

Investment Opportunities - Karnataka

Asset 1: Fully Operational Hotel in Mandya District, Karnataka- 61 Keys



Property Overview

Address Bengaluru – Mysuru Expressway, Mandya District.

Land Type Commercial (Freehold)

Operational Hotel situated in an ideal location on Bengaluru-Mysuru Expressway, NH275 having all modern amenities.

The hotel constructed in 2021, with expected life of more than 50 years.

Rational for Investment

The hotel is strategically located, has modern facilities and is operational. It is high-potential property for investors looking to capitalize on the growing connectivity, and economic activity along the Bengaluru-Mysuru Expressway

Commercial Hotel



Property History

The hotel greatly benefits from its location on the Bengaluru – Mysuru Expressway. This major transportation artery connects two significant urban centers, and tourist hotspot which brings a flow of travellers through Mandya District.

The improved connectivity due to the recent inauguration of the expressway has led to increased commercial and residential activities in the surrounding area, benefiting the hotel by attracting more transient customers.

The hotel spread over approximately 1 acre and currently operates at an approximate 80% occupancy, driven an approximate 80% occupancy, driven by existing demand for hotel services in the locality, which is closely tied to the market dynamics of Mandya District and the traffic along the expressway.

The hotel offers a range of facilities including a dining hall, restaurant, ball room, coffee shop, banquet halls, a gym, spa and bar. It also has a significant number of rooms with different categories (Suit, Family, Deluxe, Executive) totalling 61 rooms. This diverse infrastructure caters to a wide range of potential customers.

The hotel constructed in 2021 benefits from a durable RCC structure, good maintenance, and a comprehensive set of essential amenities. The estimated future life of the property is around 55 to 58 years, depending on regular maintenance and repairs within proper intervals.

The property has a total of six floors, including a basement, ground floor, three upper floors, and a terrace floor.

Floor-wise Details:

- The basement has a dining hall and kitchen with an RCC framed structure.
- The ground floor includes a lobby, reception, ballroom, restaurant, kitchen, coffee shop, store room and LT room.
- The upper floors have guest rooms and banquet halls.
- The terrace floor has a gym and other spaces like a bar, a spa, pub area, bakery, and kitchen.

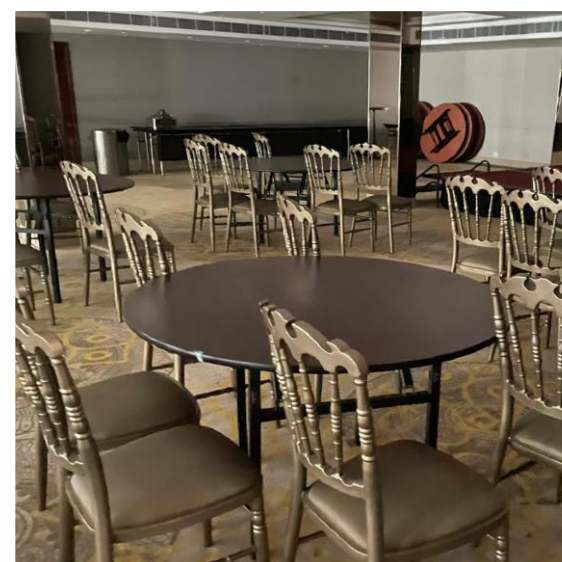
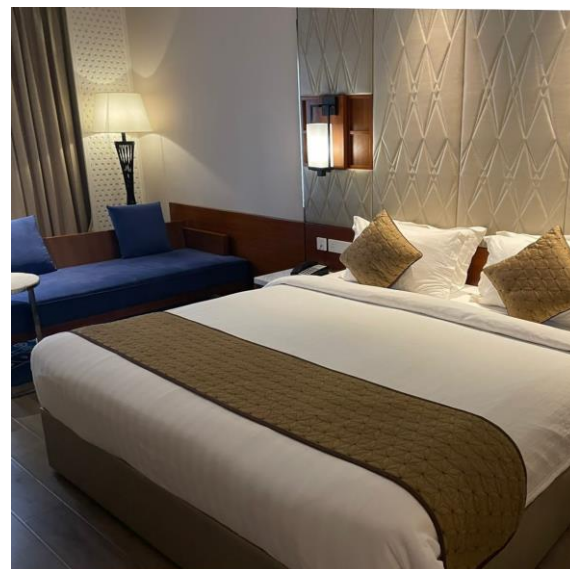
The hotel is being offered as a going concern with existing furniture, fixtures, and equipment, potentially reducing the initial investment required by a buyer.



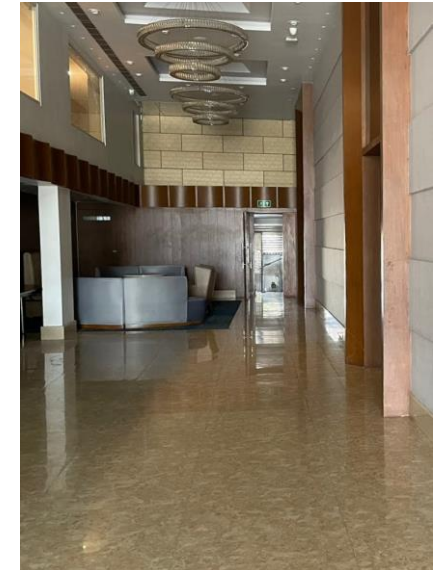
Property Amenities

Essential Amenities: The hotel is equipped with essential infrastructure including:

- Lifts: 3 Nos. (2 Passenger, 1 Service).
- DG Sets: 2 Nos. (250 KVA, 160 KVA).
- MEP Services: HVAC, Electrical, Plumbing, Fire Fighting, BMS systems.
- Stabilizer: 600 KVA.
- Transformer: 500 KV.
- Water Storage: Overhead Tank (1,30,000 litres), Fire water tank (35,000 litres), WTP plant (30,000 litres) and R.O Plant (2500 litres).



Salient Features of the Property



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