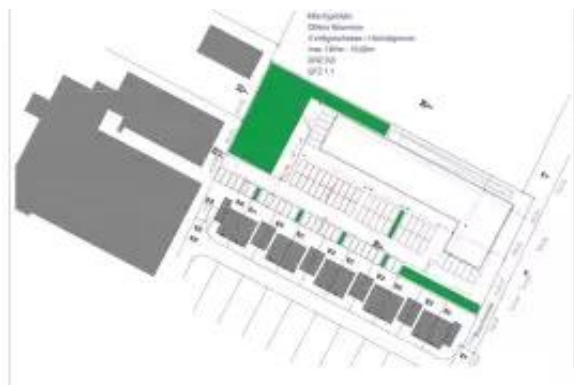




## Germany. Rodgau. Investment project - land plot



### Information de l'agent

Nom: Юрий М  
courriel: youland@mail.ru  
Nom de compagnie: EUROPE Gmbh  
Pays: Russie  
Specialties:  
Téléphone: +7921 (906) 737-7  
Languages: English, Russian  
Site web: <http://www.youland.org>

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 1,927,558.84

#### Location

Pays: Allemagne  
État/Région/Province: Hesse  
Ville: Rodgau  
Adresse: Родгау  
Soumis: 12/04/2025

#### Description:

Germany. Rodgau. Investment project - land plot for construction of a hotel near Frankfurt, 4405 m<sup>2</sup>.

Object code: 16539

Online viewing Remote purchase

1 696 000 €

Floor 1-2-3-4

Total area 4405 m<sup>2</sup>

Object status is available

land plot 4405 (hotel 5050 m<sup>2</sup> + underground garage 1390 m<sup>2</sup>)

Annual income (actual) ~ 38% €

- on a land plot of 4405 m<sup>2</sup> it is planned to build a 3-star hotel
- a 4-story hotel with 135 rooms
- underground garage 46 parking spaces
- external parking 32 parking spaces
- total combined area of the hotel and underground parking 6441.08 m<sup>2</sup>
- there is a preliminary permit for the construction of the hotel

There are applications from Tenants to rent this Hotel!

The amount of investment in construction according to preliminary calculations of the architect approx. = 6.3 million Euros from blocks, with the construction of a prefabricated method - you can save!

Preliminary construction permit received! (Bauvoranfrage)

Distance to significant objects:



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

- 
- Exit from the A3 motorway = 500 meters!
  - Metro stop (S Ban) = 1.5 kilometers.
  - Frankfurt am Main = 20 kilometers.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## **Lease terms**

Date Available:

## **Contact information**

Téléphone:

+7921 (90673) 77-

IMLIX ID:

IX6.650.872

