



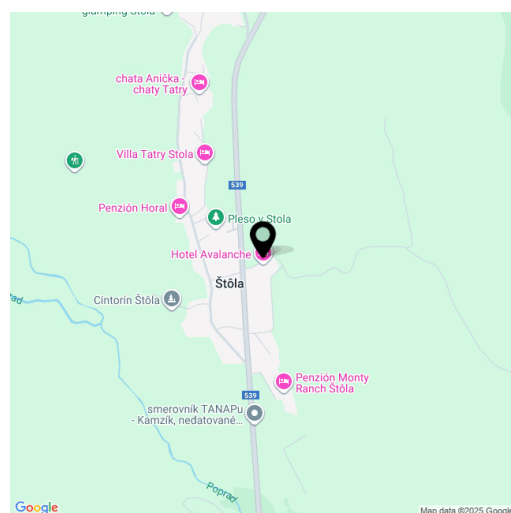


## Hotel

1 800 m<sup>2</sup>, Poprad, Štôla

€ 1 700 000 | CZK 41 301 500

Total net leasable area of the building	1 800 m <sup>2</sup>
Cellar	-
Total gross floor area of the building	1 800 m <sup>2</sup>
Plot	1 893 m <sup>2</sup>
Parking	Private parking lot
PENB	G
Reference number	111003



**Exclusive offer of a fully renovated and fully operational 3\* hotel for sale in the popular location of Štôla, just a few minutes from Tatranská Polianka and Štrbské Pleso. The building, with a usable area of 1,800 m<sup>2</sup>, offers 14 rooms and 1 family apartment with a total capacity of 50 beds, a restaurant, wellness facilities, a swimming pool, and its own private parking.**

### Key investment criteria

- hotel in the village of Štôla **right under the High Tatras**
- 3\* category
- renovation completed in **2011** (only load-bearing walls were retained; new water, heating, gas, and electrical systems)
- usable area of the building 1,800 m<sup>2</sup>
- area of the plot under the building 460 m<sup>2</sup>, land total approx. 2,000 m<sup>2</sup>
- its own gas and water connection
- **parking for 18 cars**
- **photovoltaic panels** cover 35–40% of annual electricity consumption
- revenues of around EUR 385,000 per year with an average annual occupancy rate of approximately 65%

### Property description

- 3 above-ground floors + usable basement
- private **wellness** facilities
- outdoor **summer pool**, children's playground, indoor playroom
- elevator installed during the reconstruction in 2011
- central gas heating: 2 gas boilers + solar hot water heating
- 14 rooms + 1 family apartment (two-room apartment); each room with 1–2 extra beds, total capacity of 30 beds + 20 extra beds (50 beds in total)
- most rooms with large south-facing balconies
- **restaurant** for 50 guests, summer terrace (May–September) with a capacity of approx. 25 seats
- **wood-burning fireplace** in the restaurant and reception area

### Location

The hotel is situated in a quiet part of the village of Štôla at the **foot of the High Tatras**, with excellent accessibility to all well-known Tatra resorts. Ski resorts, hiking trails, and natural attractions are just a few minutes' drive away. Thanks to the nearby D1 highway, there are excellent transport connections towards both Poprad and Liptov.





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