

Investment proposal:

## DORINT Sporthotel Waldbrunnen, Rederscheid / Bonn

(\*\*\*\*, 125 bedrooms)



### **Location:**

The hotel is based in Windhagen-Rederscheid in the very beautiful area of the “Siebengebirge”, a famous region for domestic tourism with many little mountains. The closest city is the former German capital Bonn (30 km). Other distances to some of the most important German cities: Cologne, the “capital of German media” (50 km), Frankfurt, Germany No. 1 financial market (150 km), Wiesbaden (120 km), Düsseldorf, Germany’s “capital of fashion” (90 km).

### **Owner:**

The owner is a Spanish investor. He owns this hotel in Germany, but over that he owns 50 buildings in Spain. He is willing to sell the hotel, because he wants to focus on his domestic market.

### **Operator:**

The operator of the hotel is Neue Dorint GmbH, Cologne, Germany. The website of the company is [www.dorint.com](http://www.dorint.com) . The company operates 35 hotels in Germany and Germany’s neighbouring counties. The contract with the operator is long-term.

### **Guests:**

The hotel is a conference- sports- and wellness hotel. It is very often booked by the big German companies based in Bonn such as Deutsche Post AG oder Deutsche Telekom AG. Both companies belong to the biggest German companies and have their head offices in Bonn. Bonn is also the place of administration of the United Nations and other international organisation. They also often book rooms in the hotel. Over that the hotel is often visited by guests who simply want to enjoy the beautiful countryside in the area of the hotel, play golf or relax in the wellness area of the hotel.

**Utilization:**

The management of the hotel describes the utilization of the hotel as “good”. Especially at the weekends the hotel is often fully booked.

**Sports activities:**

- swimming
- sauna
- golfing
- walking, jogging and climbing
- fitness
- playing tennis
- horse-riding
- bowling

The hotel has own indoor tennis courts, own indoor- and outdoor swimming pools, an own sauna area and an own horse-riding hall. The horse-riding hall currently is not operated, but basically used for events. The golf course does not belong to the hotel, but owned and operated externally. Guests of the hotel get discounts when they want to use the golf course. I am in contact with the owner. The chance is given that he also wants to sell the golf course.

**Price:**

The price for the hotel has to be negotiated. In the beginning the owner was talking of 16 Mio. €. But after some time he showed his will to decrease his price expectation to a sum of 15 Mio. €. Our commission is 1 % on the purchase price.

**Pictures:**

Please have a look at the next pages.

For further information please contact:

Thilo Schneider

UCY Real Estate

UCY business services & trading GmbH

Phone: +49 228 2428 732

Facsimile: +49 228 2428 731

Cellular phone: +49 163 8141789

E-mail: [thilo.schneider@ucy-business.com](mailto:thilo.schneider@ucy-business.com)

Am Villepohl 4

D-53347 Alfter

Germany

Aerial view



Exterior view





