



New 4,5-Star Hotel With 6% return in Dusseldorf for Sale

Price	€ 65'000'000
Country	Germany
City	Dusseldorf
Category	Hotel
Property ID	B-65
Building area, m ²	15000
Land area, m ²	4000
Yield	6.0 %

Property Info

- New built
- Property in operation
- Large parking
- Furnished and equipped
- Share deal
- Asset deal

Plot area: 4,000 m²

GFA (Gross Floor Area, above ground): 15,000 m²

Number of rooms: 450

Parking spaces: 120 (underground car park)

Certification: DGNB Gold (*German Sustainable Building Council Certificate*)

Lease per room:

€665 per room / month
€302,575 per month (p.m.)
€3,630,900 per annum (p.a.)

Lease per parking space:

€110 per parking space / month
€13,420 per month (p.m.)
€161,040 per annum (p.a.)

Total net cold lease (net base rent): €3,791,940
Remaining term (years): 23
Option: 1 x 5 years (*Extension option*)
Contract type: Double Net / Fixed lease agreement

