



EXCLUSIVE PROPERTY BROCHURE

Wellness, Gastronomy & Guest Rooms — Operator Property in Cologne

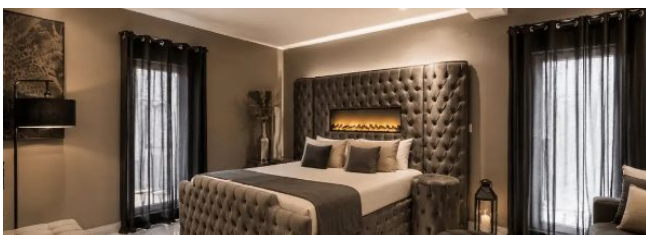
At a glance

Approx. 1,400 m² on three floors, fully refurbished in 2025 and as-new. Sauna, hamam, restaurant, club area, lounge and roof terrace. Structurally tested, approved and accepted.

As-new fit-out, three levels of operation.

The building was extensively renovated in 2025 and is in as-new condition. The fit-out is consistently high-quality: marble, tiles, indirect lighting and a well-thought-out sequence of rooms from the reception to the roof terrace.

Selected impressions



Tested, approved, accepted

The property was structurally tested and approved for the intended commercial use; the construction acceptance has taken place. According to the owner side, the required building law documents are complete and will be presented to serious interested parties in the original after legitimization.

Please note: Structural approvals concern the building, not the future operator. Anyone wishing to start or continue certain forms of operation requires their own official permits depending on the concept, with their own reliability check. Permit and notification obligations under hospitality, trade, building and immission control law remain unaffected. The department responsible for a specific use at the City of Cologne decides on a case-by-case basis — an early written inquiry there is the reliable first step.

The area is distributed over three floors and three independent areas of use: a wellness area with sauna, hamam, massage and relaxation zone, a gastronomy area with restaurant and lounge as well as guest rooms with private bathrooms. In addition, there is a club area, reception and a roof terrace, which can be used partly open and partly closed.

This separation is the actual value of the property: The areas can run together as an operator concept or be operated or rented out separately from each other. In this way, the risk remains not tied to a single concept.

What this house can achieve — and what not

The property bundles three revenue areas in one building: accommodation, gastronomy and wellness. According to the owner, the building is approved for these uses. The value lies in the versatility: the structure allows for different concepts, from a classic club operation to a boutique hotel with wellness and gastronomy.

No income or turnover promises are made here. Statements about future earnings are forecasts and not warranted characteristics. The economic success depends on the concept and reliability of the operator. Documents on the building's history and approvals are provided as part of due diligence.

Cologne — Media and business hub

has developed into one of Cologne's most dynamic business locations. Well-known media companies, studios and modern office complexes characterize the neighborhood. The connection to the city center and the motorway network is excellent.

The location offers the necessary discretion for a club or wellness concept, yet is central enough to be easily reached by guests. For discretion, the map only shows the surrounding area, not the exact address.

INFORMATION & NOTICES

Information & notices

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