

BOSEN | Guesthouse in Full Operation, Slovenský Raj (Slovak Paradise)



990 000 €

County:	*Prešovský kraj*
District:	*Poprad*
City/Town:	*Vernár*
Street:	*Suchá*
Type:	*Objects*
Object type:	*Hotels and pensions*
Type:	*Sale*
Usable area:	*740 m^2*

DETAILED INFORMATIONS

Status:	*active*
Ownership:	*personally*
Type:	*reconstructed*
Total area:	*1584 m^2*
Usable area:	*740 m^2*
Thermal insulation:	*yes*
Bathroom:	*yes*
Number of floors:	*2*
Number of rooms:	*19*
Balcony:	*yes*
Bathroom:	*yes*
Number of bathrooms:	*11*

Elevator:	*no*
Cable TV:	*yes*
Parking:	*yes*
Water:	*public water-supply*
Furnishing:	*furnished*
System connection:	*yes*
Sewer connection:	*Public sewer*
Internet:	*yes - wi-fi*
Insulated object:	*yes*
Terrace:	*yes*
Heating:	*own - solid fuel*

PROPERTY DESCRIPTION

Bosen Group is pleased to offer for sale a fully operational guesthouse with 43 beds, situated on a plot of 1,584 m².
The guesthouse is located in the village of Vernár, nestled in the picturesque natural surroundings of the Slovenský Raj (Slovak Paradise) with easy access to the High Tatras.

GUESTHOUSE LAYOUT

Ground Floor: entrance terrace, main hallway, 2 apartments, 4 rooms, common lounge, dining room with bar, kitchen
First Floor: 5 apartments with private access to the terrace, children's corner, wellness area, office, and storage room

Each room is equipped with a private bathroom with toilet, TV, and Wi-Fi.

RECREATIONAL HOUSE

Together with the guesthouse, it is possible to purchase a 5-room holiday house.

Ground Floor: entrance terrace, hallway, bathroom, pantry/storage, kitchen, living room
First Floor: 3 bedrooms, bathroom, and walk-in closet

FURNISHING

The guesthouse and the holiday house are sold fully furnished. The interior has been regularly renovated and modernized to meet the expectations of even the most demanding clientele.
The property also includes an outdoor gazebo with a grill and fireplace, as well as a children's playground.

PARKING

Ample parking spaces are available both within the premises and nearby, suitable for guests as well as staff.

LOCATION

The entire property is situated in a quiet area of Slovenský Raj.
The district town Poprad is just 18 km away.
The Vernár–Studničky ski resort is only 5 minutes from the accommodation.
Štrbské Pleso is 40 km away and Tatranská Lomnica 35 km.
The surrounding nature offers visitors numerous hiking trails and cycling routes.

INVESTMENT POTENTIAL

Thanks to a loyal and diverse clientele—including ski groups, school trips, and family vacations—Penzión Sabinarepresents an excellent investment opportunity.
Its Booking.com rating of 9.6 and multiple Top 3 rankings among Slovak guesthouses attest to its outstanding quality and reputation.

PRICE

Guesthouse: €990,000

Family House: €250,000

Real Estate Agent:
Petr Mík, LRM
 +421 911 150 233
 mik@bosen.sk

BOSEN GROUP is a proud member of the Real Estate Union of the Slovak Republic and adheres to its Real Estate Code of Ethics.

The listed price is final and includes the agency’s commission, complete legal services provided by a law firm, land registry fees, property transfer consultation, and free mortgage assistance.






BROKER

Broker : ***Petr Mík, LRM.***
Phone : ***+421 911 150 233***
E-mail: ***mik@bosen.sk***