Esclusivo centro sportivo equestre

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Esclusivo centro sportivo equestre

Una storica scuderia, meticolosamente restaurata secondo i più alti standard. La proprietà rappresenta un mix unico di patrimonio, tradizione e infrastrutture equestri all'avanguardia.

Terreno
Circa 21 ettari di terreno libero e in affitto, con un potenziale di espansione di oltre 100 ettari (compresi i diritti di caccia).

Strutture residenziali e per ospiti
La tenuta dispone di una residenza principale che offre 510 mq di spazio abitativo, compresi i giardini d'inverno e d'estate. I servizi aggiuntivi includono due appartamenti per gli ospiti, un'area reception rappresentativa con lounge e bar e strutture per eventi che possono ospitare fino a 150 persone.

Scuderie
La struttura comprende 42 box per cavalli e 3 ampi box per puledri, con la possibilità di espandersi di altri 60 box.

Infrastrutture sportive
La proprietà è completamente attrezzata con strutture equestri di prim'ordine, tra cui un giostraio per un massimo di 8 cavalli, un ring per l'affondo, arene professionali all'aperto e un maneggio coperto adatto a competizioni internazionali. Questa storica scuderia è stata ampiamente ristrutturata e aggiornata, combinando il suo carattere tradizionale con le più recenti tecnologie moderne.

Posizione e contesto
Situata in una delle regioni economicamente più dinamiche d'Europa, la proprietà gode dell'immediata vicinanza agli aeroporti internazionali, alle principali università e ai maggiori centri metropolitani. La tenuta offre un raro equilibrio tra privacy e accessibilità, circondata da paesaggi naturali incontaminati e allo stesso tempo perfettamente collegata alla vita urbana. La sua posizione strategica garantisce un'eccellente accessibilità per gli acquirenti e gli investitori internazionali. Situata in un'area ecologicamente incontaminata, la proprietà è lontana dalla città, vicino al mare, e offre una combinazione eccezionale di tranquillità, esclusività e connettività.

Previsioni finanziarie

Metrica finanziaria	Scenario prudente	Scenario di base	Scenario ottimistico
Piazzamento a bordo, formazione e utilizzo della capacità per gli eventi	circa il 60%	circa l'80%	circa il 95%
Ricavi lordi annuali stimati	**~1.200.000 EUR**	**~1.800.000 EUR**	**circa 2.500.000 EUR**
OPEX stimato(Personale, mangimi, manutenzione, assicurazione)	circa 900.000 euro	~1.250.000 €	circa 1.600.000 EUR
EBITDA stimato	**circa 300.000 euro**	**circa 550.000 euro**	**circa 900.000 euro**
Margine EBITDA implicito	**~25,0%**	**~30,5%**	**~36,0%**

TARGET PRICE
$ 8,750,000

GROSS REVENUE
$ 1,250,000

EBITDA
$ 650,000

BUSINESS TYPE
Sport

COUNTRY
Germania

BUSINESS ID
L#20261033

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