

**Unique opportunity: extremely well-kept, renovated  
Biedermeier-Hotel 4\* in best, central old town location.  
Operation can be continued seamlessly!**



Biedermeier Hotel in best city centre location

**Objektnummer: 7753/1218**  
**Eine Immobilie von IMMONATION**

## Zahlen, Daten, Fakten

|                          |                         |
|--------------------------|-------------------------|
| <b>Art:</b>              | Gastgewerbe - Hotels    |
| <b>Land:</b>             | Ungarn                  |
| <b>PLZ/Ort:</b>          | 9400 Ödenburg           |
| <b>Baujahr:</b>          | 1850                    |
| <b>Zustand:</b>          | Gepflegt                |
| <b>Möbliert:</b>         | Voll                    |
| <b>Alter:</b>            | Altbau                  |
| <b>Nutzfläche:</b>       | 1.200,00 m <sup>2</sup> |
| <b>Zimmer:</b>           | 18                      |
| <b>Garten:</b>           | 400,00 m <sup>2</sup>   |
| <b>Keller:</b>           | 100,00 m <sup>2</sup>   |
| <b>Kaufpreis:</b>        | 3.000.000,00 €          |
| <b>Provisionsangabe:</b> |                         |

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner



### **Mag. Dieter Riedlinger-Baumgartner**

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur





© Grafika: Ferenç Tamás. Kiadó: Escort Tourist Utazási Iroda és Kinyitókodó. A térkép bármennyi, egészben vagy részben történő másolása az alkotó és a kiadó engedélye nélkül tilos!





















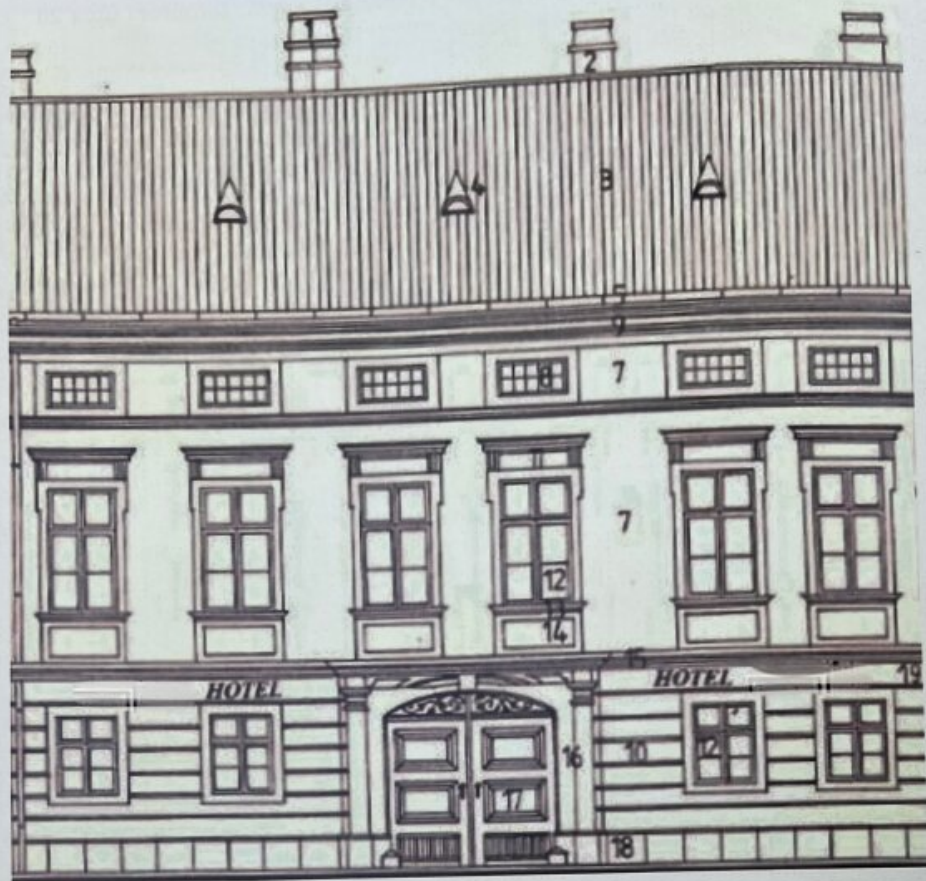




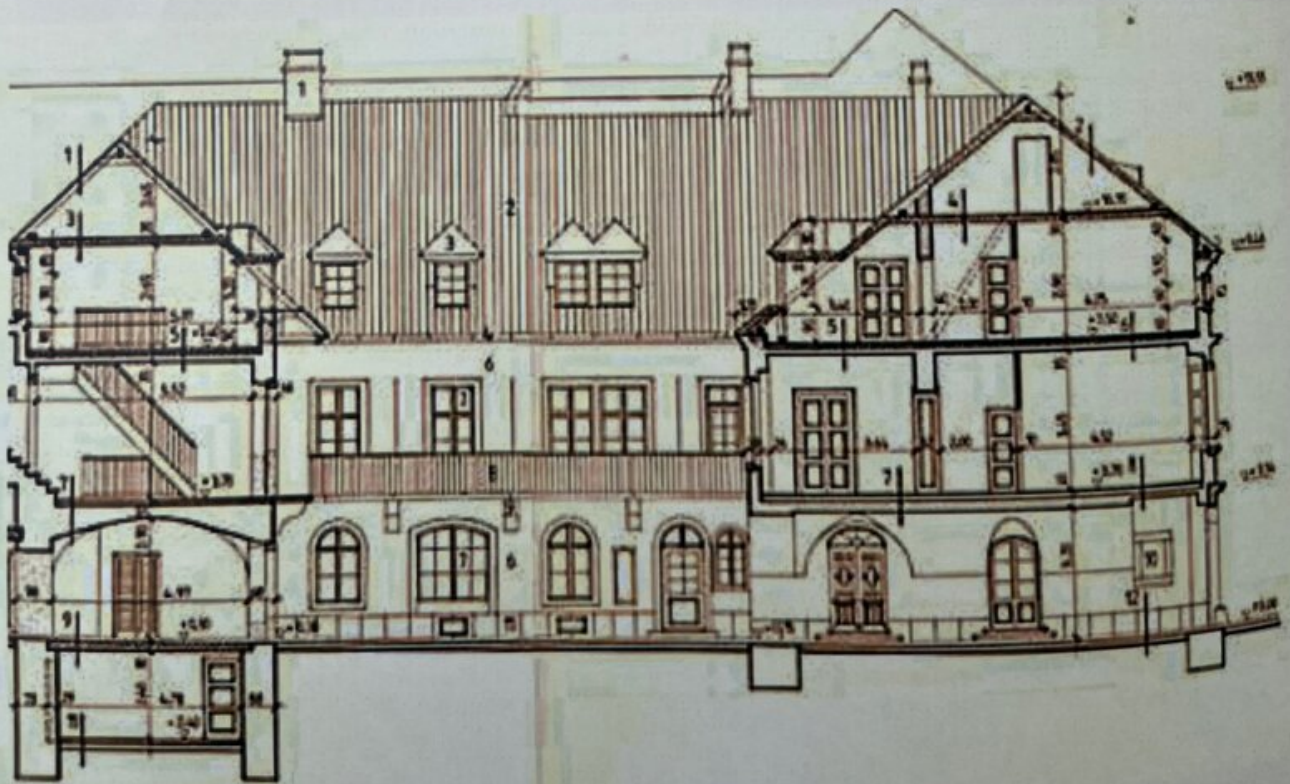








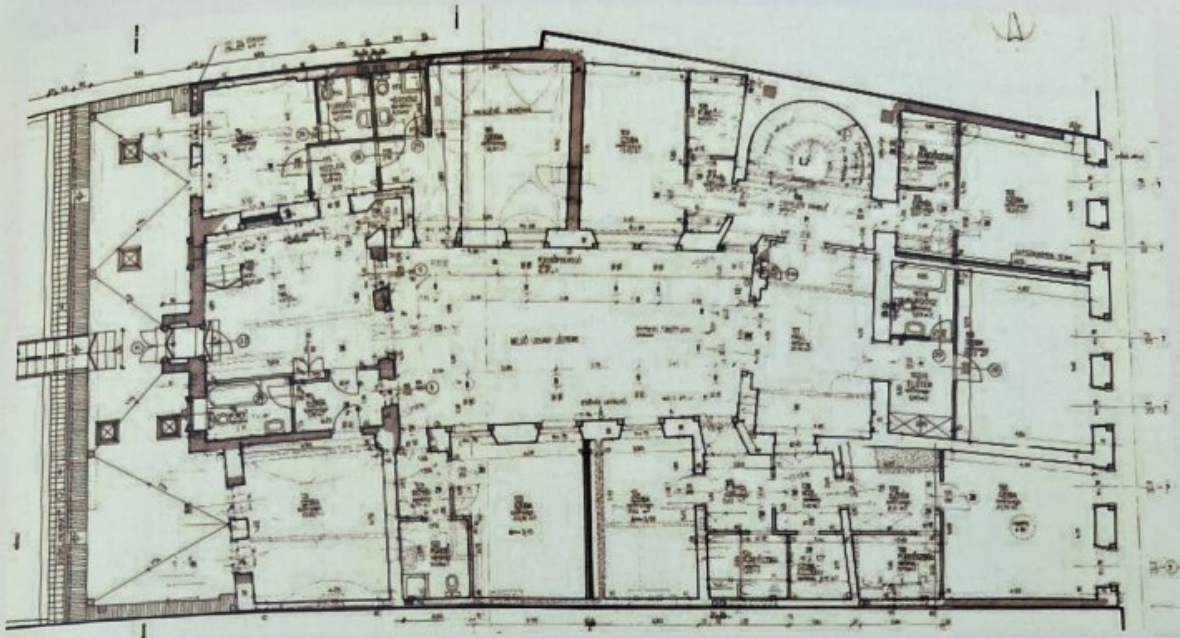
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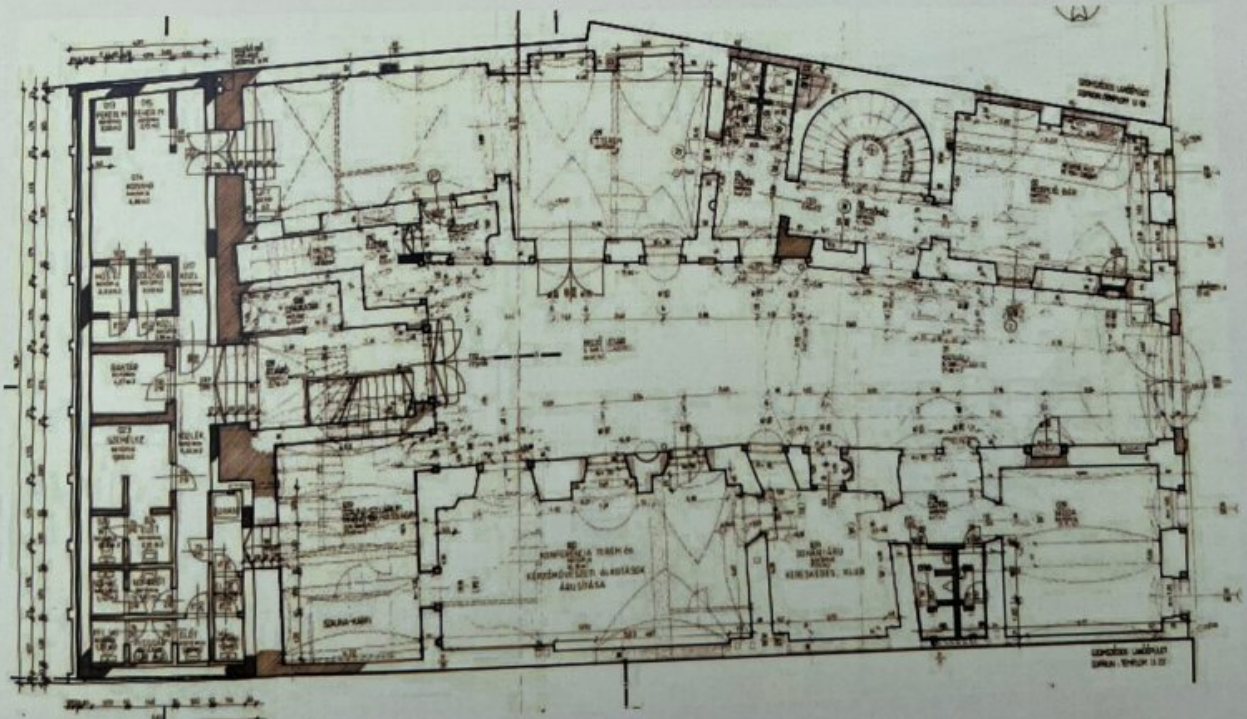


HOTEL

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I. EMELET 351,2 m<sup>2</sup>

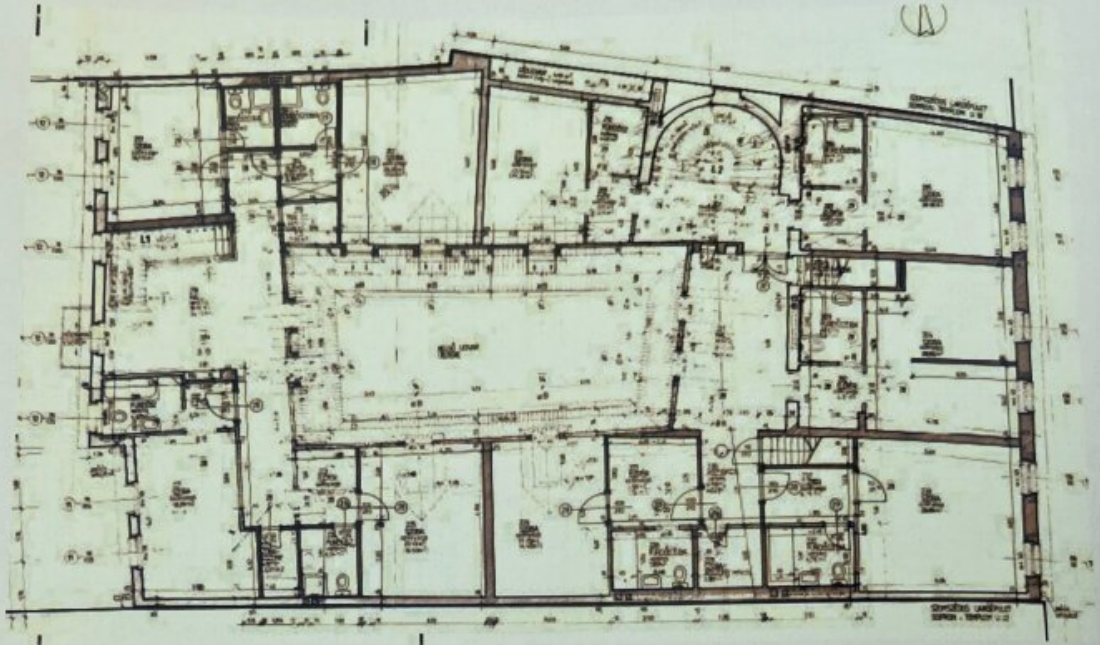


FÖLDSZINT 331,2 m<sup>2</sup>

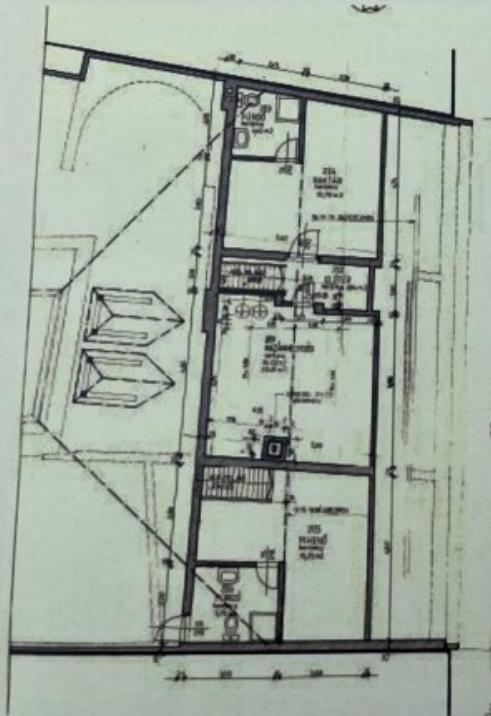


HOTEL

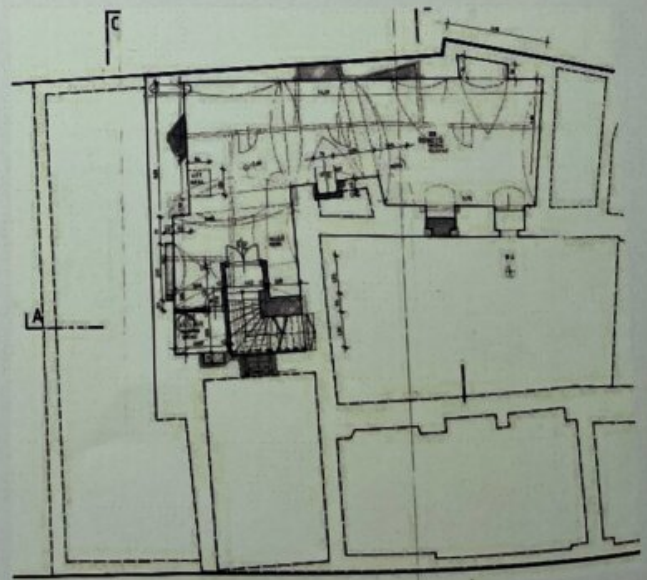
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II. EMELET 351 m<sup>2</sup>



TETŐTÉRI KAZÁNSZINT 77,5 m<sup>2</sup>



PINCESZINT 101,5 m<sup>2</sup>



## Objektbeschreibung

The family -run hotel is located in the historic city center of Sopron, in the pedestrian zone and is part of a protected building ensemble from the Baroque/Biedermeier period. In the immediate vicinity there are all the necessary service providers, authorities, gastronomy, theater, Casino Austria and the conference center. Around the corner, guests can use the public underground car park with 230 seats

The hotel has been run by a family for 25 years, which has completely and high-quality renovated the historic building in 2000 and converted into an elegant 4-star hotel. The renovation included expansion by two more floors. The entire usable area is more than 1,200 m<sup>2</sup> and is distributed on the ground floor, 1. and 2nd floor, attic and basement.

- 18 rooms (all with a bathroom) with uniform furnishings in a Biedermeier style with a total
- 40 beds
- Societies on all floors
- restaurant
- Keller wine room
- Conference room
- Play room
- Sauna for 4 people
- Fitness room
- Staff rooms



- Boiler house
- Behind the hotel, guests can relax in a wonderfully quiet garden (with fish pond, fountain).

The heating and hot water supply is secured by a Buderus 90kW gas boiler on the attic. The hot water flows into the water pipe via a central softening system. All rooms are supplied centrally with heat/hot water.

The smoke alarm and fire protection system, security camera, as well as video and audio systems correspond to the most modern standards. Each room has TV and Internet access as well as WiFi access.

The hotel presents itself in an excellent and extremely well-kept state and can be continued immediately without interruption. Since the renovation in 2000, the building has been kept exemplary and continuously repaired.

The hotel operation has been running smoothly for many years. The ratings are extremely positive. 80% of the guests come from abroad.

Since the owners have no successor, this piece of jewelry is sold. A minimum turnover of EUR 350,000 p.a. should be carefully estimated.

I am available for further information and visits.

Extra costs:

4% real estate transfer tax from the purchase price

3% (+20% VAT) mediation commission from the purchase price

Der Vermittler ist als Doppelmakler tätig.