Exclusive Equestrian Sports Center

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Exclusive Equestrian Sports Center

A historic stud farm, meticulously restored to the highest standards. The property represents a unique blend of heritage, tradition, and state-of-the-art equestrian infrastructure.

Land
Approximately 21 hectares of freehold and leased land, with expansion potential to over 100 hectares (including hunting rights).

Residential & Guest Facilities
The estate features a main residence offering 510 sqm of living space, including both winter and summer gardens. Additional amenities include two guest apartments, a representative reception area with lounge and bar, and event facilities accommodating up to 150 guests.

Stables
The facility includes 42 horse boxes and 3 spacious foal boxes, with the capacity to expand by an additional 60 boxes.

Sports Infrastructure
The property is fully equipped with premium equestrian facilities, including a horse walker for up to 8 horses, a lunging ring, professional outdoor arenas, and an indoor riding arena suitable for international competitions. This historic stud farm has been extensively renovated and fully upgraded, combining its traditional character with the latest modern technologies.

Location & Setting
Situated in one of Europe's most economically dynamic regions, the property benefits from immediate proximity to international airports, leading universities, and major metropolitan centers. The estate offers a rare balance between privacy and accessibility—surrounded by unspoiled natural landscapes while remaining seamlessly connected to urban life. Its strategic location ensures excellent accessibility for international buyers and investors. Positioned in an environmentally pristine area, the property is set away from the city, close to the sea, and provides an exceptional combination of tranquility, exclusivity, and connectivity.

Financial Forecast

Financial Metric	Conservative Scenario	Base Scenario	Optimistic Scenario
Boarding, Training & Event Capacity Utilization	~60%	~80%	~95%
Estimated Annual Gross Revenue	**~€1,200,000 EUR**	**~€1,800,000 EUR**	**~€2,500,000 EUR**
Estimated OPEX *(Staff, Feed, Maintenance, Insurance)*	~€900,000 EUR	~€1,250,000 EUR	~€1,600,000 EUR
Estimated EBITDA	**~€300,000 EUR**	**~€550,000 EUR**	**~€900,000 EUR**
Implied EBITDA Margin	**~25.0%**	**~30.5%**	**~36.0%**

TARGET PRICE
EUR 8,750,000

GROSS REVENUE
EUR 1,250,000

EBITDA
EUR 650,000

REVENUE MULTIPLE
7x

EBITDA MULTIPLE
13.46x

BUSINESS TYPE
Football Clubs

COUNTRY
Germany

BUSINESS ID
L#20261033

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