

# KRAFT & Associates

## T o u r i s m D e v e l o p m e n t

### Hotel Concept

#### Main features

Eclectic Style Building

Outstanding Location

64 rooms

\*\*\*\*\*sup

#### Profitability

Price: € 16,000,000

GOP: 12%

#### Contact

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### 5\* BOUTIQUE HOTEL ON ANDRÁSSY AVENUE

Unique opportunity to invest in a 5\* Hotel on Andrassy Avenue which has many beautiful buildings built around 1900 by the most renowned architects of that time. It is often called as the 'Cultural Avenue' of Budapest, because many embassies, museums, galleries and theaters are located here, like the Hungarian State Opera and the Museum of Fine Arts. The original four storey building was built in an Eclectic style.

#### Unique Selling Proposition (USP):

- Special location and surroundings.
- 64 rooms, meeting facilities, fitness and wellness center in a 4,700 m<sup>2</sup> area.

#### Investment Opportunity:

1. In its fifth year of operation the future Hotel will generate EUR 2.1 million of Gross Operating Profit.
2. The total estimated cost is around EUR 16 Million.

