



Zinshaus (residential apart-building) in Vienna 4th district

Price	€ 12'000'000
Country	Austria
City	Vienna
Category	Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen
Property ID	CR-1040-12-1
Building area, m ²	1500

Vienna 4th District Residential Building – Approved for Conversion to Hotel!

For sale is a **residential building (Zinshaus) in Vienna's 4th district** with official permission for conversion into an **apartment hotel**, offering a prime investment opportunity in the city's thriving hospitality sector. The property is **operator-free**, providing full flexibility for your own hotel or rental business.

Property Details:

- Total rooms: 29
- Net usable area: approx. 1,500 m²
- Potential facilities: Café lounge, commercial space, laundry room
- Excellent location: directly at a tram stop and only **200 meters from U1 Taubstummengasse metro station**

This property combines a **prime city location, approved hotel conversion, and flexible operation**, making it ideal for investors or operators seeking a **turnkey apartment hotel opportunity in central Vienna**.

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