



Hotel

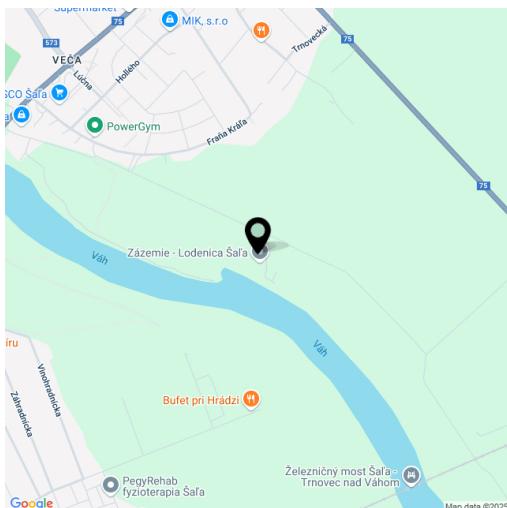
795 m², Šal'a, Šal'a, Fr. Krála

Ask for price



**Hotel**795 m², Šaľa, Šaľa, Fr. Kráľa

Total net leasable area of the building	795 m ²
Cellar	-
Parking	Parking in the courtyard and garage
PENB	G
Reference number	109359

**Ask for price**

This large, fully functional complex for sale with a total land area of 14,306 m² is situated by a bay on the Váh River near the center of Šaľa (part of Veča). The property is registered on the title deed as a hotel and is currently used as an accommodation facility with short stays. The location offers an exceptional natural framework with direct access to the water and wide possibilities for recreational, sports, and community use.

Boathouse (794 m²): two-story building, completely renovated (2014), equipped with a clubhouse with a dining room, bar, fireplace, billiards, kitchen, two toilets, and a private apartment. Upstairs are 5 bedrooms (some with en-suite bathrooms), shared sanitary facilities, a terrace overlooking the pool, and a large lounge with bar.

On the property is a separate **sauna** building (178 m²), a hangar, a boat shed, separate sanitary facilities, and wood and coal storage.

Outside is also a swimming **pool** (243 m²), fenced **tennis courts**, a multifunctional playground (volleyball, basketball, football, badminton), a pergola, and two gazebos.

Utilities: water, electricity, septic tank. Heating is central, solid fuel boiler, hot water via electric storage tanks.

Possibilities of use:

Sports camps, water tourism (kayak, canoe, paddleboard), fishing, children's camps, corporate events, cultural events, or accommodation. The sale also includes a **feasibility study**.

The complex has a strategic location with excellent accessibility - within walking distance are complete civic amenities (primary school, kindergarten, Tesco), at the same time it is located near a bike path and an asphalt road, which connects the location with a developing residential area.