

CONTACT

Maria Engelbrecht

e-mail : maria.engelbrecht@immotrading.at
 company : ImmoTrading GmbH
 address : 1010 Wien, Kärntner Ring 5-7
[More objects from this agent](#)



BASIC DATA

object number: **3056/1464**
 object type: **Plot**
 state: **Salzburg**
 address: **5542 Flachau**
 price: **€ 8,200,000.-**
 Plot area **approx. 3,800.00 m²**

DESCRIPTION

RARITY - INVESTMENT – PROPERTY FOR 4* HOTEL PROJECT IN THE GREATER FLACHAU/OBERTAUERN AREA

We are extremely pleased to be able to offer you one of the last available properties for sale in a top ski area with always high bed occupancy in the greater Flachau/Obertauern area.

The picturesque location and proximity to selected natural experiences make this region extremely attractive. Year-round activity is guaranteed, snow is guaranteed in winter and varied in summer.

This plot of almost 4,000 m² is located in the middle of the best infrastructure.

The exclusive project means:

4* S hotel with around 250 beds in a top region, south-facing, whose facade reflects the character of an alpine village.

Underground car park > 130 parking spaces

Wellness, roof terrace, various shops, restaurants & bars.

The building application has been submitted and is about to be approved.

An employee house as an absolute plus for the entire region is also possible; the corresponding planning has already been drawn up.

Depending on the features of the property, the investment volume is between 30 and 40 million euros.

An investment in this region means an additional increase in the value of a high-quality real estate investment and - due to the special location of the property - double-digit returns are very likely.

The property is owned by a real estate company that was not operationally active. The sale can be structured as a share or asset deal and can therefore be implemented at short notice and without high due diligence effort.

As part of the project development and the associated steps, all necessary preliminary work was provided by the owners.

Conclusion:

A unique concept with unique selling points that guarantee high utilization.

We will be happy to help you find the right operator! Potential well-known operators have already expressed their interest!

Purchase price including project and planning costs: €8,500,000.

For further information, we would kindly ask you to sign a confidentiality agreement.

We are happy to present this absolutely rare opportunity to you!

Further information: The data provided comes from the owner and/or third parties and was collected with care. However, no liability can be accepted for the accuracy and completeness. Figures may be rounded or estimated where appropriate. The offer is non-binding. Errors and changes are reserved.

Commission note: 3% of the registered purchase price plus 20% VAT.

price: € 8,200,000.-

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

Plot area approx. 3,800.00 m²

Building permit: building permit

Location: Hillside location, Panoramic location guaranteed, sunny location**Public transport:** Bus



IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

