



**KIEV RENT ESTATE**

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## Hotel and restaurant complex, profitable business, payback period 5 years

**Price: 68.170.575 UAH / 2.500.000 USD**

<b>Total area</b>	1189 m <sup>2</sup>	<b>Rooms</b>	>5
<b>Bathrooms</b>	>5	<b>Balcony</b>	+
<b>Floor</b>	1	<b>Terrace</b>	+
<b>Total floors</b>	3	<b>Parking</b>	+
<b>Garden</b>	-	<b>Land plot</b>	0.00 m <sup>2</sup>
<b>Garage</b>	-	<b>Elevator</b>	-
<b>Pool</b>	+	<b>Furniture</b>	-

For sale Hotel - restaurant complex of the Viktoriya Family chain. Located at st. Toulouse, Svyatoshinsky district. The total area of the object is 1189 sq.m. The complex consists of: - a hotel with 20 rooms from economy to luxury categories. Reception, lobby bar, staff rooms - a restaurant for 160 guests (including a winter garden (60 guests)) a summer terrace (40 guests) and a karaoke room (60 guests)) - SPA complex with three types of saunas: Turkish bath hammam (with pool), Finnish sauna (with pool) and Russian bath - beauty salon - the kebab shop works for 24/7 delivery (kebabs, pastries) - mini bakery (tandoor, Georgian pastries) Specifications: Overhaul in 2020, the facility is fully equipped with all the necessary equipment, furniture and appliances. Each room is not similar to each other and meets all the requirements of the guests of the complex. - 100,000 kW of electricity - 2 boilers 500 liters and 300 liters - hotel - The restaurant has its own boilers in the toilets and in the kitchen - Household water purification system - Equipment for 2 pools - 2 types of heating: electric - radiators and convectors - security system, video surveillance, fire alarm, state / private security - parking for 8 cars. - 4 separate facade groups Fully operating business with a history of 20 years, staffed with reliable staff and an established customer base.



