



### Planned 4\*\*\*\* hotel in Vienna 7th district

|                               |                                                                                   |
|-------------------------------|-----------------------------------------------------------------------------------|
| Price                         | € 26'000'000                                                                      |
| Country                       | Austria                                                                           |
| City                          | Vienna                                                                            |
| Category                      | Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen |
| Property ID                   | CR-1070-                                                                          |
| Building area, m <sup>2</sup> | 5353                                                                              |
| Yield                         | 4.0 %                                                                             |

### Property Info

- New built
- Share deal

### Hotel for Sale in Vienna - Under Construction, Planned 4-Star with 4% Rental Yield!

Investment opportunity in a **modern 4-star hotel under construction in Vienna**, featuring **100 rooms** and prime **city-center location**. This **hotel development project** offers strong projected returns and is ideal for investors or hotel operators seeking a turnkey opportunity in Austria's thriving hospitality market.

### Property Features:

**Rooms:** 100 guest rooms (planned 4-star)

**Type:** Hotel for development

# Hotel in Vienna, Hotel in Wien, Hotel in Vienna for sale, Wien Hotel zu verkaufen

## Austria, Vienna

**Net usable area:** 5,353 m<sup>2</sup>, including **692 m<sup>2</sup> of retail space**

**Operator:** Secured, ensuring professional management upon completion

**Expected rental income:** €2,770,000 per year

**Contract term:** 20 + 5 years (expected)

**Transaction type:** Share deal – Joint Venture or Forward sale

**Certifications:** ÖGNI / DGNB sustainable building standards

### Prime Location:

The property offers **close access to Westbahnhof** and **Mariahilfer Straße**, Vienna's major shopping street, ensuring high visibility, foot traffic, and convenience for both tourists and business travelers.

### Financial Overview:

**Forward price (Net):** €55,000,000

**Pre-construction price (Net):** €26,000,000

**Forecasted rental yield:** approx. 4%

### Why Invest in This Vienna Hotel:

This **hotel under construction in Vienna** represents a **high-potential investment** in one of Europe's top tourism and business destinations. With a **secured operator, sustainable certifications, and prime city-center location**, it offers **stable long-term income, growth potential, and flexibility for share deal or forward investment structures**.