



HOTELRESORT
FREUDENSTADT

Documentation

Hotel Resort Freudenstadt

The holiday and seminar hotel in Schwarzwald

Hotel complex with 122 rooms

Newly renovated and opened

72250/Freudenstadt

Baden-Württemberg

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Location

Freudenstadt

Freudenstadt is a city in Baden-Württemberg, which is located about 65 kilometers southwest of Stuttgart and 60 kilometers south of Karlsruhe on the plateau at the eastern edge of the northern Black Forest at 732 meters above sea level.

It lies in the arc of the cities of Freiburg - Offenburg (Strasbourg) - Baden-Baden - Karlsruhe - Stuttgart - Tübingen.

Freudenstadt is a recognized climatic health and spa resort, a cross-country, hiking, biker and golfer's paradise, and a traditionally popular holiday destination all year round.

The city was founded in 1599 by Duke Friedrich I of Württemberg and is now the seat of the district office of the district Freudenstadt. For the surrounding communities, it forms a medium-sized town in the region of the upper center of Pforzheim. Since 1 January 1988 Freudenstadt district town with 23,000 inhabitants.

State	Baden-Württemberg
Region	Karlsruhe
District	Freudenstadt



Microlocation

The hotel is situated on the edge of the forest, but very good opened in the special utility Recreation Area hut pond.

- Famous light trails and bike routes from directly hotel
- Tennis courts and riding hall: 0.5km
- Renovated public Panoramabad with children's paradise, Indoor and outdoor pool: 1km
- 18 hole golf course (tradition since 1921): 1.5km
- Buy / center: 2km

Reachable in minutes

Bus Station: 300 m
Bundesstrasse B462 are: 1.5km
City station Freudenstadt: 2km
Motorway connection A81: 30km

Macro location

Freudenstadt - Karlsruhe: 84km
Freudenstadt - Stuttgart: 85km
Freudenstadt - Freiburg: 94km
Freudenstadt - Strasbourg: 63km
Freudenstadt - Basel 175km



The property

Usage	holiday and seminar hotel
Address	Karl von Hahn Strasse 129, 72250 Freudenstadt, Deutschland
Description	Tower "Baden" with 7 floors Tower "Württemberg" with 5 floors and a penthouse floor (Penthouse) The two hotel wings are made of totally 122 rooms
Year of construction	1975
Renovation	2013 till 2015
Bau- und Zonenordnung	Building and zone regulations: Zoning Jaspishütte, legally 03/07/1973. Type of use: SO special area: the spa industry facilities and establishments of the hotel industry
Land area	14'758 m ²
Land	13'658 m ²
Traffic area	1'100 m ²
Gross bases BGF total	12'027 m ²
Built area	5'277 m ²

Contaminated soil	At the city council shall be possible no information for the property Suspected contaminated sites or known contaminated sites, that means free of old burdens.
Easements	Easement paper nr. 87 concerning on foot and vehicular trafficked access from the Karl-von-Hahn-Strasse to the property separator of Fast. No. 30003 (Sanatorium)

Gebäude

Floor area	11'705 m ²
Gross volume	47'595 m ³
Floor area	GFZ 0.9 used (GFZ 1.0 allowed)
Number of parking spaces total	99

Hotel occupancy and BWA

2012

Nights	69'000
Avg. Utilization	67% to 74%, representing 20% of all overnight stays in Freudenstadt (339'000 per year).

2015

Reopening after renovation of the entire complex.

Business plan is to obtain by agreement.



House Baden



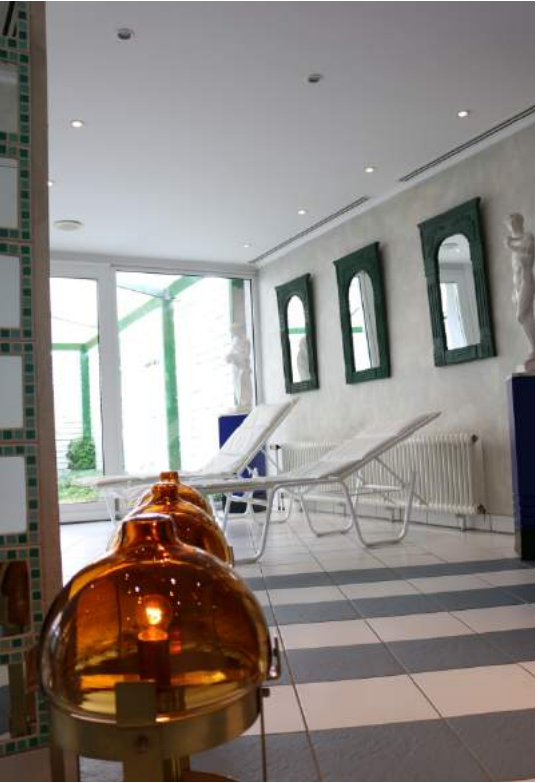
House Würtemberg



Sauna



Relaxation room



Method of construction

The hotel property created in 1975 by the Steigenberger Hotel Consulting was built in massive masonry and concrete construction. In 1994 the rooms with French balconies, with partially open, walk-in closet spaces or (in all rooms)

with modern fitted wardrobes fitted. The electrical installations were renewed; installed new windows with double insulation glazing. The rooms were carpeted and double bed, mini bar, TV sets, safes, a tiled bathroom, bathtub or shower and toilet Vanity mirror with shaving mirrors Towel rails and hair hairdryer.

In the years 2013 to 2015, all rooms have been completely renovated and renewed.

All rooms are equipped with fire detectors and sensors with wireless.

Specifically,

- Replacement and reinstallation of the heating control with outdoor sensors, usually mixing valves and pumps.
- The entire hot-water treatment equipped with new boilers and optimizes the associated control.
- Replaced the kitchen appliances and renewed. Replaced cooker with induction ceramic glass, exhaust motor and thermostatically controlled.
- The elevators renewed by the Company and Otis House Hahn and TÜV approved.
- The restoration area is renewed. 300 new restoration chairs with appropriately enough tables available.
- Throughout the house LED lights are installed (reducing electricity costs by 60-70%).

Ground floor

- Entrance hall on the north-west side with lobby
- Reception and office area
- Various seminar rooms and beauty treatment room
- The catering areas are south-east / south-west oriented and multiply divisible. Suitable for seminars.
- The kitchen is designed and equipped for large-scale events.
- 2 lifts and service stairs provide access to the underlying cooling, Storage and staff rooms.
- Toilet facilities for men and women, bicycle room.
- Gym with fitness equipment
- The new sauna is accessible via a staircase from the gym and equipped with Kneipp pool, steam room, sauna, relaxation room and outdoor chairs.
- The indoor pool with 9x18m is not in operation.
- Treatment room for massages and therapies can be developed.



Upstairs

- Tower "Baden" with 7 storeys with a total of 70 rooms
- Tower "Württemberg" with 5 floors with a total of 50 rooms
- The two hotel wings contains 120 rooms with 260 beds and 2 wheelchair-accessible rooms
- The rooms are equipped corresponding to a upscale 3 star hotel standard.
- The service rooms are located on floors. The electrical distribution are installed separately on each floor.
- The rooms are per hotel entrance accessible by two passenger lifts as well as a per-flight staircase.
- In addition, a service lift in house Baden exists.
- In the South / East Wing "Tower Württemberg" is located in the

Garden

- Access is from the lobby
Downstairs to the hotel bar in the 1st basement with lounge
Stay and smoking lounge, darts and football
Play area, large screen TV.
- Direct access to the garden with
Service option and covered
Outside barbecue.
- New sauna with relaxation area indoor and outdoor,
Kneipp pool and a steam room
- Gym with spring floor for gymnastics with
Wall bars (Size: 10x5)
- Rooms for events and seminars.
DieTagungsräume are divisible and
Equipped with a retractable canvas,
dimmable light.
- Children's Paradise
- In the South-East area meeting rooms and rooms.
- In the north-west area is the access to the underground parking spaces 40.
- Workshop warehouse, storage and cooling chambers of the kitchen
the garage are in front, with access also the technical rooms.

- 5th floor a penthouse with 4 apartments and a rooftop terrace. The penthouse can be renovated.
- Roof structures with equipment for ventilation, elevator machine rooms are located on two hotel wings

Gästezimmer

- Room size 32m² to 37m²
 - French balcony
 - Open walk-in closet / dressing room or generous
Built-in wardrobe with shelves, a cloakroom and safe.
 - All rooms are carpeted. Desk, coffee table and
Sofa couch or seat sofa and chair to the desk.
 - Double bed, additional bed on demand.
 - Remote control TV 32".
 - Bathrooms tiled to the ceiling.
 - Bath or shower and toilet.
 - Vanity unit with mirror, makeup mirror and hair dryer.
 - Partially heated towel rail.
 - With wireless connection

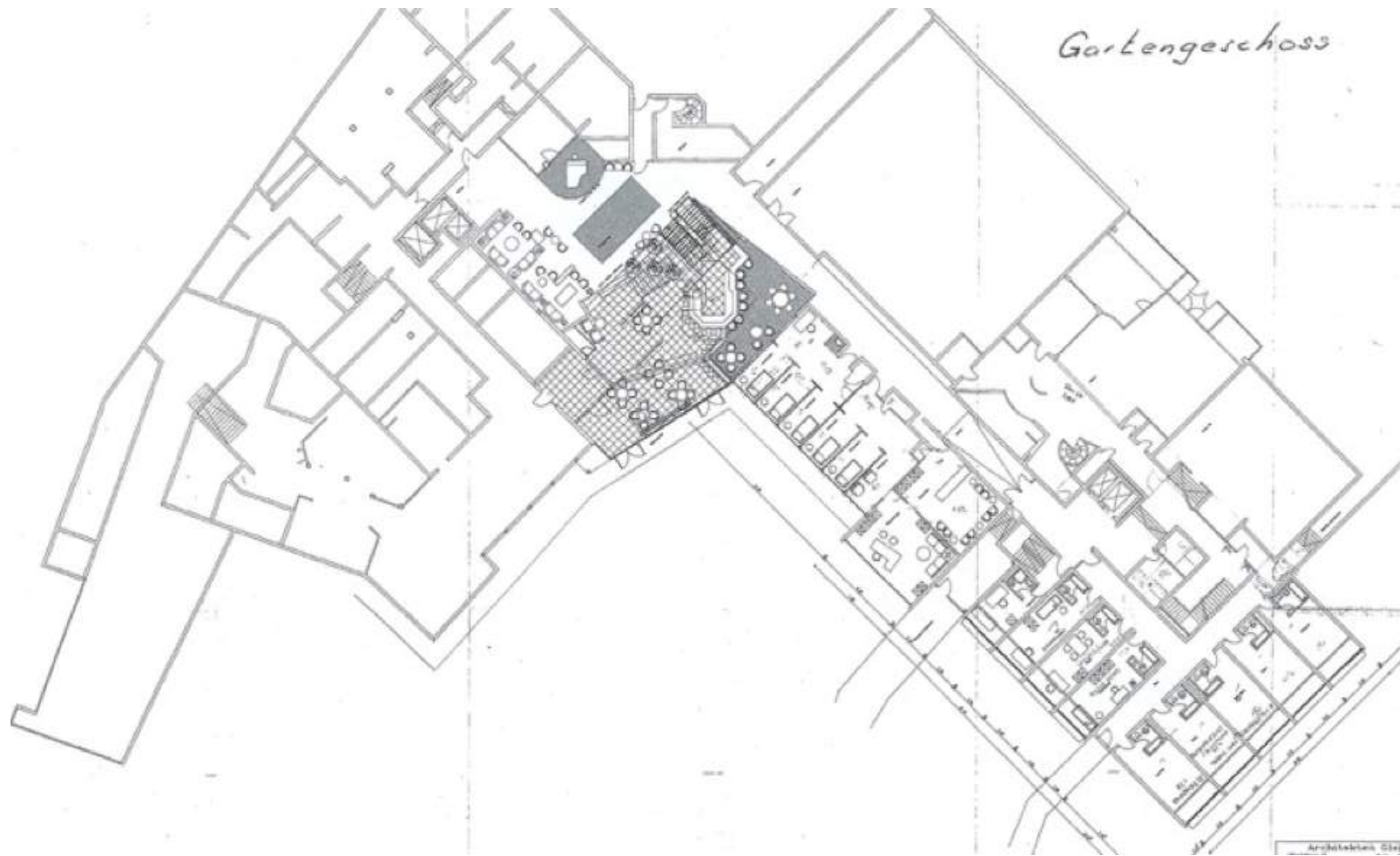
1. Basement

- Small rooms with bathrooms and toilets.
- Storage and drying rooms with appropriate Surveying.
- Refrigerated storage rooms for food.
- The bullet is on the main staircase and lifts reachable.
- Personnel and social rooms, staff wardrobes WC, Washing and shower facilities.

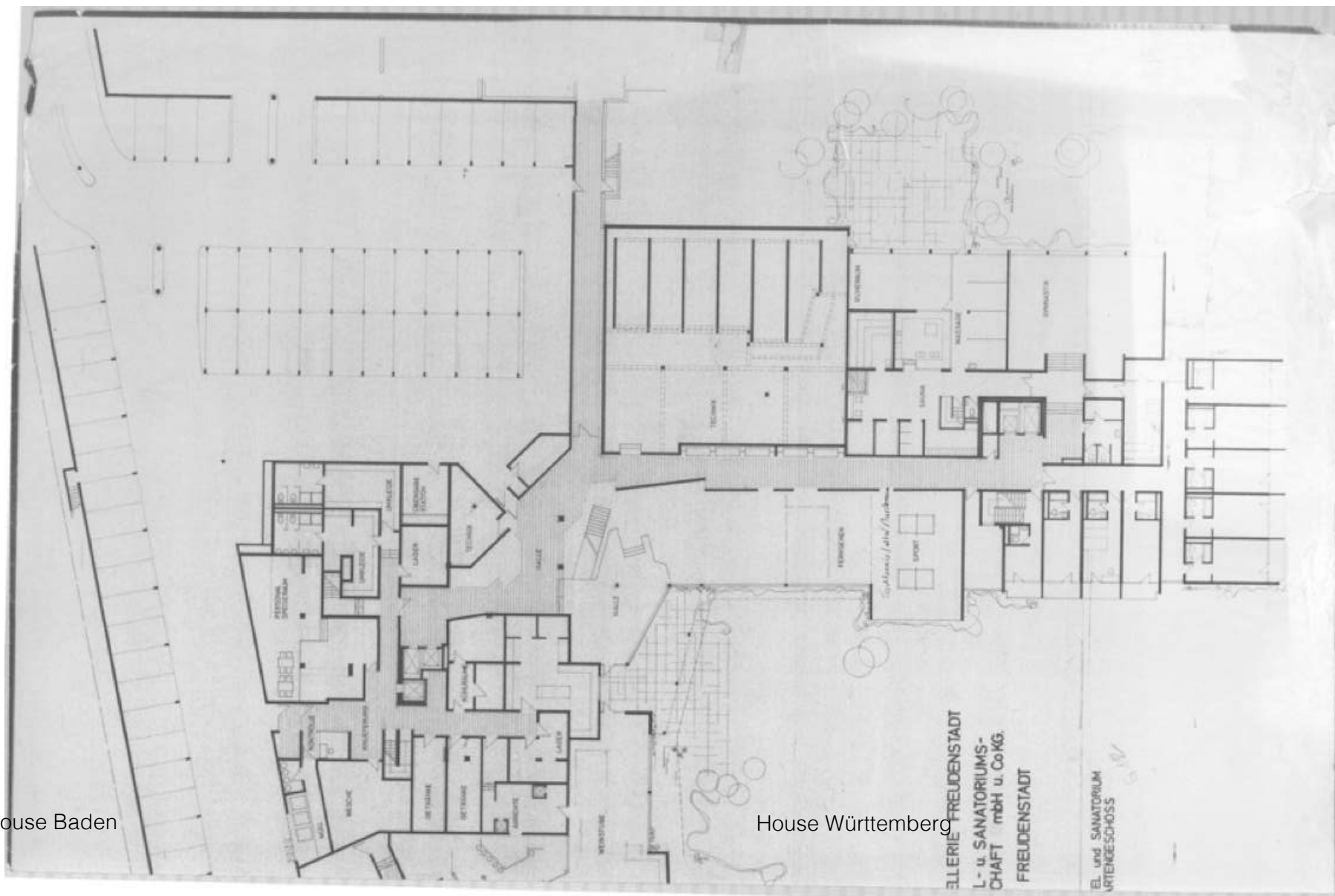
Aussenanlage

- - Personalized garden with two ponds and a large biotope Trees. Park 14'000m².
 - Two garden restaurant on two levels.
 - Large outdoor grill and on two levels Serving meals.
 - Children's playground and chess, outdoor chairs.
 - Generous passenger and traffic management.
 - 34 outdoor parking spaces, an additional 25 pitches with Separated barrier, that is, total 59 outdoor courts and 40 setting halls.
- The total 99 pitches are thus in a full house sufficient.





House Baden



House Württemberg

Surfaces

Building	Basement	BGF m2
Both	2. UG	407
	GG	3'296
	EG	3'008
Total		6'711
Tower „Württemberg“	1. OG	454
	2. OG	454
	3. OG	454
	4. OG	454
	5. OG	252
Tower „Baden“	1. OG	464
	2. OG	464
	3. OG	464
	4. OG	464
	5. OG	464
	6. OG	464

	7. OG	464
Total		5'316
Overall total BGF m2		12'027

Pitches

Building	Basement	Pcs.
Underground	TG	40
Outdoor courts	EG	35
Places behind barriers	EG	25
Total		100





Freudenstadt

Freudenstadt is a major center of sport as a great county seat with the seat of the Provincial Office. The place has good infrastructure and is touristic, historic and economic importance. The services offered are very good. Freudenstadt is also known as a city with the largest market place in Germany.

Recreational areas with numerous offers of culture, sport and leisure; Golf Course Par 71, tennis, horseback riding, cross-country skiing, hiking, biking paradise,

Large panoramic game-Bad and many culinary offerings.

The region of the Black Forest is well known touristic and economically strong. The numerous places of interest such as cultural and historically significant monuments make the area unique. The short connections to major tourist places of Black Forest and the surrounding territory.

The near Baiersbronn is known for good food and is located on the Black Forest High Street.

Hotel Traube Tonbach with the famous star chef.

The Contract Terms

Sales price

After agreement

Contact

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