

Sale commercial accommodation, 700 m² - Křížíkova, Mariánské Lázně



Stable yield, fast return on investment and a long-term proven operation. A hotel with one of the highest ratings in Mariánské Lázně on Booking.com - 9.4.

Home Real Estate is pleased to offer an exclusive investment opportunity in the form of the family-run Spa Hotel Vila Walir, located in the renowned spa town of Mariánské Lázně, listed as a UNESCO World Cultural and Natural Heritage Site.

The hotel building, approved as a new development in 2011, is situated on a plot with a total area of 964 m². The property naturally combines traditional spa character with the comfort of modern technologies and materials. During construction, strong emphasis was placed on high-quality insulation of walls, foundations and interiors, resulting in excellent energy efficiency — the building retains warmth in winter and offers a pleasantly cool climate in summer.

The property represents an exceptional investment opportunity for investors who are not only seeking a standalone building, but also the option to take over a fully operational, established and long-term stable business. The hotel is ready for immediate takeover without the need for further major investments. The takeover of the operating business, including the professional team, is not a condition of the purchase, but an optional opportunity for the new owner. The offer therefore includes not only the real estate itself, but also the possibility to continue a well-functioning business with a stable clientele and consistently high ratings.

The hotel consists of a basement and three above-ground floors. The basement houses a fully equipped balneotherapy and spa centre, operating as part of a private healthcare facility. Guests can enjoy a wide range of traditional spa and modern wellness treatments provided by qualified staff with an individual approach. Treatments utilise natural healing resources of Mariánské Lázně, particularly mineral water from the Forest Spring, combining traditional therapeutic methods with modern physiotherapy. Long-term guests may also benefit from medical consultations and individually prescribed treatment programmes. This model ensures stable occupancy throughout the year, including off-season periods.

The 1st to 3rd floors accommodate 10 tastefully designed and fully furnished apartments, each with a private bathroom. Breakfast is served in the ground-floor dining area in the form of a rich buffet, meeting both spa standards and international clientele expectations.

The hotel features a quiet, well-maintained garden with a gazebo, providing an ideal space for relaxation. During warmer months, guests can enjoy outdoor dining, sunbathing and barbecuing, significantly enhancing the overall guest experience.

Security is ensured by a camera system and a modern SALTO access system. The property also includes 9 parking spaces on its own land, a major competitive advantage in the central part of the town. Furthermore, the building offers potential for future subdivision into individual units, providing an additional opportunity to increase the value of the investment.

The sale includes a professional website and a fully functional Previo reservation system, integrated with Booking.com and other major accommodation platforms. Reservations are automatically synchronised, allowing seamless operation from day one.

Vila Walir is located in a quiet residential villa district of Mariánské Lázně, just 50 metres from the main spa promenade, yet in a calm street surrounded by parks. Restaurants, cafés, shops, bakeries, pharmacies and colonnades are all within walking distance. The hotel offers views of the Ferdinand Spring colonnade, while the Rudolf Spring is approximately 300 metres away.

On 24 July 2021, Mariánské Lázně was inscribed on the UNESCO World Heritage List, further strengthening the town's prestige, international demand and long-term property value. The town is surrounded by the Slavkovský Forest Protected Landscape Area (PLA), renowned for its extensive forests, mineral springs, mofettes and exceptionally preserved nature.

Mariánské Lázně is one of the most famous spa towns in the Czech Republic, set in a picturesque valley with a rich history dating back to the 19th century. It continues to attract international clientele seeking medical treatment, relaxation and cultural experiences.

This property is an ideal choice for investors looking for immediate income, stable returns and a clear long-term value growth potential. Such investment opportunities are rare.

Key information:

- Land area: 964 m²
- Built-up area: 186 m²
- Floors: basement + 3 above-ground floors
- Number of apartments: 10
- Parking spaces: 9
- Year of construction: 2011
- Sale structure: asset deal - direct sale of the property

For further information or to arrange a personal viewing, please do not hesitate to contact me. I will be happy to present the project to you personally.

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Price per m²

50 000 Kč

Price	35 000 000 Kč	Offer	Sale
Group	Accommodation	Furnished	Furnished
Location	Křížkova	Usable area	700 m ²
Floor	0 - Floor	City	Mariánské Lázně
District	Mariánské Lázně	City district	Mariánské Lázně
Status	On sale		