

Mountain properties for sale more often

Author: ČTK | Published: 15.11.2011

There is an increasing number of mountain guest-houses and hotels for sale. Their owners sell them due to low sales or debt, for instance. A survey conducted among auction companies and real estate agents shows this. "There are more and more mountain guest-houses and hotels in the CR and experts refer to the current situation as a sellout," auction company Naxos stated in today's [8th Nov.] press release. Increased number of offers for buying mountain accommodation facilities was also recorded by the auction company Prokonzulta, according to its manager Josef Machů. He thinks there are several reasons for this trend. "One of them is high debt of municipalities resulting in forced sales; another reason is that some companies, or state enterprises, are turning their properties in the mountain areas into cash so that they don't have to invest in maintenance and also because the buildings are often vacant," the auctioneer said. A slight increase in bids for mountain properties compared to 2010 was also recorded by Sting Commerce. "Frequent reason for the sale is a decline in sales, due to bad winter or increased competition offering better services," said its director Daniel Říman. According to him, most contracts in this area were in the crisis year 2009.

In terms of demand for mountain guest-houses and hotels, salesmen have different experience. For example, Naxos relishes demand for commercial properties in the mountains and demonstrates it by recent successful auctions. Regional Director of Realitní kancelář Sting, Martin Martin Ďuriš considers demand for accommodation as a stumbling block. "Demand is very rare and if you find a creditworthy client able to pay an amount in the order of several million for a guest-house, it is a client who knows the field very well and the offered price is generally by tens of per cent lower. Then it depends on what kind of pressure the owner is under in terms of time and money," said the manager of Sting.

15.11.2011 09:17, ČTK