

# Baile Herculane 4-Star Guesthouse - Prime Hospitality Investment



## Agent Info

Name: ArKadia  
Company  
Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Listing details

Property for: Sale  
Price: USD 1,360,428.46

## Location

Country: Romania  
State/Region/Province: Caras-Severin  
City: Baile Herculane  
Posted: Jan 12, 2026  
Description:  
Located in Baile Herculane.

Modern 4\* guesthouse located in Baile Herculane, ideal for tourism investors. The property consists of two land plots with a total surface of 6,144 sqm, offering a generous frontage of over 150 m to the main road. The building has a height regime of B+GF+2F+Attic and a usable area of approximately 1,093 sqm, featuring 26 rooms, technical spaces, reception area and common areas. The finishes are of medium quality, while the second floor and the attic are in the process of being completed, providing significant potential for further development.

The property includes a 69 sqm annex and a 166 sqm covered terrace, suitable for extending services (restaurant, events, relaxation area). The land is landscaped with pedestrian and car access alleys, and the area benefits from easy access, full utilities (water, sewage, electricity, pellet boiler) and close proximity to the main points of interest in the resort.

The guesthouse is classified with 4 daisies and caters to a steadily growing tourism sector in the area. An excellent opportunity for direct operation or future development.

- 9 rooms and 1 apartment currently operational, together with a 100-seat restaurant (8 rooms classified);
- 9 rooms and 1 apartment in grey stage (unfinished), but with electrical and sanitary installations

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completed;  
• Unpartitioned attic.

**Structure:**

The structure is a reinforced concrete frame with load-bearing brick walls and thermal insulation. The foundation is continuous, with reinforced concrete flooring. Access to upper and lower levels is provided by interior staircases covered with carpet and equipped with wooden railings and resting landings.

**Finishes:**

**EXTERIOR:** Exterior finishing is done with plastered walls, coated with exterior washable paint and partially clad with galvanized sheet metal. The exterior joinery is PVC with thermo-insulated glass.

**INTERIOR:** The flooring consists of ceramic tiles on the ground floor and bathrooms on the first floor, and carpet in circulation areas and rooms on the first floor. Walls are plastered and painted with washable paint, while bathrooms and the kitchen are fitted with ceramic tiles. Ceilings are plastered and painted. Interior doors are wooden. Finishes on the second floor and attic are currently being completed.

The guesthouse is functional, and an authorized valuation report can be provided.

**Common**

Finished sq. ft.: 1093.11 sq m

**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/MGPD-T16363/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T16363/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: 22060

