



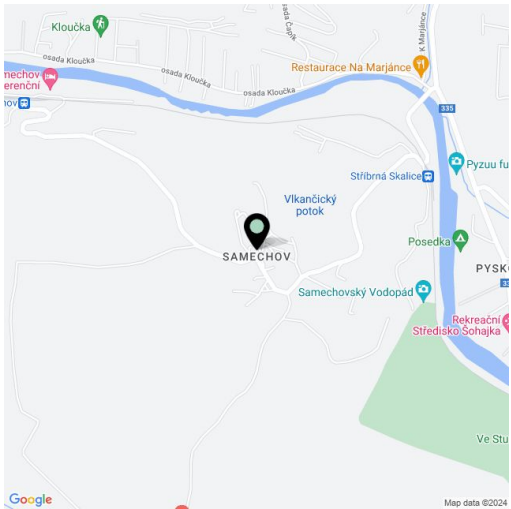


Hotel

1 247 m², Benešov, Chocerady, Samechov

€ 1 805 054 | CZK 45 000 000

Total net leasable area of the building	1 247 m²
Cellar	-
Parking	Yes
PENB	G
Reference number	104922



This offer of an established hotel, used mainly as a training center, is located in the beautiful and peaceful Posázaví region, only 30 km from the outskirts of Prague, near an exit from the D1 highway.

Key investment criteria

- total net floor area 1,247 m²
- plot of land 7,737 m²
- ideal for training, team building, and weddings
- the entire complex is in an excellent technical condition
- own **barrier-free restaurant** with a bar
- conference facilities
- wonderful **views of the surrounding nature**
- hassle-free parking
- part of the offer is the delivery of a working concept including a database of companies with contracted events
- with the current **occupancy rate (15–20%)**, the net revenue is CZK **2,500,000**
- sale 100% shares in a company (**share deal**)

Property

- main building consists of 3 above-ground floors and 1 underground floor with an elevator
- built-up area 812 m²
- **23 rooms** (double, triple, and quadruple)
- **57 beds**
- rooms are **fully equipped** (including quality medical mattresses)
- **elevator** in the main building
- **4 conference rooms for corporate events:** large hall 102 m² (capacity of up to 80 people), small hall 39 m² (up to 20 people), lounge 19 m² (up to 10 people), restaurant 65 m² (up to 50 people)
- **Finnish sauna** with a changing room and cooling pool
- massage parlor
- billiard club
- **tennis court**
- **own pier** with the possibility of boarding and disembarking directly at the hotel or for swimming
- **garden, netball court, ping-pong table**
- **terrace with a charming view of the Sázava River**
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- own drinking water from a water well
- heating and hot water with ground/water heat pumps

Location

- **tourist attractive location**
- in the middle of beautiful nature
- only 50 m from the Samechov **railway station** and the legendary Posázavský Pacifik line from Čerčany to Zruč nad Sázavou
- 8 km from the D1 highway exit, 30 km from the outskirts of Prague
- **bike paths and hiking trails** in the immediate vicinity
- the gently flowing **Sázava River** is used for boating, with the possibility of getting on/off directly at the hotel

