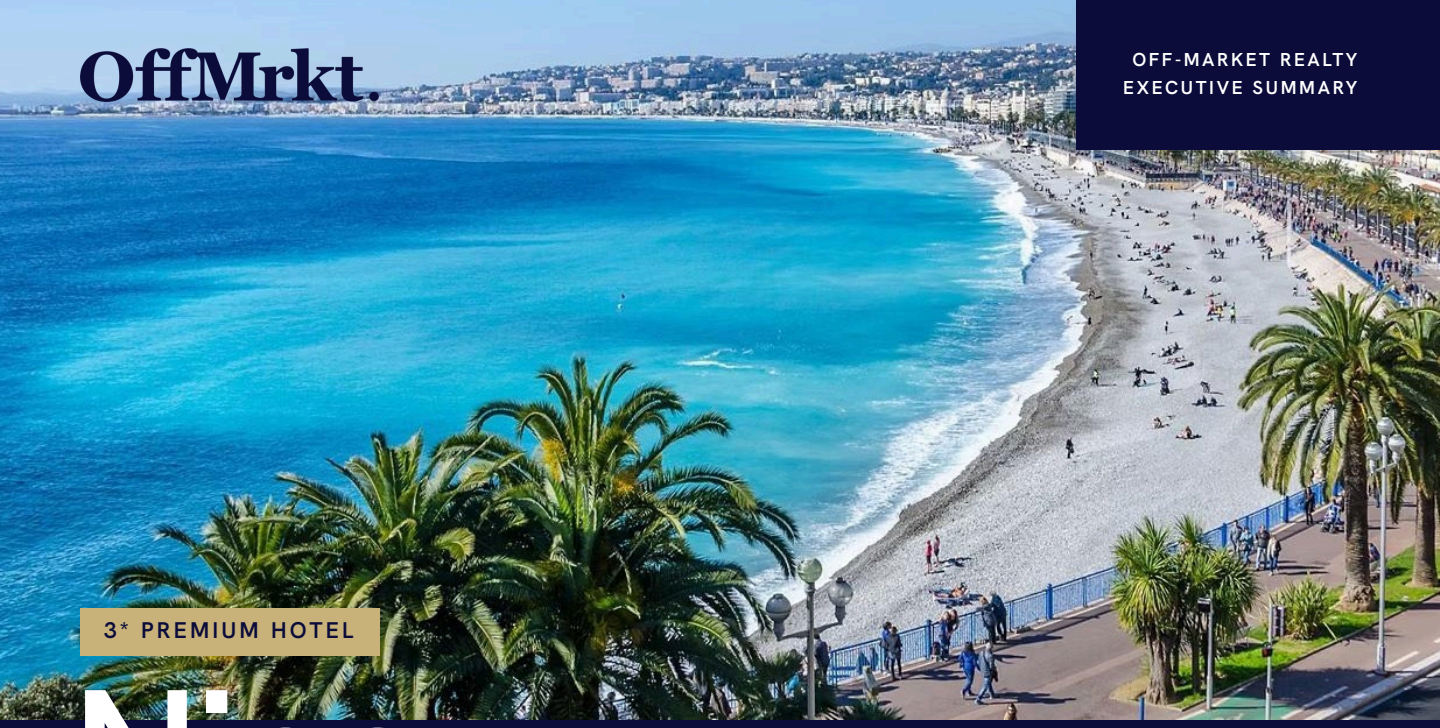
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OFF-MARKET REALTY
EXECUTIVE SUMMARY



3* PREMIUM HOTEL

Nice

Nice, France
Location

±4,000 m²
+ 1,500 m² potential

+75 rooms
3* premium hotel

Walls & business
established operation

PRICE

€26,000,000
excl. fees

In the heart of Nice, the hotel stands in one of the city's most sought-after districts: elegant Belle Époque façades and quiet residential streets, with the Promenade des Anglais and its beaches only minutes away on foot. Nice's main squares and the colourful lanes of the old town are close at hand, and the airport is easily reached by tram. Blessed with some 300 days of sunshine a year, a lively cultural scene and a busy calendar of congresses, festivals and sporting events, Nice draws leisure and business travellers alike in every season. Monaco, Cannes and Antibes are a short train ride away, making Nice one of the most visited destinations on the Mediterranean.

Here, a rare opportunity now awaits: a 3* premium hotel of character with more than seventy-five rooms, offered walls and business. Run by three generations of the same family, it reflects decades of hands-on hospitality expertise and a loyal clientele. Guests enjoy a lounge and bar, meeting facilities, a breakfast room of period character and an outdoor terrace, a calm retreat in the city centre. Now ready for a new future in new hands, it combines a proven operation with genuine value-add upside, including the potential to add an extra floor, in one of the Riviera's most established locations.

Off-market club deal process

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01	02	03	04	05	06
Interest	NDA signing	LOI & site visit	Data room access	Due diligence	Agreement