

# **PRESENTATION**

## **PÁŽECÍ DŮM**

Restaurant - Bed & Breakfast - Wine Cellar - Cafeteria

**VRANOV NAD DYJÍ, near ZNOJMO**

**CZECH REPUBLIC**





Frontal view of the Pážecí dům - Vranov nad Dyjí



Inner courtyard and garden restaurant with fountain

## **INTRODUCTION**

The Pážecí Dům (Page's House) is a building of a late baroque period, the history of which reaches back up to 1425. In that year, the foundation stone of the building was laid. The house used to be a part of the chateau in the town of Vranov nad Dyjí. The Page's House is situated in the centre of Vranov nad Dyjí in the South Moravian Region, just beneath the Vranov chateau. Vranov nad Dyjí is a place representing an ideal destination for holiday, leisure time activities and relaxation, especially for a reservoir and the chateau nearby.

Page's House underwent a reasonable and very expensive reconstruction in between 2002 – 2004. Today it houses a luxurious and restaurant, wine bar, confectionery and guest house.



## LOCATION

By car, the journey to Vranov nad Dyjí takes around 200 km from Prague, 90 km from Brno, 260 km from Ostrava, 190 km from Bratislava, 100 km from Vienna, and around 380 km from Budapest. The closest airports are Brno, Bratislava or Vienna.



Vranov nad Dyjí



Pážecí dům - Vranov nad Dyjí





Castle of Vranov nad Dyjí



Lake of Vranov nad Dyjí

## **HISTORY**

The Page's House is located in the centre of the romantic town of Vranov nad Dyjí, just beneath the chateau, out of the main road, however. It is the most important historical building on the square, which is protected historic sight as it dates back to 1524. It is two-storey building. The most distinctive features include: Empire style foreside facade, cylindrical quoin rustic work, a casul window in the west gable. There are vaults with pulled-out crests on the lunettes in the ground floor.

The first floor was built up in the 17th century – it is realized as a double-wing block with a corridor in the courtyard side and rooms in the side leading to the street. The rooms are equipped with overhead stucco mirrors, mirrors fitted in cavettos. In two rooms, the 17th century oak parquet have been renovated. A clean layout of relation between the room and the corridor is a fine element commonly used in palace architecture.

The Page's House building was in a poor condition before a demanding reconstruction that was carried out from 2002 to 2004. The reconnaissance of the building has disclosed original window openings, bricked-up niches and doors etc., and returned the building an outstanding artistic quality.

## **TODAY**

Today the building houses a restaurant with seating capacity of 22 guests + lounge with 12 seats, a wine cellar for 50 guests, a confectionery with seating capacity for 30 people + a possibility to lay an outside patio with 20 seats, a garden restaurant called “Fontána” for 50 – 70 guests with a view of a site behind the Vranov chateau.

Moreover there are 3 double rooms with a bathroom in the extension of the building. and one four-bed suite, also with a bathroom. The whole first floor of the main building is occupied by owner's apartment of a total area of 200 sqm. The apartment is furnished with antique furniture.

Another accommodation facility can be arranged in the attic. The area of the attic is 200 sqm.

A safe parking lot for approximately 10 vehicles is available in the backyard. There is also a garage there. The whole estate is guarded electronically by four CCTV connected to a computer network! All equipment and technological facilities are included in the price of the estate!



Saloon / conference room / restaurant



Saloon / conference room / restaurant





Restaurant kitchen



Wine cellar





Wine cellar



Cafeteria



Guest rooms



Guest rooms





Inner courtyard and garden restaurant



Inner courtyard and garden restaurant

**In terms of gastronomy space, the Page's House offers the following:**

Gourmet-Restaurant	approx. 40 m <sup>2</sup>	approx. 30 places
Saloon / Conference Room	approx. 30 m <sup>2</sup>	approx. 15 places
Historical Wine Cellar	approx. 35 m <sup>2</sup>	approx. 70 places
Garden Restaurant with a Beer Garden	approx. 120 m <sup>2</sup>	approx. 80 places
Cafeteria	approx. 50 m <sup>2</sup>	approx. 40 places plus terrance

The total surface for gastronomy, including kitchen, storage rooms, restrooms as well as personnel rooms is approx. 410 m<sup>2</sup>

Furthermore, annex 3 houses 3 bed & breakfast rooms, as well as one apartment on a surface of approx. 150 m<sup>2</sup>

The first floor is renovated as the tenant's or owner's apartment, but can equally well be used as a gallery for exhibitions.

Usable and living surface combined approx. 200 m<sup>2</sup>

The attic is extendable to approx. 200 m<sup>2</sup>.

The annex to the kitchen functions as a spacious garage.



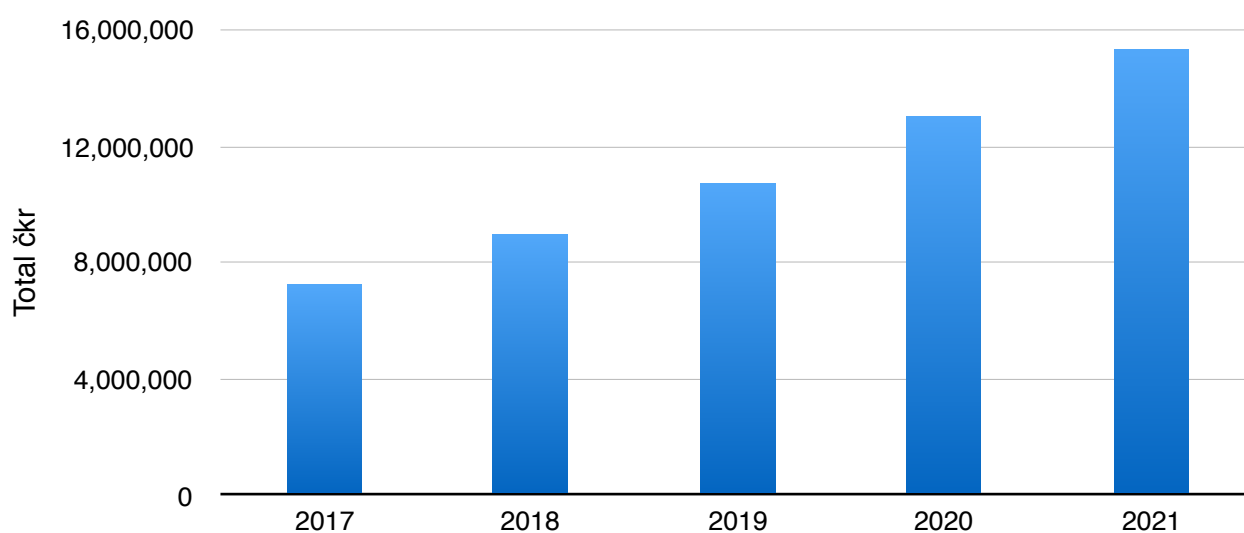
## TURNOVER FORECAST 2017 – 2021 (estimated)

With the acknowledgement of the future development of the tourism industry, as well as the assumption of the application of proper marketing and advertising, the following turnover can be expected.

The extension and renovation of the attic to house more guest rooms and renting them out, can additionally enhance the turnover potential.

Year	Restaurant	Garden	Wine Cellar	Cafeteria	Rooms	Total ČKr	Total €
2017	2,700,000	1,440,000	1,440,000	960,000	720,000	7,260,000	268,889
2019	3,060,000	2,025,000	1,560,000	1,500,000	810,000	8,955,000	331,667
2019	3,780,000	2,500,000	2,100,000	1,500,000	810,000	10,690,000	395,926
2020	4,987,500	2,750,000	2,520,000	1,875,000	900,000	13,032,500	482,685
2021	5,250,000	3,000,000	3,937,500	2,100,000	990,000	15,277,500	565,833

### Turnover ČKr 2017 – 2021 (estimated)

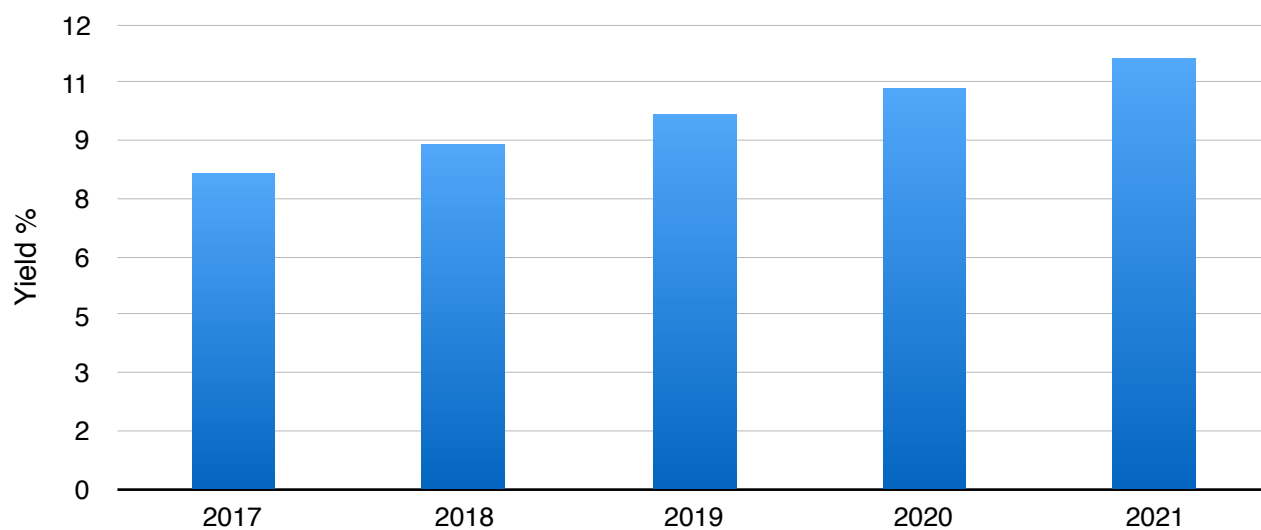


## LEASE INCOME AND YIELD (estimated)

The lease rate is carefully positioned at 15-22% of the turnover.

Rok	Pronájem čkr	% z obrat	Zisk
2017	1,600,000	22.04%	5.93%
2018	1,800,000	20.10%	6.67%
2019	2,000,000	18.71%	7.41%
2020	2,200,000	16.88%	8.15%
2021	2,400,000	15.71%	8.89%

## Yield 2017 - 2021 (estimated)





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