



ANDALUS IMMO

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Superior Hotel & Wellness Resort

This breathtaking resort, with 3+ floors and 60+ rooms, was renovated and reopened in the early 2000s. It comes with outdoor and indoor swimming pools, steam baths, saunas, a fitness gym, a tea lounge, and much more. It is positioned at a central location that is geographically well-connected to the rest of the city.



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QUICK REFERENCE

PROPERTY CONDITION:

TOTAL RENOVATION:

early 2000s

REOPENED:

early 2000s

RENOVATIONS:

new windows, bathrooms, rooms, doors & carpets in recent years

MAINTENANCE:

regular measures, no renovation backlog - completely renovated in recent years

HOTEL DETAILS:

FLOORS:

3+

ROOMS:

60+

BEDS:

145+

HISTORY:

YEAR OF CONSTRUCTION:

first roots in mid-18th century

HOTEL OPERATION SINCE THE EARLY-20th CENTURY – EXPANSION IN THE LATE-20th CENTURY

CHANGE OF OWNERSHIP:

current owner since early 2000s



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QUICK REFERENCE

USE:

Year-round hotel with comprehensive offers:

- indoor & outdoor swimming pool
- steam baths, saunas, massage department, whirlpool, solarium, infrared cabin & loungers
- fitness center, beauty and cosmetic center
- tea lounge, bar, ski room
- large park/garden with outdoor pool and old trees

LOCATION:

Airports such as Memmingen, Friedrichshafen, Zurich, and Munich are at convenient distances from the location, making it a golden choice for a real-estate investor.

RESTAURANT SEATS:

INSIDE:

125+

TERRACE:

45+

LOUNGE:

10+



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QUICK REFERENCE

PARKING SPACES:

OUTDOOR PARKING:

15+ spaces

UNDERGROUND CAR PARK:

28+ spaces

PROPERTY:

MAIN HOUSE:

approx. 6,000 sqm

NEW BUILDING:

approx. 10,500 square meters

SPA AREA ON TWO FLOORS:

approx. 1,200 sqm

CONNECTING CORRIDORS:

approx. 350 sqm

INDOOR POOL:

approx. 1,400 square meters

UNDERGROUND CAR PARK:

approx. 2,000 sqm

TOTAL AREA:

approx. 22,000 sqm

PLOT SIZE:

MAIN PLOT:

approx. 5,300 sqm

ADDITIONAL BUILDABLE LAND:

approx. 3,650

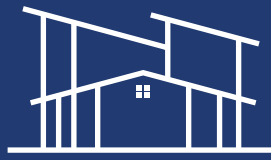
EXPANSION OPTIONS:

The adjacent plot of land with approx. 3,600 sqm is additionally expandable for possible hotel extensions, apartments, or chalets.

OPERATOR:

The hotel is being sold without an operator.





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INVESTMENT ADVISORS



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FOR FURTHER INFO!



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NOTES:

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