



4**-star hotel with 220 fully renovated rooms, Düsseldorf**

Price	€ 25'000'000
Country	Germany
City	Dusseldorf
Category	Hotel
Property ID	B-2500
Building area, m ²	10000
Last renovation	2016

Property Info

- Property in operation
- Large parking
- Share deal
- Asset deal

4-star hotel with 220 fully renovated rooms (2014-2016), offering modern infrastructure and premium positioning.

Average room size - 29 sqm.

Ownership Structure: 100% freehold ownership (land and building).

Management Model: Operated by an experienced external professional with a portfolio of 75 hotels.

Location Advantage: Situated in Düsseldorf close to major businesses, 1-minute walk to U-Bahn, and 10 minutes to the airport.

Market Positioning:

Focused on business and conference tourism (70-80% average occupancy), with secondary demand from trade fair visitors and leisure travellers.

Germany, Dusseldorf

Facilities: Includes 7 modular conference rooms, restaurant, bar, fitness area, sauna, solarium, parking spaces, and modern building technology (CHP, efficient heating systems).

Investment Horizon: 10 years (Core-Plus strategy) with stable returns and moderate value appreciation potential.

Strategic Advantage: Passive investment with high operational quality and adherence to brand/service standards.

Operational Advantages.

Modern building technology reduces long-term maintenance risks.

Efficient and cost-optimized operations through intelligent space utilization.

Focus on business tourism leads to stable demand with lower volatility.

Property Quality.

Comprehensive modernization ensures competitive market positioning.

Premium pricing for rooms supported by updated infrastructure.

Conference facilities include 415 m² of space for up to 220 people.

