



ANDALUS IMMO

Your Trusted Investment Advisor





Renovated Historic Villa in Hesse

This impressive, historic villa in Hesse offers a unique opportunity for investors. The villa has been extensively renovated and will be handed over turnkey. It combines historic charm with modern luxury and is ideal for demanding guests. The medical tourism in the area attracts a plethora of guests in need of comfortable accommodation which makes this an incredible investment.



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QUICK REFERENCE

KEY DATA:

PLOT:

approx. 1,600 m² (maximum building permit)

LIVING SPACE:

approx. 1,600 m²

FLOORS:

3

UNITS:

6 (each between 240 – 320 m², high-quality construction)

DECLARATION OF DIVISION:

present

ELEVATOR:

access to all apartments

ROOF TERRACE:

approx. 100 m²

ADDITIONAL TERRACES, GAL- LERIES AND WINTER GARDENS

GARAGES:

10+ parking spaces

MARKET POTENTIAL:

The property area is experiencing high demand for high-quality accommodation, especially from wealthy guests from the Middle East who visit the city because of its excellent medical facilities:

- Great demand for high-quality accommodation for health tourism.
- Suites in the surrounding hotels (half the size) are fully booked.
- LOI (Letter of Intent) for administration is available.



QUICK REFERENCE

PURCHASE PRICE & AVAILABILITY:

POTENTIAL RENTAL INCOME:

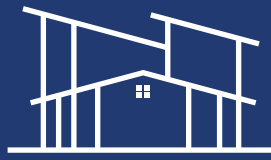
The purchase price for this sensational investment is € 24 million – turnkey!
Plus, brokerage fee.

The renovation is already 70% complete, so the property will be ready for occupancy soon.

RENTAL INCOME PER YEAR

RETURN

| | | |
|------------------|---------------------|-------|
| AT LEAST: | approx. € 2,235,000 | 9.6% |
| AVERAGE: | approx. € 4,465,000 | 18.6% |
| MAXIMAL: | approx. € 6,695,000 | 27.9% |



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FOR FURTHER INFO!



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NOTES:

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