

OFF-MARKET · 4-STAR CLASSIFIED · VACANT POSSESSION

4-star hotel with 49 rooms and a 393-seat event venue

Sălaj County · Zalău area

*The event hall.*

ASKING PRICE

EUR 3,000,000

VAT included, negotiable · approx. EUR 2,479,000 excl. VAT
approx. EUR 61,000/room incl. VAT · approx. EUR 277/sq m GFA
excl. VAT

Rooms	49, of which 39 four-star
Beds	82
Event venue	393 seats, 545 sq m
Gross floor area	8,957 sq m

A complete hotel complex, completed in 2014 with a permitted extension in 2017: 8,957 sq m of gross floor area on a one-hectare plot, with restaurant, bar, event venue and pool. Available with vacant possession, ready for a new operator.

Why this asset

- Complete capacity, already built and classified: rooms, restaurant, bar, events and pool in a single property.
- An entry price of approximately EUR 277 per sq m of gross floor area excl. VAT, well below the cost of building a similar property today.
- A 393-seat venue across three halls: a base for weddings, corporate events and regional conferences.
- Ready for a dedicated operator: the asset can be relaunched without a construction phase.

Current status

The hotel was run directly by its owner, without a dedicated hotel operator, and is currently closed, ready for takeover. The building is maintained.

The asset is offered on its building, fittings and capacity. Permits and classifications, the inventory of fittings and the operating history are provided in the data room.

Any operating scenario in the memorandum is a projection with explicit assumptions, not a revenue history.

Key data

Land	10,000 sq m, within the built-up area land-book extract
Height	basement + ground + 3 floors + attic building completion certificate, 2024
Built area	1,782 sq m footprint · 8,957 sq m gross floor area
History	completed 2014 · permitted extension 2017 · concrete platform 2022
Accommodation	49 rooms, 82 beds, all en-suite classification certificate, 2017
Four-star rooms	39: 29 double and 10 single
Three-star rooms	10: 4 double and 6 single
Restaurant and bar	82-seat restaurant · 40-seat day bar
Event venue	393 seats in 3 halls, 545 sq m classification certificate, 2015
Amenities	outdoor pool, parking on a concrete platform
Encumbrances	free of encumbrances per the owner's declaration; updated land-book extract in the data room
Owner	Romanian company, 100% ownership identity disclosed under NDA

Suitable uses

Regional hotel operator · relaunch under an own or chain brand

Events · weddings, corporate, conferences

Wellness and rehabilitation · building on the pool and room capacity

Corporate accommodation · for industry in the Zalău area

Senior living or clinic · subject to permits

Investment with an operator lease · the investor owns, an operator leases and runs

Deal structure

Asset sale. The owning company also holds other assets; share-deal options, staged payment or a partnership with an operator are discussed under NDA.

Information memorandum under NDA

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