

# European Luxurious Hotel- Spa and Vineyard





## European Luxurious Hotel- Spa and Vineyard

This beautifully situated complex and park-vineyard, is located close to the German border and only 2hr drive from Dresden, and 2.5hr drive from Berlin. The hotel was built 227 years ago. The current owner purchased the hotel 10 years ago and has spent the last 5 years renovating and now wants to retire.

An intimate Baroque complex is surrounded by an old park with few and far between historic old trees. Many years ago, the hotel was a paradise for the aristocracy (Prussian, Tsarist and French armies resided here during the Napoleonic wars) and now everyone can experience this luxury. The hotel has received many awards.

The Hotel Complex park area consists of 10.9017 hectares, upon which multiple residential buildings and farm buildings from the eighteenth and nineteenth centuries are situated - a total of 10 facilities and several outdoor recreation and sports areas out in the open:

The Subject Property Consists of:

- Main Mansion –Conference Room; A library; The SPA WELLNESS; Banquet Hall building - Two stylish cellars for wine tasting, Tuscan Mansion.
- Additional building - accommodation for four with a bathroom and a fireplace.
- Residential building - Outhouse building - A park containing more than 220 trees
- Vineyard – Usable area: 0.9 h- 3600 seedlings in the process of acquiring an ecological
- Golf Driving Range with a length of 250 meters.
- Sand bed for beach volleyball. Year-round tent setup on a paved surface with tiles.
- Swimming pond with a sandy beach, a pier, canoe and pedal boat as well as fish stock.
- 15 mountain bikes designated for guests.
- Recreational airport – application made for permit.

Plus many more features too numerous to list. The complex consists of 47 comfortable rooms for about 110 guests, including the following types of rooms: Standard, Superior and Large Apartments. Each room is different, depending on its nature.

### ALSO ADJOINING PROPERTY AVAILABLE

There is a possibility to purchase the adjoining land in whole sections of: 15 hectares, 22 hectares, and 30-40 hectares, there is also the possibility of dividing these parcels by the Municipality, if the investor request to do so. Huge potential for a golf course, horse riding, sports complexes, swimming pools and more) in the immediate vicinity of the hotel. The Seller of these sites would be the Municipality.

### TARGET PRICE

\$8,364,000

### GROSS REVENUE

TBA

### EBITDA

TBA

### BUSINESS TYPE

Hotels & Real Estate

### COUNTRY

Germany

### BUSINESS ID

L#20200376

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