

Exposé Hotel Project Baltic Spa in Kolobrzeg / Poland

Location



Kolberg (Colberg), Kolobrzeg in Polish, is right on the Baltic coast and is a harbor city shaped by the Hanseatic League in the Province (Voivodeship) of West Pomerania in North Poland at the mouth of the river Parsęta. The urban area stretches across approx. 1,800 hectares. The city has around 47,000 residents. The capital of the Voivodeship (administrative district) is Stettin, Szczecin in Polish, roughly 150 kilometres to the south-west of Kolberg. The next largest neighbouring city is Koszalin (Köslin), 41 kilometers away.

From Kolberg harbor, there is a transport connection to Nexø on the Danish island of Bornholm which runs three times a week in the summer months. Fishing expeditions can be undertaken from Kolberg on historic fishing boats. There are also excursions to a variety of destinations with the white fleet.

Kolberg is on the Polish 11, 102 and 163 motorways and is just 4 hours drive from Berlin.

There are rail connections to Stettin (Szczecin), via Köslin (Koszalin) to Danzig (Gdansk) and via Belgard (Biłogard) to Neustettin (Szczecinek).

The Kolberg seaside resort is also a saline and spa resort. The maritime climate, with an average of 1,800 hours of sun in a year, offers the basis for a relaxing holiday. The many sunny days and the clean sea air containing iodine and iron acts as a natural remedy and makes effective curative and health stays possible throughout the year.

In recent years, many spa hotels have sprung up in the spa quarter, separated from the Baltic Sea by a narrow forest belt. By now, there are numerous spa facilities. Spa guests and tourists predominantly come from Scandinavia and Germany. The real estate offered here thus offers a good foundation for profitable renting to holiday guests throughout the year.

If you would like to learn more about Kolberg, please click the link below:

<http://www.kolobrzeg.de/>

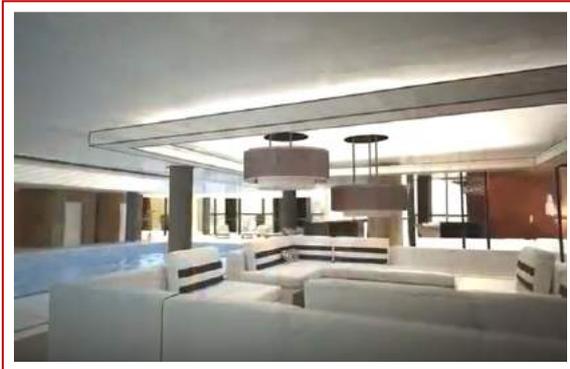
Property

On a plot of approx. 16,700 m² near the Kolberg pier and right next to the Kolberg spa gardens with its ancient beech, oak and pine trees rises and exclusively furnished 5-star hotel with 241 rooms and suites as well as 2 apartment buildings with a total of 126 residential units. There are thus up to 367 comfortably furnished rooms, suites and apartments available to the hotel guests.

It is one of the last plots in such an exposed water location. It is just a few minutes' walk from the beach and the Kolberg breakwater (pier). Kolberg harbor can also be reached on foot in just a few minutes.



Kolberg city center is only approx. 2.5 km away and can be comfortably reached both on public transport and on foot in a few minutes. Well maintained cycle paths lead through the spa gardens.



The hotel in this extraordinary location will have conference rooms, wellness and spa facilities, and leisure and beauty offerings as well as a multitude of gastronomic offerings.

The aim is to create a luxurious hotel which claims its place in this special location through high quality gastronomy as well as a conference and events center. Multifunctionally designed conference rooms will thus be available to business customers and private guests for a wide variety of types and sizes of events.

The second main sector for the intended services includes a relaxation center with rehabilitation services in order to make the best possible use of the locational advantages of the Kolberg health resort.

Features

The complex consists of three 10-storey buildings with rooftop gardens.

The central element is the oval main structure of the hotel, oriented in a northerly direction, which rises above the 2-storey base of the hotel and is flanked by the hotel's two apartment buildings to the south.

The following facilities, among others, are planned in the hotel: restaurants, bars, cafés, multifunctional conference rooms, a VIP club, a bowling alley, and an exclusive SPA area with a sauna and swimming pool complex and an extensive treatment and leisure area.

The following rooms / suits are planned for the hotel:

117 double rooms

64 double rooms (family rooms)

15 double rooms for disabled persons

30 apartments with one bedroom

15 apartments with two bedrooms

A total of 241 rooms will therefore be available to the hotel guests.

There will be a total of 126 residential units in the two apartment buildings, distributed as follows:

18 double rooms with kitchenette

108 apartments with one bedroom and a kitchenette

All three buildings will have their own entrances to the underground car park from a variety of streets which border the complex.



Purchasing Price

The purchase price for the projected hotel is turnkey 50 million euros with the planned facilities. A detailed description of equipment we provide at your disposal.

Changes of equipment would affect the turnkey price

Alternatively, it is also possible to take over the land and improvements planning and building permit. The asking price for this we will provide on demand.

Delivery

The hotel will be delivered without any rental or leasing rights or any other rights of a third party.

If desired, we would negotiate with a renowned operator a long-term lease, which then could be closed directly between the tenant and you as a buyer / investor.

Further Information



In view of the growing demand for hotels and relaxation, training, and wellness and rehabilitation services as a result of the demographic structure of society (increased life expectancy, increasing prosperity) the planned project promises a good return.

Our client commissioned a feasibility study and market analysis for this hotel project which is available in German and English.

Planning permission has been granted and can of course also be made available upon request.

For EU citizens, no consent is required for the acquisition of real estate in Poland provided no agricultural land or forest plots are involved.

Addition Costs

The buyer shall be solely responsible for all ancillary costs, notarial and land registry costs, land transfer tax, official translations, etc. relating to the purchase.

Booker's Fee

The offer is subject to commission. If successful, we will charge the purchaser a broker's fee of 1.5% net on the investment amount of approx. 50 million Euros. No value added tax will be charged on the broker's fee since the brokerage service will be rendered in Poland from Germany and is therefore exempt from VAT.

The amount of the commission fee you will have to pay in case that you only purchase the land and improvements building permit, we will provide in the course of specific negotiations.

This also applies to the fee that we would charge in the case of presentation of a long-term lease agreement with a hotel operator on your demand.



Information Subject

All information is based on data that have been provided by the seller. A liability for the accuracy and / or completeness is not accepted by us. Errors and intermediate sale reserved.

Further Documents

All other documents are available on request.

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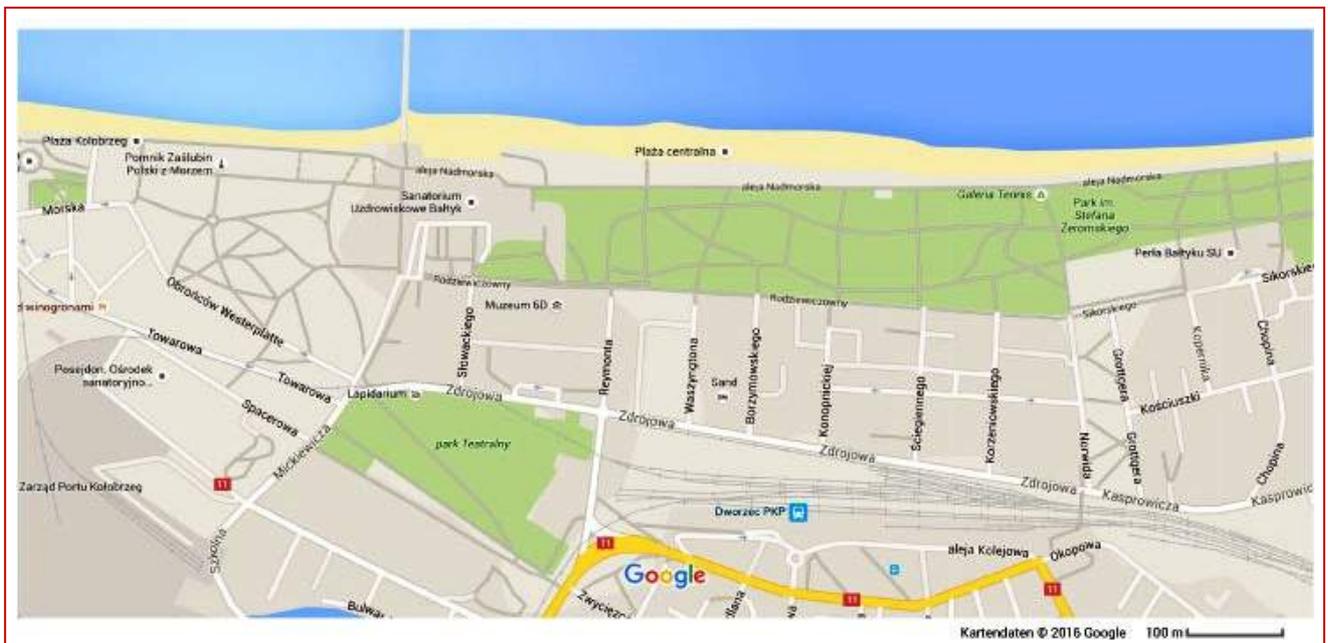
More Information

For further information please contact our CEO

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Hamburg, May 6, 2016

Map of Kolobrzeg - Location



Please also visit us on
www.hotels-for-sale.de

