Centro deportivo ecuestre exclusivo

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Centro deportivo ecuestre exclusivo

Una yeguada histórica, meticulosamente restaurada al más alto nivel. La propiedad representa una mezcla única de patrimonio, tradición e infraestructura ecuestre de vanguardia.

Tierra
Aproximadamente 21 hectáreas de terreno en propiedad y arrendado, con potencial de expansión a más de 100 hectáreas (incluidos los derechos de caza).

Instalaciones residenciales y para huéspedes
La finca cuenta con una residencia principal de 510 m2, con jardines de invierno y de verano. Entre los servicios adicionales se incluyen dos apartamentos para invitados, una representativa zona de recepción con salón y bar, e instalaciones para eventos con capacidad para 150 invitados.

Establos
Las instalaciones incluyen 42 boxes para caballos y 3 espaciosos boxes para potros, con capacidad para ampliarse en 60 boxes más.

Infraestructura deportiva
La propiedad está totalmente equipada con instalaciones ecuestres de primera calidad, como un caminador de caballos para hasta 8 caballos, una pista de salto, pistas profesionales al aire libre y un picadero cubierto apto para competiciones internacionales. Esta histórica yeguada ha sido ampliamente renovada y totalmente actualizada, combinando su carácter tradicional con las últimas tecnologías modernas.

Ubicación y entorno
Situada en una de las regiones económicamente más dinámicas de Europa, la propiedad se beneficia de la proximidad inmediata a aeropuertos internacionales, universidades punteras y grandes centros metropolitanos. La finca ofrece un raro equilibrio entre intimidad y accesibilidad, rodeada de paisajes naturales vírgenes y, al mismo tiempo, perfectamente conectada con la vida urbana. Su ubicación estratégica garantiza una excelente accesibilidad para compradores e inversores internacionales. Situada en una zona medioambientalmente prístina, la propiedad está alejada de la ciudad, cerca del mar, y ofrece una combinación excepcional de tranquilidad, exclusividad y conectividad.

TARGET PRICE
$ 8,750,000

GROSS REVENUE
$ 1,250,000

EBITDA
$ 650,000

BUSINESS TYPE
Deporte

COUNTRY
Alemania

BUSINESS ID
L#20261033

Previsión financiera

Métrica financiera	Escenario conservador	Escenario básico	Escenario optimista
Alojamiento, formación y aprovechamiento de la capacidad para eventos	~60 %	~80 %	~95 %
Ingresos brutos anuales estimados	**~1 200 000 €**	**~1 800 000 €**	**~2 500 000 €**
Gastos operativos estimados(Personal, pienso, mantenimiento, seguros)	unos 900 000 €	~1 250 000 €	~1 600 000 €
EBITDA estimado	**unos 300 000 €**	**unos 550 000 €**	**unos 900 000 €**
Margen de EBITDA implícito	**~25,0 %**	**~30,5 %**	**~36,0 %**

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