



Hotel

5 155 m², Malacky, Stupava, Nová

€ 4 000 000 | CZK 98 540 000





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| | |
|---|--------------------------------|
| Total net leasable area of the building | 5 155 m ² |
| Cellar | - |
| Parking | Garage with six parking boxes. |
| PENB | G |
| Reference number | 108629 |

We offer for sale a large hotel complex in a quiet location on the outskirts of Stupava. The property includes a main building with accommodation, congress and social areas, administrative and operational facilities, as well as detached garages. The property is suitable for reconstruction and modernization with a possibility of a wide range of uses - from hotel and congress services, through residential housing, to medical or social facilities.

The hotel complex consists of three operationally linked sections:

- Section A (ground floor) – lecture and congress space with a capacity of 4 separate rooms for 10 to 140 people, utility and storage facilities, a kitchen, a gas boiler room, and garage boxes.
- Section B (three-level) – entrance hall with a reception, offices, a kitchen, a dining room, and sanitary facilities. On the 2nd floor is a lecture hall, accommodation rooms, sanitary facilities, and a sauna. A club room is on the 3rd floor.
- Section C (four-level) – hotel accommodation in 42 double rooms and three suites with private bathrooms. Employee housing and a buffet with a terrace is on the ground floor.

The complex includes a separate **garage** with six parking boxes.

The building was built in 1986. Ceilings are prefabricated; windows are wooden double glazed. Floors are designed according to the function of the rooms - marble tiles, glued textile floors. Heating is by its own gas boiler (currently out of service), which also served as the source of hot water. The electrical wiring in sections A and B is also adapted for motorized equipment.

Location

The hotel is located on the outskirts of Stupava, in a quiet area surrounded by nature with excellent access to Bratislava. The surroundings offer a wide range of opportunities for recreational and sports activities, which increases the attractiveness of the location for future investors.

Land 20,138 m², built-up are 5,155 m².

