

# E X P O S É

## TWO NEIGHBOURING 4\* HOTELS IN PRAGUE



## **General description**

We would like to offer you two neighbouring 4-star category hotels in a central location in Prague. The hotels are family-owned and operated in common.

These are the following properties: Hotel Amigo City Centre \*\*\*\* and Hotel Alqush Downtown \*\*\*\*.

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### **Amigo City Centre Hotel\*\*\*\***

The Amigo City Centre Hotel is located 10 minutes from the National Museum and Congress Centre. It offers 45 rooms and suites, 2 meeting rooms and a dining room. Around the hotel are several international restaurants as well as banks and supermarkets. The metro and streetcar station I.P.Pavlova and Park Folimanka are only 5 minutes walk away.

Centrally located in Prague, this neo-renaissance hotel is within walking distance from Wenceslas Square with the National Museum and the Congress Center. Famous sights such as Vysehrad Castle, the Old Town Square with the Astronomical Clock, Charles Bridge or the old Jewish quarter are within easy reach. The nearest metro station is 5 minutes away, the main railway station is 2 km away. The airport Prague-Ruzyně (Vaclav Havel) is 15 km away, the airport Vodochody can be reached in 30 minutes by car.

### **Alqush Downtown Hotel\*\*\*\***

In the elegant Prague New Town, the 4-star superior hotel welcomes you with a 10-minute walk from Wenceslas Square. It has 25 air-conditioned double rooms with free Wi-Fi high-speed Internet connection. All our rooms are furnished in Louis XVI style and equipped with a minibar, a coffee set and a private safe. The hotel has a bar and a restaurant where breakfast is served. The reception is open 24 hours a day.

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## Surroundings - Nové Město - The new town

Shops, bars and a lot of activity are characteristic of the new town. This district is located in the Prague 2 district and is in the centre of the city. The fact that the railway station and the famous Wenceslas Square are located here speaks for itself. There is no longer any difference between day and night and this has always been the case.

In the 19th century, the new town was subject to significant reconstruction, which had a great influence on the present townscape. In the process, many buildings that were originally built in the Gothic style were removed. During the reconstruction, the architects incorporated the current influences of their time and thus shaped the unique flair of Prague 2.

### **KEY FACTS:**

<b>Adress:</b>	<b>Hotel Amigo City Centre****, Legerova 13, 120 00 Prague 2, Nové Město</b> <b>Alqush Downtown Hotel****, Legerova 15, 120 00 Prague 2, Nové Město</b> <i>located downtown Prague - Wencesslas square 8-10 minutes walking distance</i>
<b>Usable area:</b>	<b>Amigo - 2.000 m<sup>2</sup></b> <b>Alqush - 1.000 m<sup>2</sup></b>
<b>Overview of the buildings:</b>	<b>reconstructed 2009, renovated and generally revised between 2011 and 2020 (partial renovations and reconstructions)</b> <b>6 floors incl. -1, 7 parking slots, 70 rooms + possibility for 8 additional rooms</b>
<b>Equipment:</b>	<b>gas heating, air conditioning in common areas;</b> <b>Internet, heating, air conditioning, bar, safe in every room; conference room and restaurant</b>

**Miscellaneous:** free of operator, operated by family business,  
  
15-17 employees  
possibility of exclusive contract - yes, when reservation deposit is paid  
no subject to mortgage financing  
  
*actually closed due to covid 19 government notice*

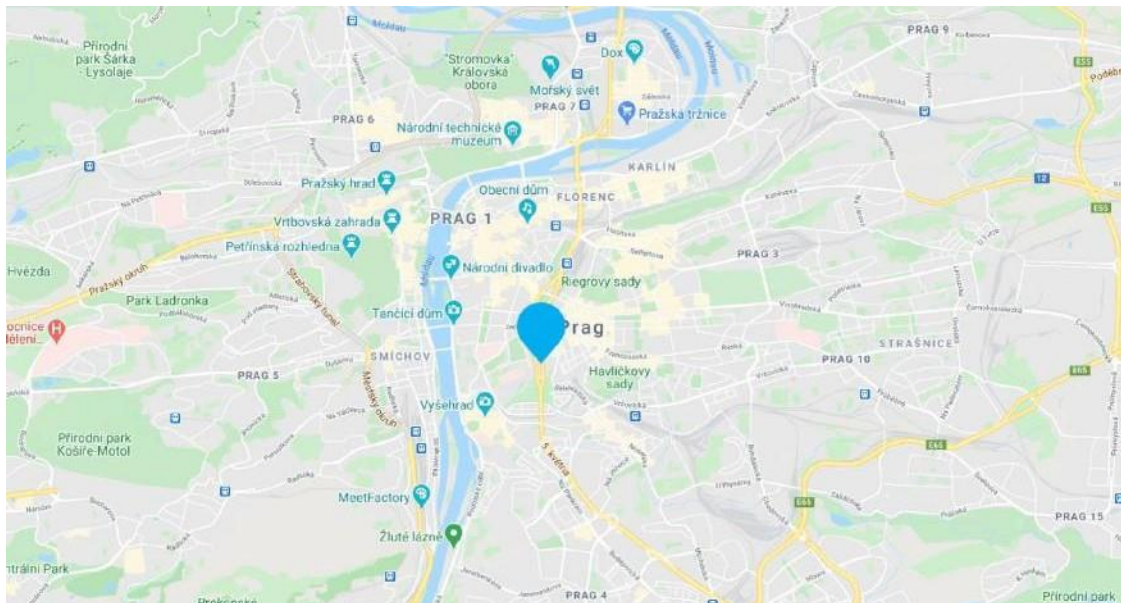
**Occupancy:** average occupancy last 3 years - 85%

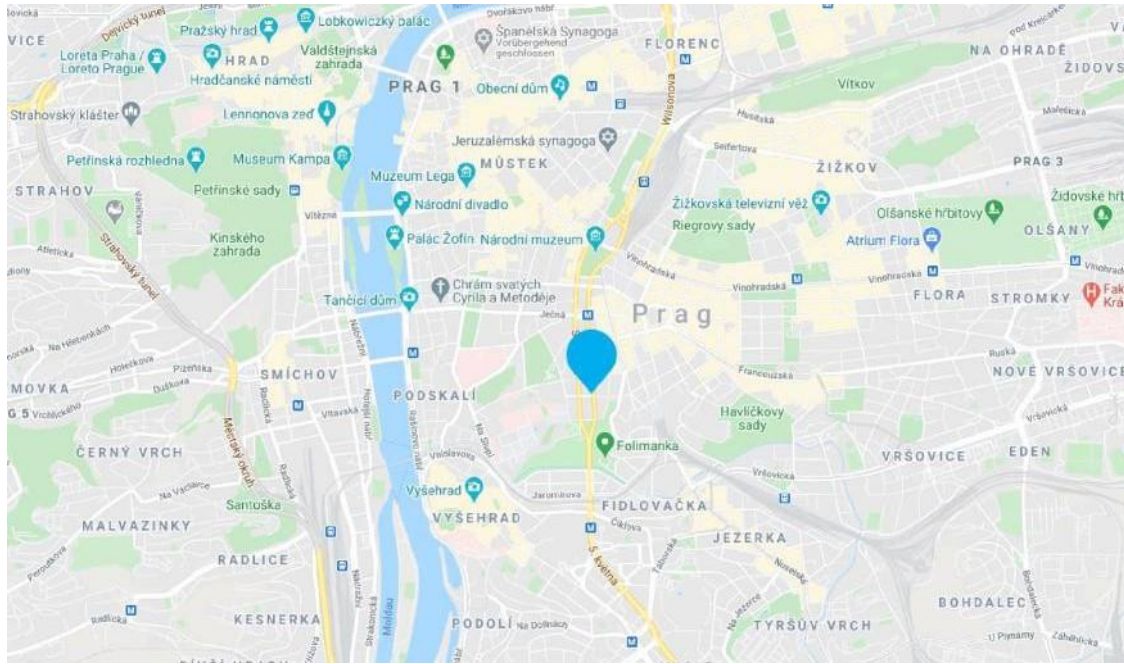
**Yield:** 10% yield in 2019

**Commission:** free of commission

*All information according to the owner's specifications without liability. Further details on request.*

### Site maps:





## Visual impressions







