

Ref: G0113

## Unique Resort & Spa for sale in Demjén

**Enquire**



**Investment type :** For sale

**Property type :** Hotel

**Bedrooms :** 51

**Restaurants :** 3

**Hotel area :** 10000

**Country :** Hungary

**Condition :** Turnkey

The Company currently operates three self-owned units in Hungary, Demjén (opening year in parentheses): hotel (2012), bath (2007) and cave bath (2015). The number of visitors to the Thermal Valley it reaches 350,000 people annually. The facility is 1 hour drive from Budapest and 5 minutes drive from Eger.

### Cascade Resort & Spa\*\*\*\*superior:

At the end of 2012, the 51st room Cascade Resort and Spa conference hotel and spa hotel, whose classification is \*\*\*\*superior. The hotel by Bükk and Mátra bounded valley forests several million smuggled his annual inheritance into his premises, a interior design solutions with elements of nature - water, wood, air, fire - they were inspired. In addition to the 51 rooms, the hotel also has 2 conference rooms, thus offering an ideal location for holding various events. The hotel - and what belongs to it Demjén Spa and Aquapark also - breaking up from a depth of 690 meters it is fed by healing water, it also provides heating.

### Cascade Bath:

In 2007, the Company started operating the outdoor spa on the outskirts of Demjén. The 68-degree Celsius water of the privately-owned thermal well has been classified as medicinal water. The spa currently has six outdoor spa pools, a buffet, an adventure pool, and a swimming pool it has a slide park, children's pools, and a self-service restaurant. The wellness building has 3 indoor spa pools, medical and wellness providers seats, while this includes a restaurant for 150 people, a pizza terrace, and changing rooms with cabins. This complex is in operation all year round.

### Cascade Cave Bath:

The construction of the cave spa, which is also unique in Europe, is 6,014 m2 in floor area. On 31st Jan. 2015 we realized a 1,550 m2 with water area, experience elements, indoor slide park, therapeutic and with a medical department as well industrial catering on the premises, parking for 300 vehicles. The spa can accommodate up to 800 people.

### Extra information:

- There are ready plans for the expansion for the Hotel (plus 50 rooms with private pools) and the Cave Bath as well.
- The new owners can live in the property if they want.
- Total plots is 210 000 m2 & buildings 10 000 m2
- The hotel can be expanded with more than 50 rooms
- There are a lot of foreign guests in addition to the domestic guests (Austrian, German, Polish, Slovak, Czech, Romanian)
- The heating is with Thermal water, so there is 0 gas consumption in the whole facility
- Sale is by 50 % asset and 50 % company shares including the other part of asset.
- Occupancy was above 80% in the last 5 years.
- The investment will pay for itself in 10 years

