

## Land in the best central location of Bad Gastein with a possibility of building a hotel

**Address: Bismarkstraße 9 & 18, Wasserfallstraße 6,8,9 - 55001 Bad Gastein**

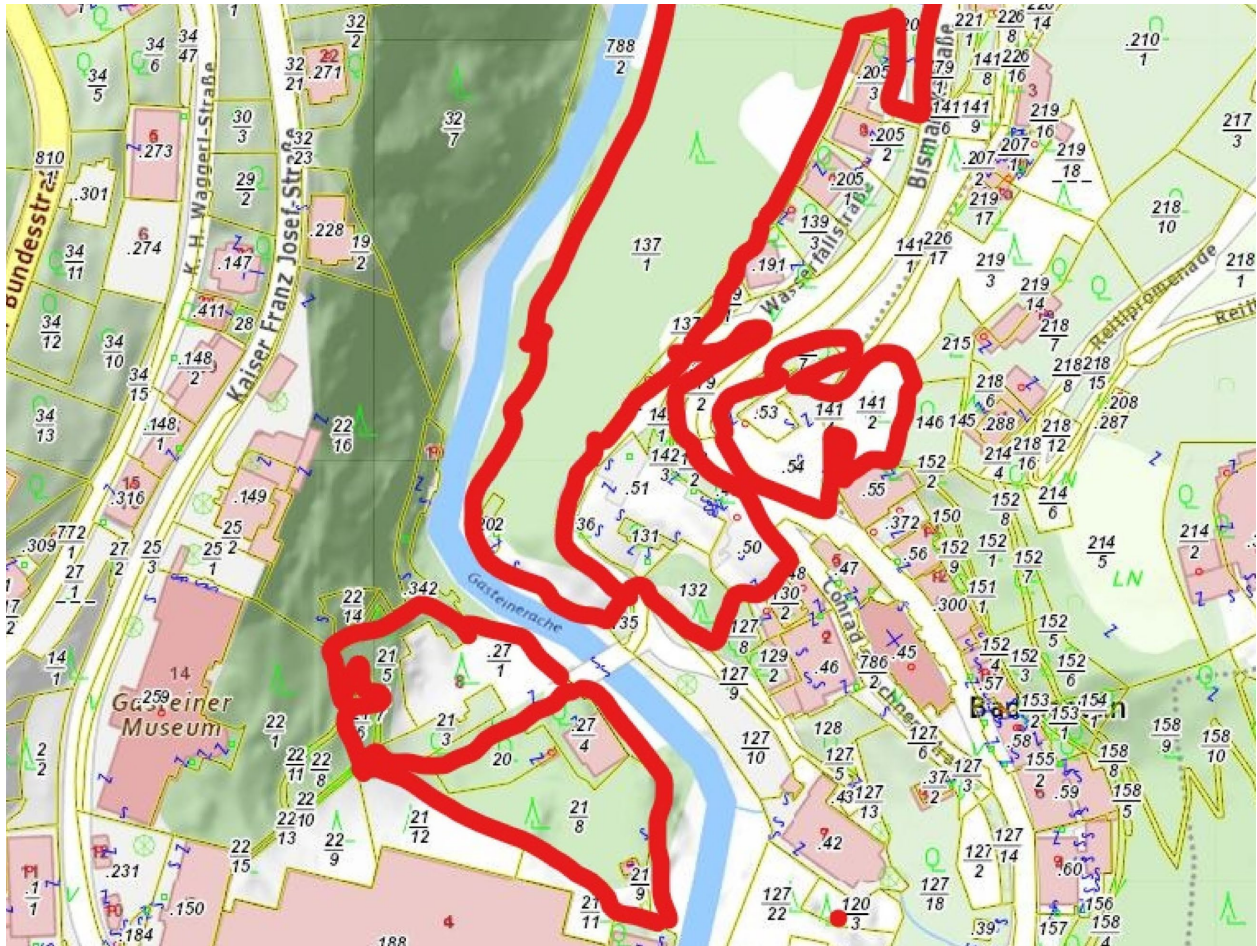


The offer includes the land plot of 20.285 m<sup>2</sup> with building possibility for a superior hotel with 120+ rooms and residences.

**Purchase price: 6.000.000 EUR**

**Asset deal**

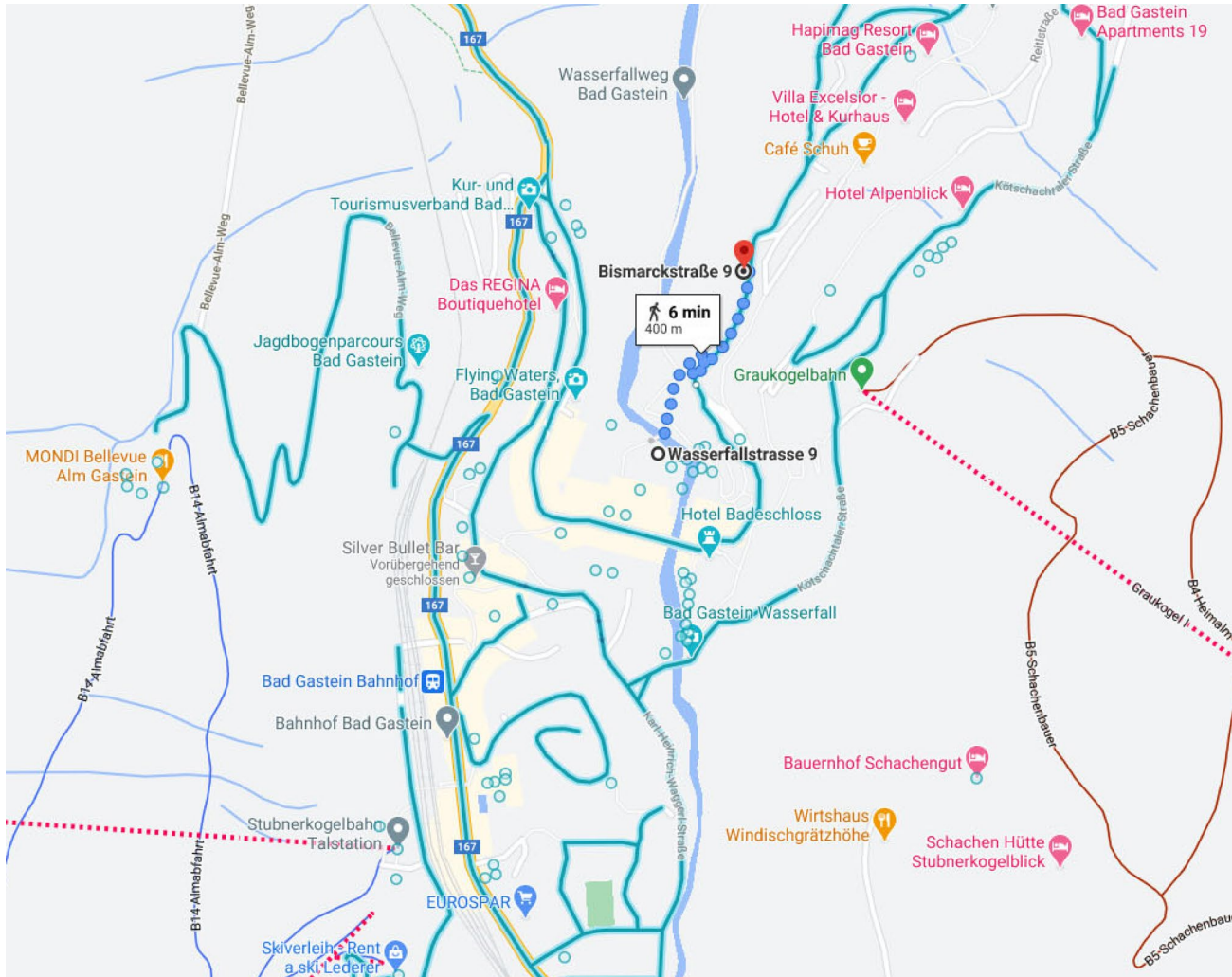
### Cadastral map

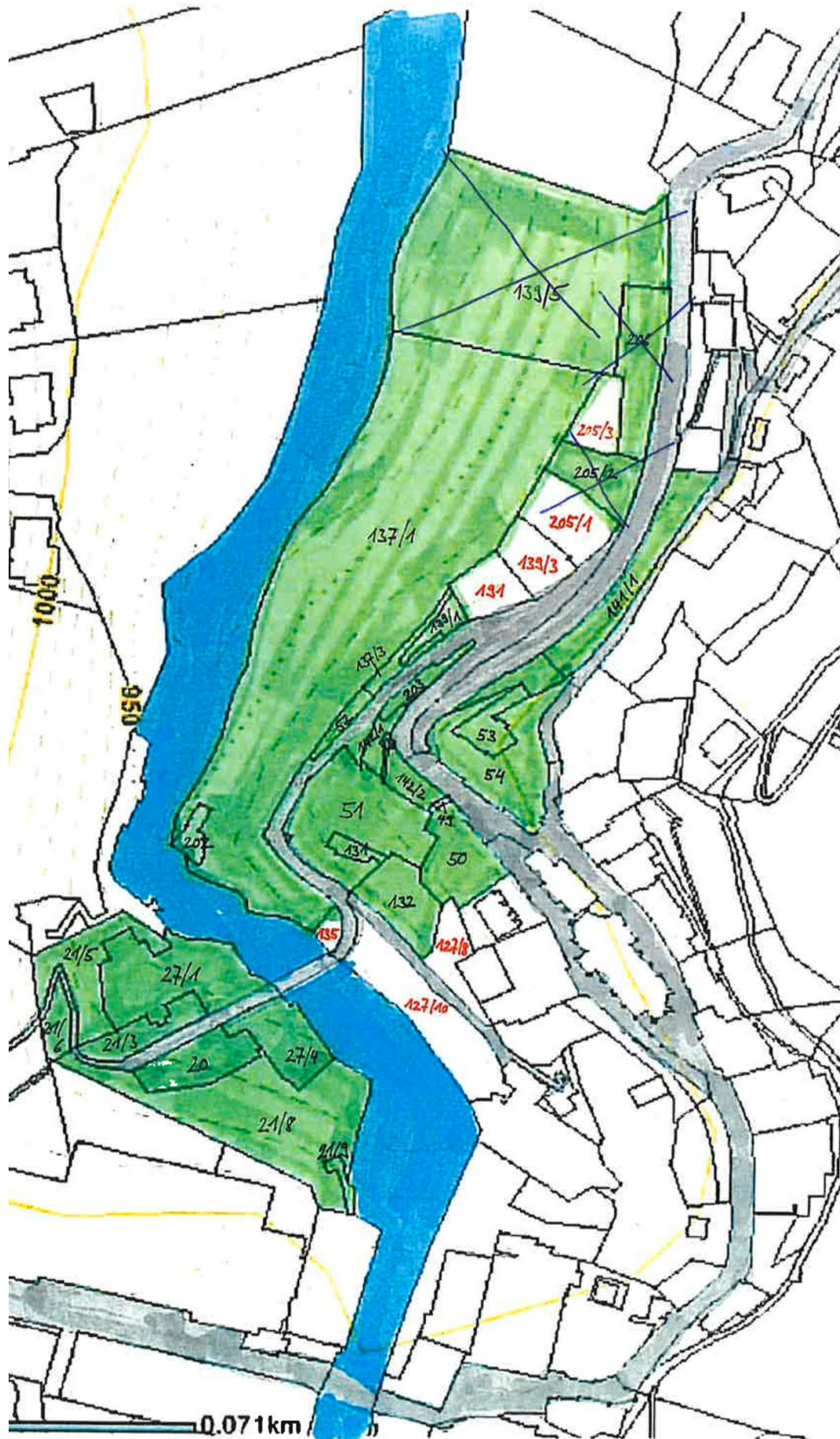


The land can be divided into three groups:

Cadastral municipality /KG	Group	Count /EZ	Land plot number /GrSt.Nr.	Total area /Gesamtfläche
Bad Gastein 55001 St. Johann in Pongau	Grabenbäck (lower level)	23	21/3; 21/5; 21/7; 27/1	2.444 m <sup>2</sup>
	Shore / Ufer (middle level)	1048	20; 21/6; 21/8; 21/9; 27/4	3.247 m <sup>2</sup>
	Hotel (higher level)	21	131; 132; 136; 137/1; 137/3; 141/2; 141/4; 141/7; 142/1; 142/2; 142/3; 49; .50; .51; .52; .53; .54; .202; .203	14.594 m <sup>2</sup>
			<b>Total area</b>	<b>20.285 m<sup>2</sup></b>

## Location in Bad Gastein





**There is a previous Hotel & Residences project which has not been approved by the local authorities.  
The project has the usable area of approx. 36.000 m<sup>2</sup>  
The project documentation for this previous project could be provided upon request.**



The proposed development is a modern and exclusive concept of a terraced mountain village on a slope with individual buildings that follow the topography. All residences have large, unrestricted balcony views and roof terrace areas. All important lounges have a view of the valley.

Total 19 floors (11 above entrance level, entrance floor, 7 slope-hugging structures below the entrance level).

Hotel /room contingent 122 rooms, including 25 standard rooms, 95 junior and senior suites and 2 presidential suites. Many rooms have been planned with a generous size of 50-60 m<sup>2</sup>

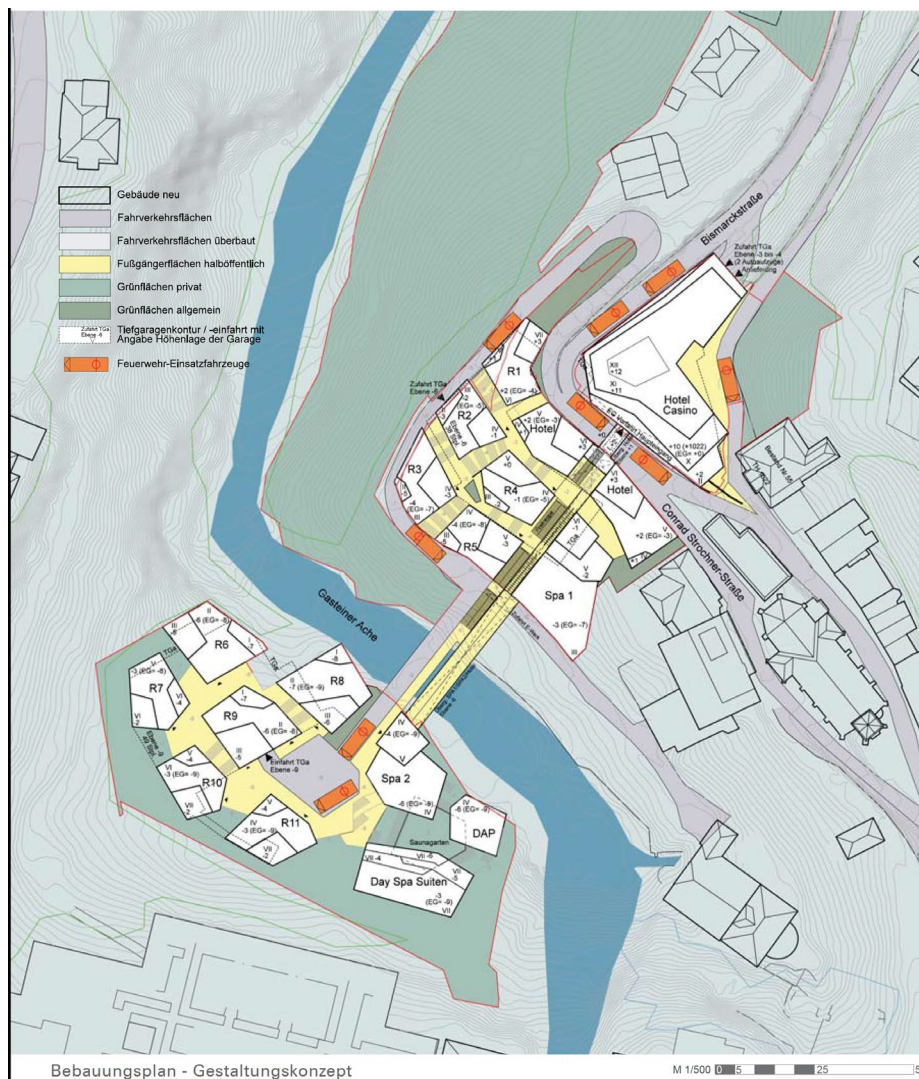
39 Residences

Wellness area and parking garage

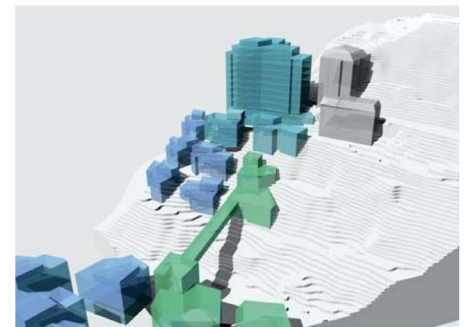
The spa and wellness area are internally connected by a glass bridge /corridor. The Spa area has a magnificent view of the waterfall.

The 3-storey hall, restaurants, banquet / conference area are located in the lower floor. The hotel lobby on level 0 has free-standing lifts with a water basin and rock wall. The lounge areas, the chimney bar and shop areas, and a lower area of the conference area are directly assigned. Level +1 is home to the restaurant and banquet area above the driveway, the casino and the upper conference rooms. The panorama restaurants with a large sun terrace facing south-west are on level +2.

All floors have a relatively flat residential area with a direct view of the valley. The basement is the mountain-connected base for the hotel and includes delivery and distribution areas and restaurants. The hotel driveway and guest entrance are directly on the street and, like the hotel lobby, have a beautiful view of the outside staircase into the valley. The suite floors allow practically all suites to be oriented towards the valley.



Strukturdarstellung



Vorgeschlagenes neues Bauvolumen



Vergleich Bauvolumen nach altem Bebauungsplan

**The local authorities are very much in favor that a premium tourism project be developed on this land, as this is one of the central locations of Bad Gastein.**

**They have reviewed the previous project and did not want to approve the large-scale building structure with this height at the upper level, but their proposal was to plan a lower building there but a bigger volume building at the middle level.**

**As the owner does not want to build himself, he did not develop the project further.**

### **Bad Gastein location and a new hotel project**

Bad Gastein has historically been a tourist hotspot. Since the beginning of the last century, the name has stood for luxury, Belle Époque, history and imperial times. In Bad Gastein there is unique urban architecture with which Bad Gastein clearly stands out from the predominant “alpine offerings”. Natural resources that cannot be imitated - the thermal springs, the healing cave - also contribute to Bad Gastein's special status. Bad Gastein and the Gastein Valley have active bodies in politics and tourism, which is why the revitalization of this destination is rated extremely positively.

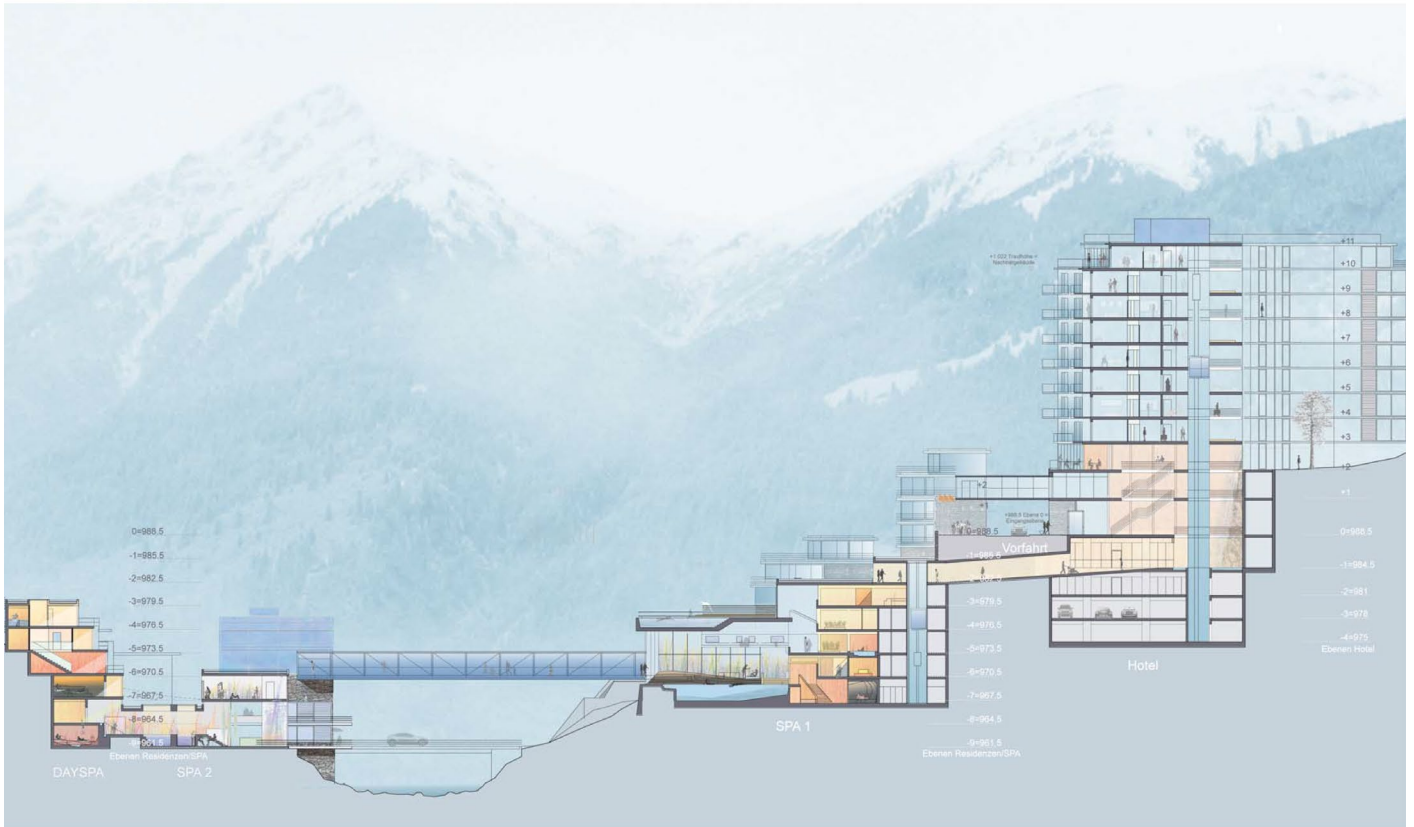
For the previous project, intensive studies on the profitability were carried out and the project positioning was determined. Based on the analysis of the structure of the offerings, it seems sensible to position the new hotel in the **upscale segment**.

However, existing providers and those expected in the future are located within the existing properties, which means that they are subject to certain structural conditions (possibly smaller rooms corresponding to the time, monument protection in some cases also within the building) or restrictions.

**A further advantage of this location is that a new building can be planned optimally and allows us to build facilities that meet modern requirements of luxurious living (e.g. wellness area, room size).**

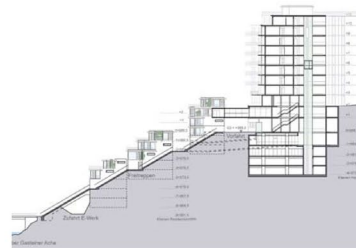






Systemschnitt Hotel und Spa

M 1/200 0 5 10 20



Systemschnitt Zentrale Freitreppenachse



### Terms and Conditions:

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- 3.5% real estate transfer tax
- 1.1% registration fee
- approx.\* 1,5 % for the establishment, fiduciary execution and land registry processing of the purchase contract plus VAT (guideline value\*, to be negotiated with a lawyer)
- 3% agency commission plus VAT to Austria Real GmbH