

## CONTACT

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## BASIC DATA

object number: **3056/1310**  
 object type: **Accommodation**  
 state: **Vest a României**  
 address: **310018 Arad**  
 price: **€ 5,500,000.-**  
 Guest rooms: **40**

## DESCRIPTION

### 4\* HOTEL IN TOP LOCATION OF ARAD

We are particularly pleased to be able to offer you a top-quality hotel in a top location with a top operator for sale.

#### Location/Traffic/Infrastructure:

Arad is one of the best-known and most popular cities in Romania and is a transport hub and transit point. Arad comprises 17 districts and plays an important role in social and economic life with an immense boost to its economic development and is constantly growing. You'll find a lot of public and private schools, 2 universities and plenty of cultural and sporting opportunities. Conveniently located and well developed, guests travel easily via the motorway, public transport by bus, train and by plane. All infrastructure given in full.

#### The hotel:

Despite its central location, the hotel is pleasantly quiet between lush greenery and an exceptional natural garden.

#### Key data:

Consisting of: Basement (cellar), ground floor and 4 other floors.  
 Last major renovation was in 2016  
 Elegant restaurant and conference facilities

#### Additional amenities:

- Elevator, safe, secretarial service, free WIFI
- Air condition, secure parking
- Sauna / Spa / Massage / Fitness / Jacuzzi / Jacuzzi
- Various facilities for disabled guests
- Fully equipped outdoor area with terrace, sun terrace, garden with well-kept garden furniture

#### Division of floors:

##### basement:

- cozy wine cellar
- Conference room, business facilities
- Sauna, gym, toilet, laundry, own gas heating, storage

##### Ground floor:

- Restaurant with 80 seats, kitchen and confectionery
- Lobby bar, reception area, hall and lounge
- Offices
- Toilets

##### Upper floors 1 - 4:

- Room area

Outside:

- Cozy summer garden, partially covered terrace
- Parking

Condition of the hotel:

Very good, no repairs are currently necessary.

Operator: international, very experienced operator, who runs this 4\* hotel reliably and with great success for the new owner.

The sales price includes the entire inventory, furniture, etc. as well as the complete inventory of high-quality equipment and tools

price: € 5,500,000.-

Buyer's comm.: 3% plus 20% VAT

Guest rooms: 40

Plot area: approx. 4,000.00 m<sup>2</sup>

Effective area: approx. 1,000.00 m<sup>2</sup>

**Air conditioning:** individual; **Garden:** available; **Location:** City centre, Residential area, Green location, sunny location; **Features:** sauna, elevator, Fully accessible, sun protection, safe, with a cellar; **Security:** security, alarm; **Public transport:** Railway, Tram, Bus



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Imprint

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