

Overview

*** Hotel

Located in a summer and winter health resort, near Interlaken and the Bernese Alps, in the centre of Switzerland



Lakeside: looking toward the Eiger, Mönch and Jungfrau mountains.



Panorama view from the Hotel

Overview: The Hotel is located in the Berner Oberland region, in the heart of Switzerland. High over the Lake of Thun, at 1'200 m above sea level, the Hotel offers accommodation amid the splendid scenery of the Bernese Alps, with a breathtaking view of the famous Eiger, Mönch und Jungfrau mountains. On the mountain located close to the Hotel, the 1'950m Niederhorn, Mountain Goats, Chamois and Marmots are at home. In winter, a comfortable cable-car transports you to a local panoramic ski area with 5 easy to medium slopes, which from Niederhorn to the middle station Vorass stretch 1'850m.

History: After many years as a secluded mountain village, during the Belle Époque era and the last century the area evolved into an incomparable and famous health resort. In its heyday, when nobles where engaged in travel, the beauty of the area was highly regarded by many Princes and Emperors, the most famous of whom included Emperor Friedrich III, Queen Wilhelmine from Holland, Prince Gustav from Schweden, the Russian Tsarina Maria Feodorowa, and the famous revolutionary Wladimir Iljitsch Lenin. Also the artist Paul Klee spent many weeks in this beautiful location.

Location: The Hotel is located in a sunny plateau above the Thunersee, centrally located in the village and on the main road. Interlaken (approximately 1'200m above sea level) can be reached in 12 minutes using local bus transport and by car in 7 – 8 minutes.

Distances:

Interlaken	6.5km
Thun	35km
Bern	62km
Luzern	75km
Zürich Airport	142km

Links: www.jungfraubahn.com www.schilthorn.ch

Property: This *** Hotel property, originally built shortly before 1900, with views of the Lake of Thun and the Eiger, Mönch and Jungfrau mountains, consists of the following:

1. Hotel

- 44 rooms with 68 beds with the usual comfort including ensuite bath / shower and toilette
- Reception and lounge
- Two separate seminar rooms
- Restaurant with 43 seats
- Large dining room with 90 seats
- Manager's apartment, with 4 rooms
- Beautiful garden restaurant with approximately 50 seats
- In addition, the required business facilities such as cool room, store rooms, and preparation rooms are available.

In 1991/92 the property was totally renovated, at a cost of more than Swiss Francs 10 million, and is in good condition.

2. The health and wellness facilities:

- Two doctors surgeries
 - Five massage and treatment rooms
 - A relaxing winter-garden of 90m²
 - Two fitness / gymnastics rooms
 - Various baths
 - Various water jets and fango cabins.
- On the lake side, and fronting the Hotel, is 3'591m² of land belonging to the Hotel which is zoned as farm land and may not therefore be built on.

- Possible Use:
- Romantic hotel and restaurant and health resort
 - Health resort / hotel, offering medical treatment
 - As a school centre
 - As a destination for festive occasions
 - As a hotel residence with, or without, medical treatment
 - As a group or tourist hotel

Land: The entire land parcel belonging to the Hotel comprises a total 13'514m² which is made up of:

- Hotel land: 6'677m² (of which 1'500m² is zoned for construction)
- East side: Hotel land comprising 3'246m² (of which 1'400m² is zoned for construction).
- South side: the prior referenced farm land comprising 3'591m²

Net usable land: total 4'238m², plus 10'000m² park with lawn

Total cubic metres: 11'524m³

Floor layout: In accordance with the approved plans

Parking: Availability of large parking space for cars and tourist buses.

Owner: - Family owned company, which can be acquired as to 100%.

Large and small
Inventory: - Value approximately CHF 1.5 Mio; included in the sale price.



View of the surrounding village

Insurance value of the buildings: CHF 11'898'800.00 (excluding the land)

Occupancy and turnover: Currently, the hotel is closed. Prior figures in regard to occupancy and operating income, etc., will be provided following receipt of a Letter of Interest.

Sale Price: CHF 4'600'000.00

Turnover: Based on operating model.

Of note: Acquisition by a non-Swiss national or resident is possible.

A selection of photographs:



The main street running through the village.