



Hotel 4** with a good return in the area of Bonn**

Price	€ 9'000'000
Country	Germany
City	Bonn
Category	Hotel
Property ID	B-900
Building area, m ²	12000
Land area, m ²	7000

Property Info

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

Hotel is a mixed-use property with hotel and office space.
It has a total area over 12,000 m² and a land area over 7000 m².
The hotel features over 70 guest rooms, including single rooms and double rooms.
There are many conference rooms with a capacity of up to 500 people and a big restaurant.

Location.

Hotel is located in the area of Bonn and Cologne.
The region has a population of around 48,000 and is projected to grow by 50,000 by 2030. The hotel is easily accessible via public transport and the A560 motorway.

Hotel

Germany, Bonn

Facilities and Condition.

The hotel was built in ninetieth and is well-maintained with a modern facade. It includes two elevators and a block heating power plant for energy efficiency.

There are over 100 parking spaces available, plus an additional 25 spaces as a servitude.

Energy Efficiency.

The energy certificate is valid until March 29, 2025, and indicates a focus on energy-saving measures.

The building utilizes combined heat and power for heating and hot water, contributing to low energy costs.

Expansion Potential.

There is significant potential for expansion, with plans for additional guest rooms and conference facilities.

The first floor has 10 rooms currently used as conference spaces that can be converted into guest rooms.



