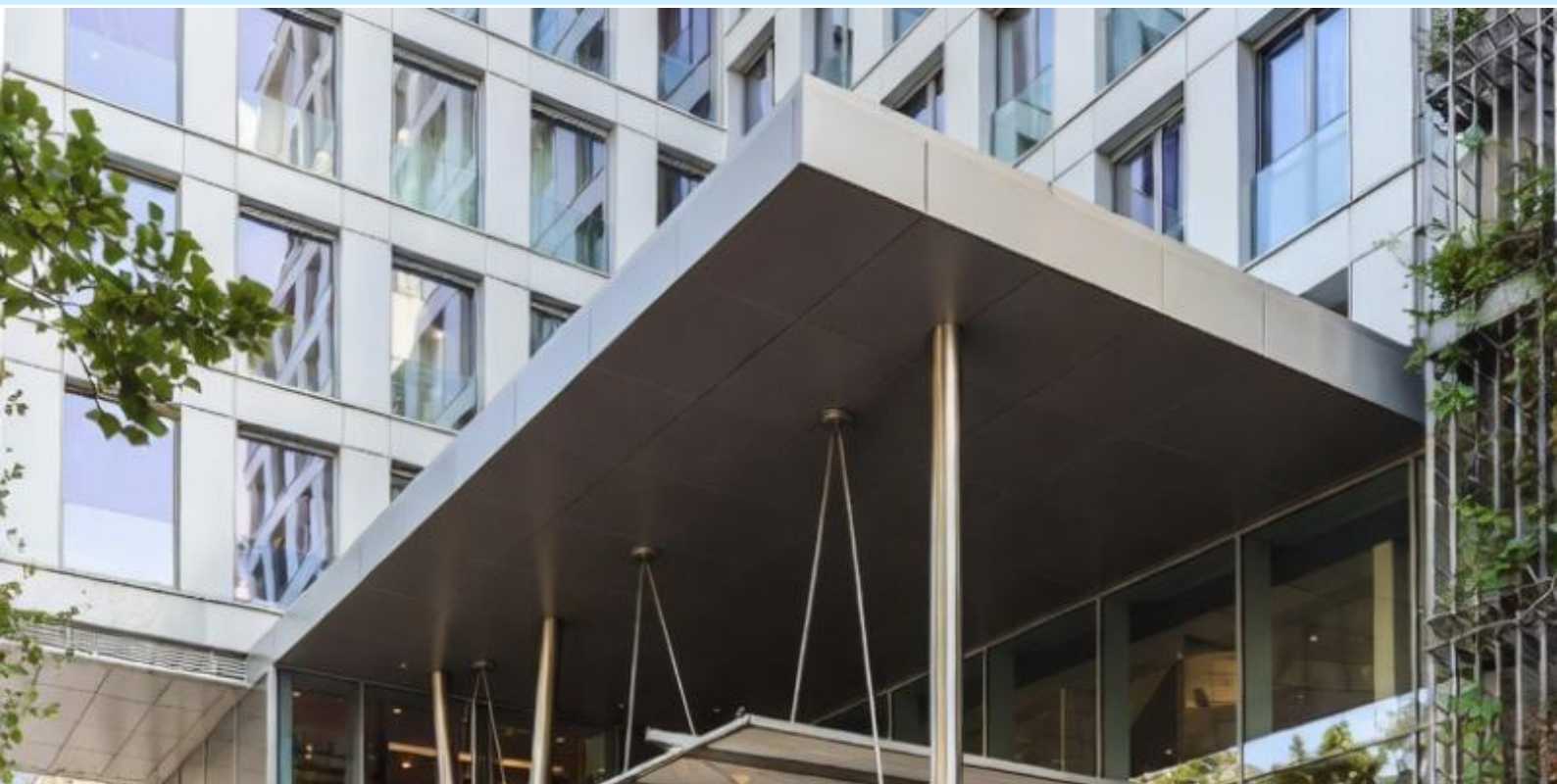




Prime location 4** star hotel in the 1st district of Vienna, with 4,2% rentability**

Цена	€ 21'000'000
Страна	Austria
Город	Vienna
Категория	Hotel
Код объекта	CR-1010-21
Площадь, м²	1130
Участок, м²	141
Доходность	4.2 %

Информация о недвижимости

- Объект в эксплуатации
- Меблирован и оборудован

Prime location 4**** star hotel in the 1st district of Vienna is offered for sale!

Hotel offers 4,2% rentability!

The property comprises 38 rooms and is classified in the 4-star hotel category. It is set on a plot of approximately 141 m² and offers around 1,130 m² of usable floor area. The hotel is available with an operator-free option, providing maximum flexibility for investors and operators. The transaction is structured as a share deal.

The hotel features a dedicated breakfast buffet area, designed to meet modern guest expectations and support efficient operations.

Located in Vienna's 1st District (Innere Stadt), the most prestigious and sought-after area of the city, the property is just a five-minute walk from St. Stephen's Cathedral (Stephansdom). This prime historic center

location ensures exceptional visibility, constant foot traffic, and year-round demand from international tourists, business travelers, and luxury city-break guests. Being situated in the very heart of Vienna significantly enhances long-term value, occupancy stability, and revenue potential, making this hotel a rare and highly attractive investment opportunity.

