



## Unique 4\*\*\*\* star hotel in Vienna 1st district, for sale

Price	<b>€ 29'000'000</b>
Property ID	<b>CR-1010-29</b>
Building area, m <sup>2</sup>	<b>2036</b>
Land area, m <sup>2</sup>	<b>573</b>
Construction year	<b>2024</b>
Last renovation	<b>2024</b>

### Property Info

- New built
- Property in operation
- Furnished and equipped

Unique 4\*\*\*\* star hotel in the 1st district of Vienna - most demanded location!

The property features a total of 47 rooms and is categorized as a 4-star hotel. It is situated on a plot of approximately 573 m<sup>2</sup> and offers around 2,036 m<sup>2</sup> of usable floor area. The project provides an operator-free option, allowing flexibility in management and branding. The hotel opened in 2024 and meets modern hospitality standards.

Amenities include a rooftop terrace with panoramic views over Vienna, a fully equipped fitness room, and a restaurant with seating for approximately 60 guests, enhancing both guest experience and on-site revenue potential.

The hotel is located in a prime central area of Vienna, close to Mariahilfer Straße, the Naschmarkt, and the Hofburg. This highly frequented location benefits from strong year-round tourist demand as well as business

and city-break travelers, supporting high occupancy rates and attractive average daily rates. The combination of a central location, modern facilities, and flexible operating structure makes this property a highly appealing investment opportunity in Vienna's established hotel market.