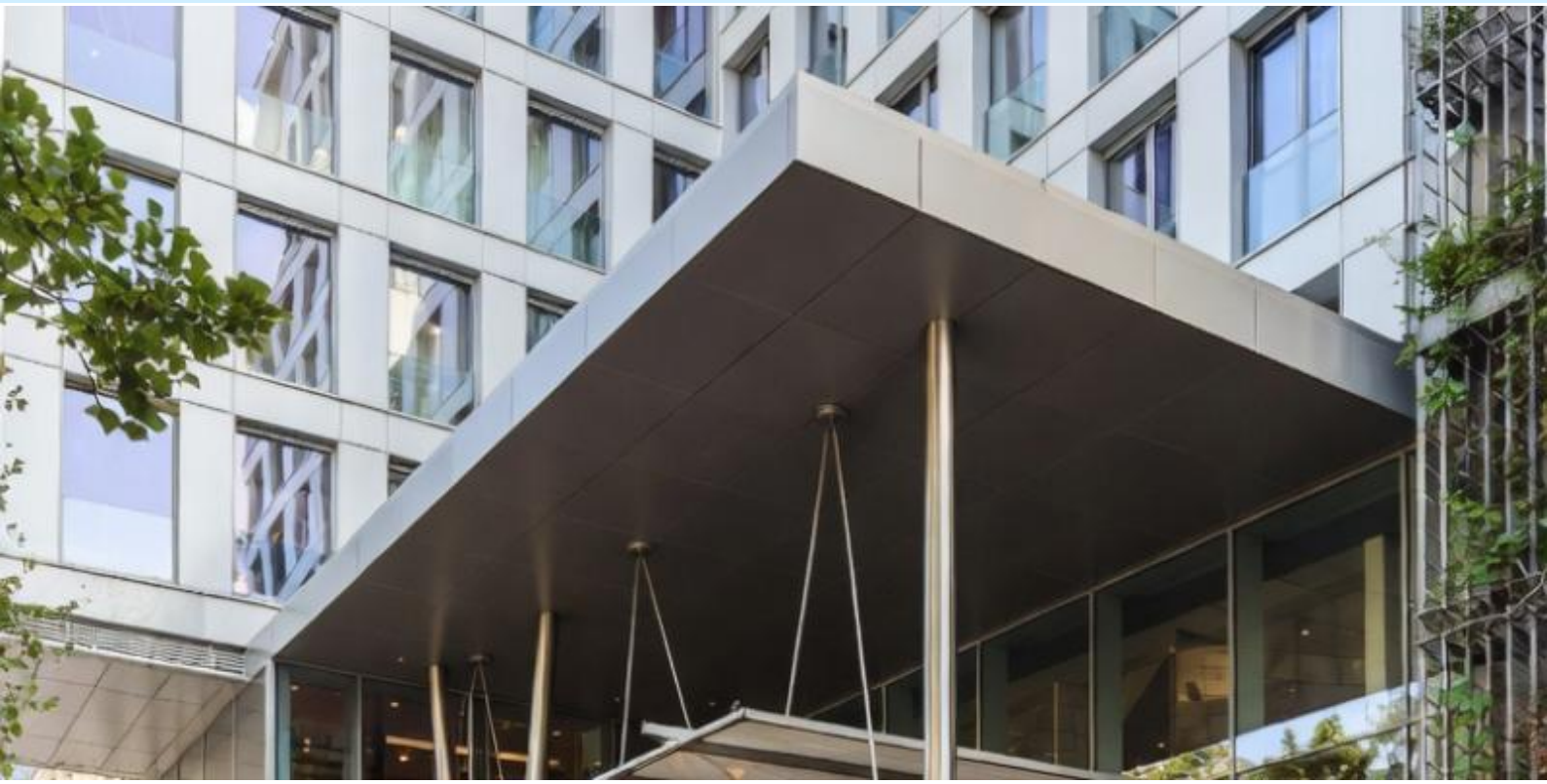

Prime location 4**** star hotel in the 1st district of Vienna, with 4,2% rentability

Price	**€ 21'000'000**
Country	**Austria**
City	**Vienna**
Category	**Hotel**
Property ID	**CR-1010-21**
Building area, m²	**1130**
Land area, m²	**141**
Yield	**4.2 %**

Property Info

- Property in operation
- Furnished and equipped

Prime location 4**** star hotel in the 1st district of Vienna is offered for sale!
Hotel offers 4,2% rentability!
The property comprises 38 rooms and is classified in the 4-star hotel category. It is set on a plot of approximately 141 m² and offers around 1,130 m² of usable floor area. The hotel is available with an operator-free option, providing maximum flexibility for investors and operators. The transaction is structured as a share deal.

The hotel features a dedicated breakfast buffet area, designed to meet modern guest expectations and support efficient operations.

Located in Vienna’s 1st District (Innere Stadt), the most prestigious and sought-after area of the city, the property is just a five-minute walk from St. Stephen’s Cathedral (Stephansdom). This prime historic center

location ensures exceptional visibility, constant foot traffic, and year-round demand from international tourists, business travelers, and luxury city-break guests. Being situated in the very heart of Vienna significantly enhances long-term value, occupancy stability, and revenue potential, making this hotel a rare and highly attractive investment opportunity.