



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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|                                |                              |                           |                       |
|--------------------------------|------------------------------|---------------------------|-----------------------|
| <b>object number external:</b> | Kensington_KOL_234_C         | <b>Date:</b>              | 05.09.2024            |
| <b>usage:</b>                  | business                     | <b>marketing method:</b>  | purchase              |
| <b>property:</b>               | Hospitality (gastronomy)     | <b>construction year:</b> | 2018                  |
| <b>place:</b>                  | 26939 Ovelgönne / Großenmeer | <b>Floor space:</b>       | 827,00 m <sup>2</sup> |
| <b>Gastronomy space:</b>       | 661,00 m <sup>2</sup>        | <b>rentable space:</b>    | 827,00 m <sup>2</sup> |
| <b>Total space:</b>            | 827,00 m <sup>2</sup>        | <b>Condition:</b>         | as new                |

## prices:

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|                        |                |                      |                |
|------------------------|----------------|----------------------|----------------|
| <b>purchase price:</b> | 1.590.000,00 € | <b>broker's fee:</b> | 5% zzgl. MwSt. |
|------------------------|----------------|----------------------|----------------|

## energy certificate:

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|                           |        |                                |               |
|---------------------------|--------|--------------------------------|---------------|
| <b>type of energy ID:</b> | BEDARF | <b>expiry date:</b>            | 2027-10-20    |
| <b>age group:</b>         | 2014   | <b>heating YOC:</b>            | 2017          |
| <b>value class:</b>       | A      | <b>primary energy sources:</b> | ERDGAS_LEICHT |

## contact person:

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|                 |  |               |              |
|-----------------|--|---------------|--------------|
| <b>company:</b> | Finest Properties Oldenburg GmbH       | <b>name:</b>  | Nils Schulze |
| <b>street:</b>  | Am Rickmers Park 10                    | <b>place:</b> | 28359 Bremen |
| <b>Email:</b>   | oldenburg@kensington-international.com |               |              |

## Infrastructure:

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# images

Zuwegung Haupteingang



Haupteingang



Süd Ansicht



Süd-Ost Ansicht



Süd Ansicht\_I



Ost Ansicht Cafe



Nord-Ost Ansicht



Eingang\_Gäastezimmer



Saal



Saal\_I



Saal\_II



Küche



Bäckerei



Bäckerei\_I



Küche II



Besprechungsraum



Besprechungsraum\_I



Besprechungsraum\_II



WC-Anlage\_I



WC-Anlage



Gästezimmer\_I



Gästezimmer\_II



Gästezimmer\_III



Gästezimmer\_IV



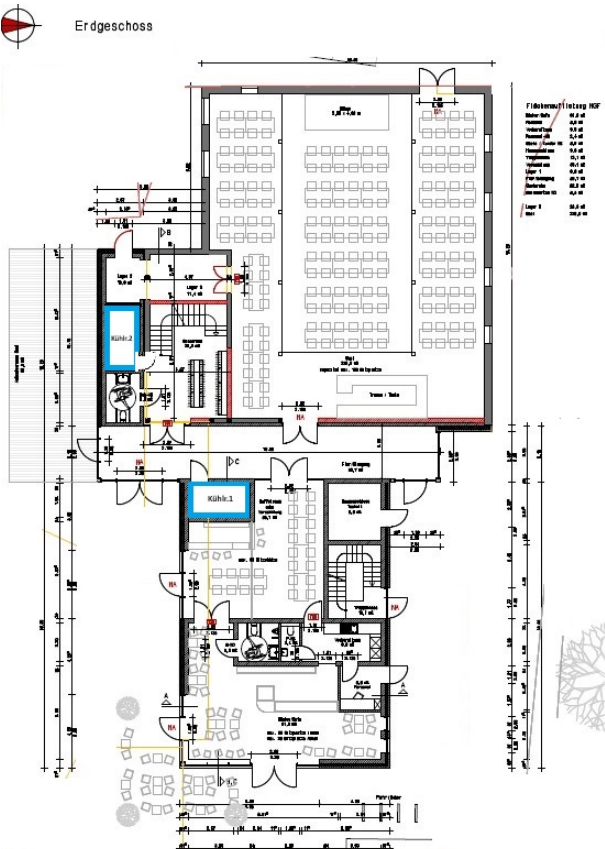
Bad\_Gästezimmer



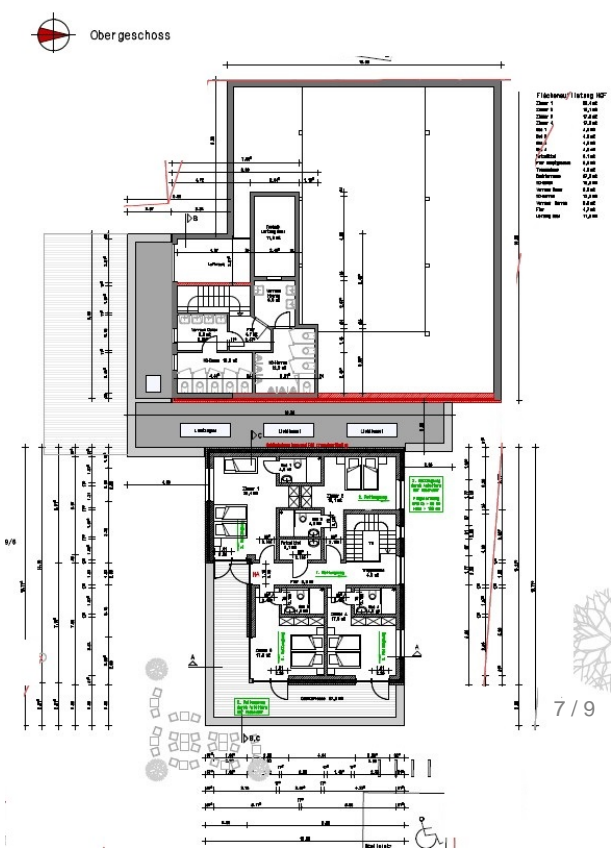
Ansichten



Erdgeschoss



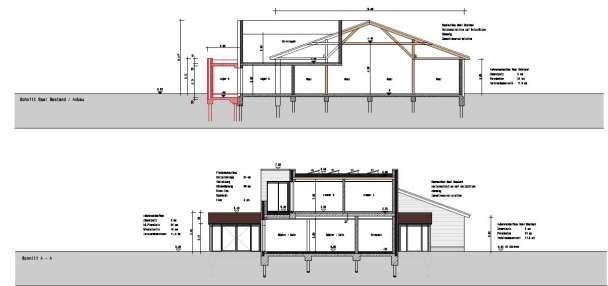
Obergeschoss



Schnitt\_I



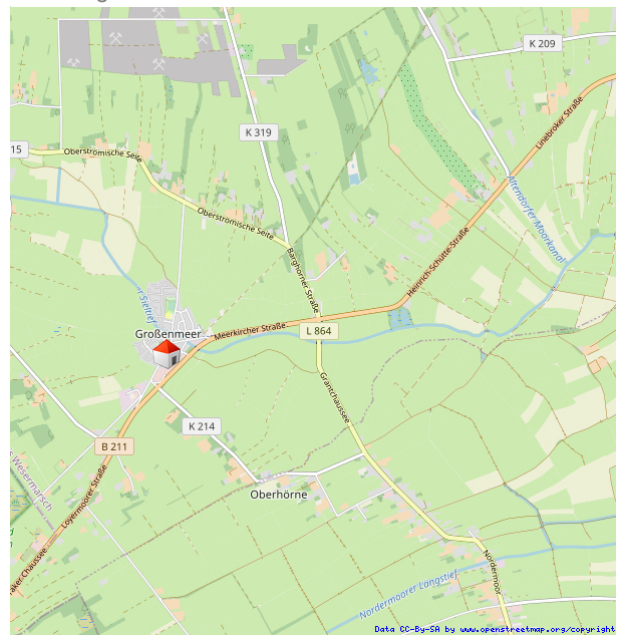
Schnitt\_II



Makrolage



Mikrolage





## Mikrolage\_Details

