

Hotel in Stuttgart, for sale

Germany, Stuttgart



Hotel in Stuttgart with 6,5% rentability, for sale

Price	€ 13'000'000
Country	Germany
City	Stuttgart
Category	Hotel in Stuttgart, for sale
Property ID	RE-B-CEL45
Construction year	2013
Yield	6.5 %

Property Info

- Leased
- Furnished and equipped

Prime Hotel Investment Opportunity in Stuttgart - 115 Rooms

Discover a high-yield commercial real estate investment in Stuttgart: a modern, leased hotel featuring 115 rooms, built in 2012-2013, offering a secure and attractive net annual return.

Key Investment Highlights

- **Location:** Stuttgart, Germany

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- **Property Type:** Hotel Investment / Commercial Real Estate (Leased)
- **Capacity:** 115 Rooms
- **Year of Construction:** 2012-2013 (Modern standards and infrastructure)

Financial Return: Net Annual Rent (Pa Netto) of **€850,000**
Annual yield: 6,54%

Property Overview

This exceptional hotel asset in Stuttgart represents a prime opportunity for institutional investors or portfolio expansion in one of Germany's strongest economic and tourism hubs. Built in 2012, the property boasts contemporary architectural design, high energy efficiency, and low maintenance requirements.

With **115 well-appointed rooms**, the hotel caters consistently to both corporate travelers visiting Stuttgart's thriving industrial and automotive sectors, as well as leisure tourists exploring Baden-Württemberg.

Investment Security & Yield

The property is currently **fully leased**, generating a stable, predictable net annual income of **€850,000**. This makes it a turnkey, hassle-free investment product delivering reliable cash flow from day one. Lease agreement for 25 years with potential 5 years prolongation.

Why Invest in Stuttgart Real Estate?

Stuttgart is globally recognized as an economic powerhouse, home to major global enterprises, world-class trade fairs, and a vibrant cultural scene. Commercial real estate in this region maintains exceptionally high occupancy rates and long-term value retention.

Contact us today for further financial details, lease terms, and documentation regarding this exclusive hotel investment in Stuttgart.

Picture are just of illustrative purposes.

