasteful design. The boarding house features modern bathrooms that create a home-from-home feel. Each unit is designed to offer guests the utmost comfort and practicality, making their stay particularly pleasant. The hotel in the rear building, which can be renovated after the lease expires, offers further value and income potential. This renovation opens up the opportunity to bring the hotel up to a modern standard and further increase the income of the entire complex. This potential makes the property an attractive investment opportunity with a long-term perspective.



Apartment house

Germany, Dusseldorf

