

专属马术运动中心



MERGERSCORP

这是一个历史悠久的种马场，按照最高标准进行了精心修复。

该庄园是传统文化与先进马术基础设施的独特融合。

土地

约 21 公顷的永久产权和租赁土地，可扩展至 100 多公顷（包括狩猎权）。

住宅和访客设施

该庄园的主宅提供 510 平方米的居住面积，包括冬季和夏季花园。

其他设施包括两套客房公寓、带休息室和酒吧的代表接待区以及最多可容纳 150 名宾客的活动设施。

马厩

该设施包括 42 个马箱和 3 个宽敞的马驹箱，还可再扩建 60 个马箱。

体育基础设施

该物业配备了完善的优质马术设施，包括一个最多可容纳 8 匹马的遛马场、一个跑马场、专业室外竞技场和一个适合国际比赛的室内骑术场。

这座历史悠久的马场经过大规模翻修和全面升级，将传统特色与最新现代技术相结合。

位置与环境

该物业位于欧洲最具经济活力的地区之一，毗邻国际机场、一流大学和主要城市中心。

庄园在私密性和交通便利性之间实现了罕见的平衡-周围是未受破坏的自然景观，同时又与城市生活紧密相连。 其优越的地理位置为国际买家和投资者提供了便利。

该物业位于环境优美的原始区域，远离城市，毗邻大海，将宁静、独特和连通性完美地结合在一起。

TARGET PRICE

\$ 8,750,000

GROSS REVENUE

\$ 1,250,000

EBITDA

\$ 650,000

BUSINESS TYPE

运动

COUNTRY

德国

BUSINESS ID

L#20261033

财务指标	保守情景	基本情景	乐观情景
	约60%	~80%	约95%
	1,200,000	1,800,000	2,500,000
(人员、饲料、维护、保险)	约900,000欧元	约1,250,000欧元	约1,600,000欧元
EBITDA	300,000	550,000	900,000
EBITDA	~25.0%	~30.5%	~36.0%

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