



EXCLUSIVE PROPERTY BROCHURE

A location you simply cannot build twice

At a glance

Detached commercial building on 1,064 sqm of own land, 576 sqm lettable area, continuously operated since 1991 as an FKK sauna club and place of prostitution.

PROPERTY TYPE

Detached commercial building

LAND

1,064 sqm · parcel 6431/3

YEAR BUILT

1980 · extensions 1994 & 2012

HEAT CONSUMPTION

141.8 kWh/(m²·a)

LETTABLE AREA

576 sqm (575.59 sqm per gif standard)

ROOMS

9 rooms · 7 with en-suite bathroom/WC

ENERGY

Consumption certificate · heat 141.8 · electricity 34.4

LOCATION

78056 Villingen-Schwenningen, Germany

No ordinary commercial property.

This building has been run without interruption since 1991 as an FKK sauna club and place of prostitution — 35 years at the same location. Layout, technical infrastructure and fit-out have grown over these years specifically around this use. Anyone who knows the industry knows what an established location with this history means.

The property is being sold. It is available immediately and will be handed over free of any lease or tenancy agreements. A buyer can operate it themselves, lease it out or set up another commercial concept. Leasing to a suitable operator is possible and explicitly welcomed.

A new location in this industry is no longer created on the drawing board today. It needs a plot in a commercial zone with no residential neighbours, a building authority that supports the use under planning law, rooms that meet the minimum requirements of the Prostitutes Protection Act, and fire protection that withstands inspection. All of that exists here and has been running for decades.

The plot is set back behind the street. It is reached via its own driveway; the yard has eight open parking spaces plus two garage spaces at basement level. Nobody can see from the street who comes and goes. Discretion here is not a brochure phrase but a consequence of the layout.

The guest's path is well established: entry via the parking area, stairs up to reception, on to the changing room. From there, two directions open up — on the same level to the seven rooms, or down the marble staircase to the club room with the bar. The club room is the hub of the lower level, connecting the whirlpool, showers, courtyard, cinema room, mirror room and outdoor area.

No verifiable reach or visitor figures are claimed here. Anyone seriously buying or leasing will be shown the existing operational documents as part of due diligence.

Selected impressions



What a new build would still have to create.

Rooms, sanitary areas, sauna, whirlpool, bar, cinema, relaxation room and mirror room already exist and are proven in operation. After the major fire in 2017, the building and interior were fully restored; the covered courtyard and the renewed pool technology date from the same period.

What transfers — and what doesn't

A building application under § 49 LBO dated 25 August 2006 exists for the building (architect Felice Pastorino, Villingen-Schwenningen, project number 2629, change of use of a contact room into a hospitality room and extension of an escape route). Hospitality use at this location is therefore an already completed procedure, not a mere statement of intent.

By contrast, the permit under § 12 of the Prostitutes Protection Act is not an attribute of the property. It is issued to the operating person or company, tied to a specific business concept and specific structural facilities. A new operator therefore needs their own permit with their own business concept and their own reliability check. In Baden-Württemberg the responsible lower administrative authority is the City of Villingen-Schwenningen. Permit and notification obligations under hospitality, trade, building and immission-control law remain unaffected.

The building's advantage lies precisely here: the structural prerequisites on which a permit procedure at a new location typically hinges already exist. This shortens the path for a suitable operator but does not replace their own procedure.

Fire safety: on 14 November 2022, the city's fire, hazard and civil protection office carried out a fire-prevention inspection. All identified defects were remedied and verified; by letter dated 13 November 2023 the authority closed the matter. Each of the two levels has a marked emergency exit leading outside.

In 2017 a major fire damaged the building. The building and interior were subsequently fully restored, financed and managed by the then operating company. Large parts of the fabric are therefore newer than the year of construction suggests.

A 2018 market-value appraisal noted cracks in the facade at the north-east and south-east corners of the building and classified them as settlement cracks. This was never investigated further: no opening of building elements, no crack monitoring, no structural assessment. Whether the masonry itself is affected, or whether it is damage to the exterior render, remains unresolved to this day. The seller side considers plaster damage likely based on outward appearance but expressly does not warrant this. Prospective buyers may have the corners inspected before purchase, at their own expense, by their own surveyor.

The same appraisal listed maintenance backlogs, including on the flat roof and on windows and staircases. That list is eight years old and does not reflect the current condition. It will be provided to serious prospective buyers on request, together with evidence of the work carried out since.

Figures, their origin and the limits of the statement

The property will be handed over free of any lease or tenancy agreements. Most recently the building was let for €4,000 net cold per month. That rent was deliberately not increased because one of the two owner parties was also the tenant. It is therefore not a market value.

The 2018 market-value appraisal applied a market-standard rent of €8.20/sqm for the area. Across 576 sqm that comes to roughly €4,720 per month, or roughly €56,600 per year. Relative to the purchase price of €848,000, that computes to a gross yield of around 6.7 percent — before costs, without allowing for vacancy or management costs, and without accounting for price developments since 2018. This is an arithmetic figure from an eight-year-old appraisal, not a forecast and not a warranted attribute.

The seller side considers a lease of €8,000 per month typical for the industry for a property of this kind. This is a practical assessment, not supported by comparative data, and refers to a lease with an ongoing operation.

Energy, gas, water and electricity currently run at €1,940 per month via the Villingen-Schwenningen municipal utilities. Consumption most recently amounted to roughly 85,500 kWh of natural gas and roughly 19,800 kWh of electricity per year; the annual statement is available. Based on the operator's experience, the business can be run with two people — a figure from past practice, not an audited business metric.

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ENERGY CERTIFICATE (§ 87 GEG)

Energy consumption certificate for non-residential buildings, issued 19.04.2024, valid until 18.04.2034, registration number BW-2024-005055151. Building category hotels/guesthouses. Final energy consumption, heat 141.8 kWh/(m²·a) incl. hot water; final energy consumption, electricity 34.4 kWh/(m²·a); primary energy carrier natural gas class E for heating and hot water; primary energy consumption 217.8 kWh/(m²·a); greenhouse gas emissions 53.3 kg CO₂ equivalent/(m²·a). Year of construction 2007. An energy efficiency class is not shown for non-residential buildings.

INFORMATION ON ECONOMICS AND PERMIT STATUS

Rent, lease and yield figures stated are arithmetic figures from a 2018 market-value appraisal, or assessments by the seller side. They are not a forecast, not a warranted attribute and not a promise of future returns. Statements on permit status do not constitute an assurance that a specific use can be continued by a new operator without their own procedure.

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FREITAG® Immobilien GmbH

info@freitag.immobilien · www.freitag.immobilien