

Vlad Elian Duca



# Waldhotel Forellenhof

Baden-Baden



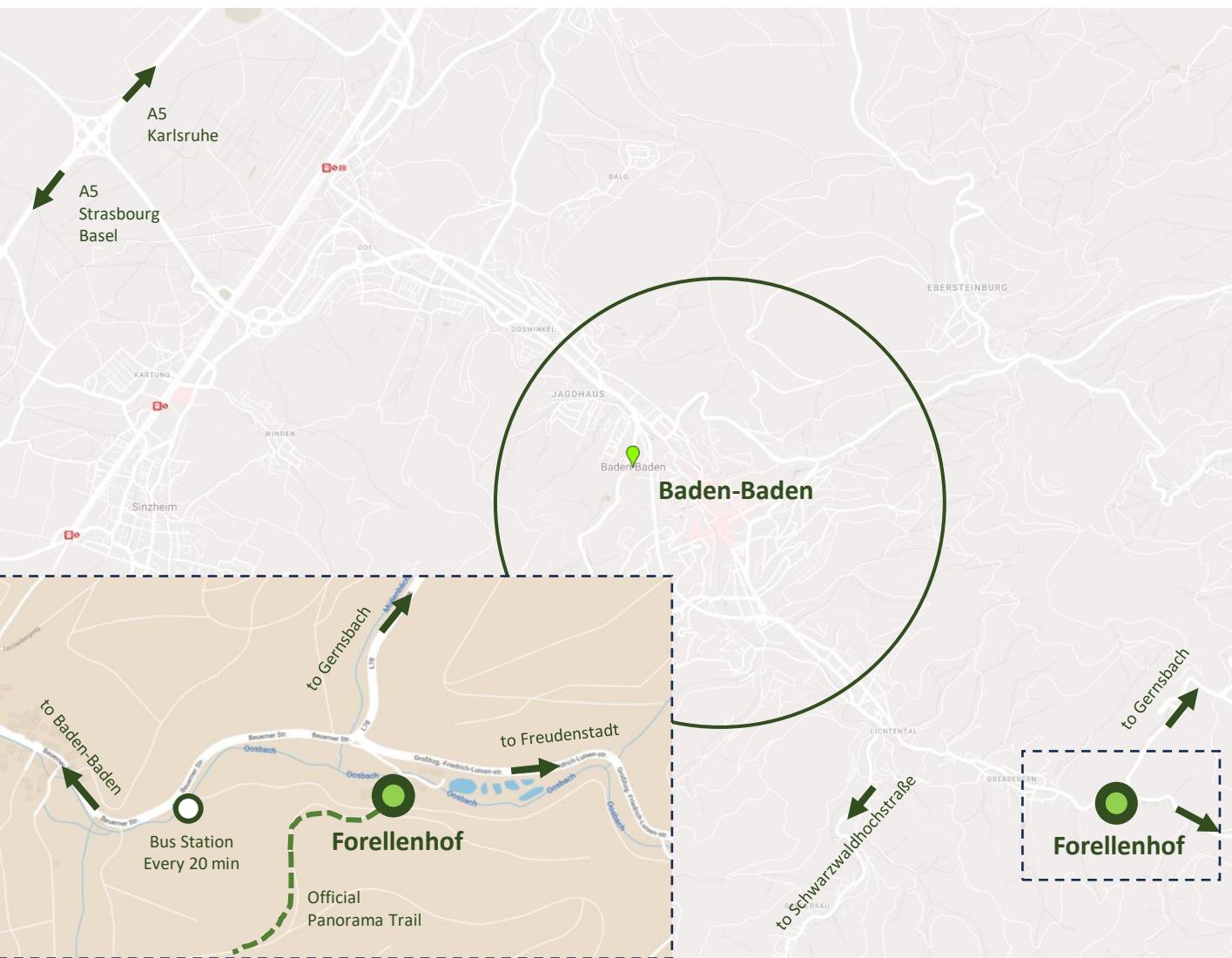
## Quick Data

• Hotel and Gastronomy Buildings including Courtyard and Terrace	<u>4.140 m<sup>2</sup></u>
• Hotel extension including Garages	<u>549 m<sup>2</sup></u>
• Meadow 1	<u>2.142 m<sup>2</sup></u>
• Meadow 2	<u>2.052 m<sup>2</sup></u>
• Relax Meadow	<u>1.188 m<sup>2</sup></u>
• Meadow 1 at Müllenbach (river)	<u>911 m<sup>2</sup></u>
• Meadow 2 at Müllenbach (further buildings allowed)	<u>1.177 m<sup>2</sup></u>
• Access road and parking lot 1	<u>212 m<sup>2</sup></u>
• Access road and parking lot 2	<u>375 m<sup>2</sup></u>
• Private owned / Solo owner since 2007	
• Fully restauration in 2009	
• Successive updates and repairs, latest renovation in 2019	
• Latest hotel activity from 2015 - 2021	



## Comprising:

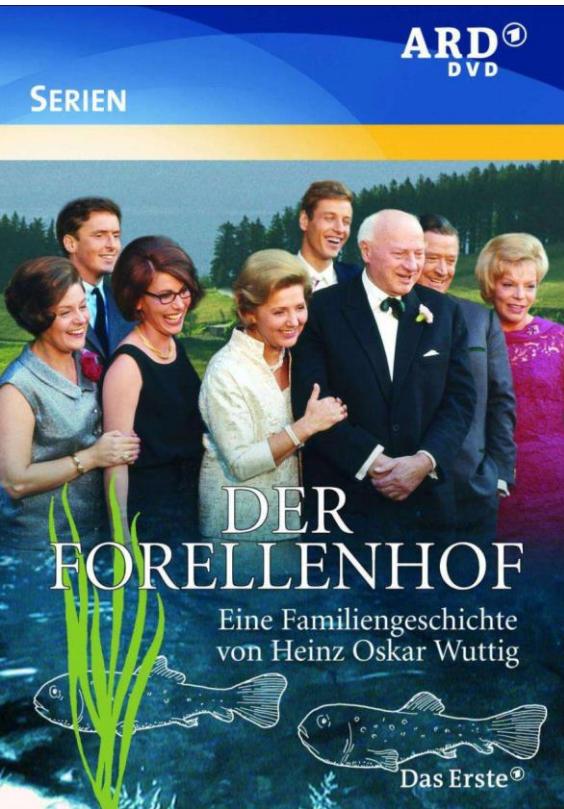
- **3 separate parking areas** for approximately 30 to 35 cars, also suitable for buses popular as an excursion destination for bus trips
- 10 garages
- **Mini golf** course with 18 holes
- **Children's playground**
- **Restaurant** with approximately 80 seats
- **Terrace** with approximately 80 seats
- **BBQ Pavilion** outdoor
- **Beer garden** with approximately 60 seats
- Fully equipped commercial **professional kitchen** (gas): all appliances, cooling rooms, including tableware, cutlery, kitchen utensils such as pots, pans, etc.
- Heating: Oil / Solar panels for Warmwater
- Electricity is supplied by the Baden-Baden municipal utilities
- One central washing machine
- **32 furnished rooms** including:
  - 11 single rooms
  - 14 double rooms
  - 1 family room (4 persons)
  - 1 suite
  - 1 junior suite
  - 2 apartments (each with 2 separate rooms and kitchenette)
  - 1 holiday apartment (120m<sup>2</sup>) with 2 bedrooms
  - a separate living room, and a kitchen with a large dining table.
- All rooms are furnished, have a bathroom, a flat-screen TV, a mini-fridge, bedding, blankets, and pillows, as well as towels. Some rooms have balconies.



## Location

- Four km away from the city center of Baden-Baden
- At the edge of the forest and on the award-winning "Germany's most beautiful hiking trail 2020" Panoramaweg
- Bus connection to the city center, approx. 10 minutes travel time, and main train station, approx. 25 minutes travel time, every 20 minutes without changing buses
- Directly at the Oosbach (flows through the garden of the property, dividing the mini golf course from the terrace in the most idyllic way)

SERIEN



## Star location from TV production

Nationally renowned thanks to the TV series "The Trout Farm," which was filmed on-site in 1965 and continues to attract fans to Baden-Baden with stories revolving around the hotel.



## **PICTURES**











## **Elian Duca Architecture**

Creative and functional  
approach to architecture  
& design.

Baden-Baden

[mail@elianduca.com](mailto:mail@elianduca.com)  
+49 1777 646571