

business
for sale



Date: **26th December 2024**
Business Reference: **BFS11100**

About the Business:

3 Star Mountain Shadows Hotel for Sale - Buy direct from owner

Escape to Tranquility at Mountain Shadows Hotel – A Hidden Gem for Sale!

Nestled amidst the breathtaking beauty of the Southern Drakensberg Mountains in the heart of the

Eastern Cape, Mountain Shadows Hotel invites you to experience the serenity and splendor that nature has to offer. Perched at an impressive height of 1990 meters above sea level on the scenic R58 Route, our hotel is an idyllic haven where each season paints a unique picture across the sandstone formations and verdant landscapes.

Why Mountain Shadows Hotel?

Imagine waking up to the crisp mountain air, with the sound of nature as your backdrop. In winter, the landscapes transform into a mesmerizing wonderland, with frosty mornings and clear blue skies, offering picturesque views of snow-capped peaks. Cozy up by the fireplace in our communal lounge or enjoy a warm meal in our dining room, where you can share stories of your adventures in the mountains.

Accommodations Designed for Comfort:

Our charming hotel features 21 diverse rooms, perfect for families or couples seeking a romantic getaway. Each unit is thoughtfully designed to provide the utmost comfort, ensuring a restful retreat. Gather in our spacious communal lounge with a big-screen TV and inviting fireplaces, where friendships are formed, and memories are made.

Unforgettable Experiences Await:

Whether you're planning a wedding, a corporate retreat, or a motivational conference, Mountain Shadows Hotel is the perfect venue to host your events. Our conference facility accommodates training groups and company getaways, with breakaway facilities available to enhance your experience.

Unleash your adventurous spirit with our range of activities! Explore three one-day walking trails that wind through stunning landscapes, or hit the road on our biker-friendly routes. Fishing enthusiasts will delight in the opportunity for fly fishing, while bird-watchers can marvel at the diverse indigenous flora and fauna that call this area home.

A Gateway to Majestic Landscapes:

Ideal for travelers journeying between Natal and the Eastern/Western Cape, Mountain Shadows Hotel serves as a perfect halfway house. Here, you can truly immerse yourself in nature, where time and space feel limitless, and the stars appear so close you can almost reach out and touch them.

An Opportunity Like No Other:

Mountain Shadows Hotel isn't just a beautiful retreat; it's an incredible investment opportunity! Primed for transformative potential, this stunning property is now for sale. Step into a realm of possibilities, where you can continue the legacy of hospitality amid stunning landscapes, or create your dream escape.

Don't miss your chance to own a piece of paradise in the Southern Drakensberg Mountains. For more information and to set up a viewing, contact us today. Your dream lifestyle awaits at Mountain Shadows Hotel!

Asking Price R 7million Negotiable

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Sector: [Accommodation](#)



Asking Price:

R 7,000,000

Monthly Profit:

R 0

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 0



Business Report

Products and Services

About the Hotel:

Room Capacity: Accommodation for up to 60 guests, with 21 diverse rooms suitable for couples, families, and larger groups.

Upgrade & Maintenance:

Significant upgrades and maintenance efforts are underway. The dedication and reinvestment strategy has already revitalized the hotel:

Complete exterior painting and ongoing beautification for a pristine look.

A revamped Lapa with a bar for hosting functions, complying with insurance requirements.

State-of-the-art roofs treated and fortified for durability (including a 3020.88 sqm liquid rubber treatment).

Newly constructed management housing to ensure day-to-day operations run smoothly.

Exceptional Amenities & Facilities:

An upscale dining experience featuring breakfast and dinner with varied menu options, enhanced by a fully functioning bar.

Multiple function spaces accommodating large groups for events, conferences, and celebrations including a versatile Lapa and dining area.

A newly constructed ablution block for campers, expanding the hotel's facilities to accommodate outdoor enthusiasts.

Marketing Potential:

Currently marketed via social media, Booking.com, Airbnb, Lekkerslaap and a dedicated website (www.mountainshadowshotel.co.za). The hotel has an established clientele including tour groups, motorbike riders, and company representatives, with ample room for growth through tailored incentives.

Operational Features:

Equipped with modern management systems and reliable staff living on-site, ensuring seamless daily operations.

Well-established vendor relations for food and supplies.

Additional Perks:

Monthly income of R3500 from the leased Vodacom tower.

Two boreholes providing reliable, tested, and drinkable water supply.

A standby 100KVA generator to ensure uninterrupted operations.

This property offers more than just a hotel; it presents a lifestyle of hospitality within a charming setting.

Gambling Licence

Owner applied for a gambling licence, and it was awarded for the Hotel, pending on the onwener supplying the last documents.He is reserving this option for the buyers.

Link to videos of the Mountain Shadows Hotel: Copy link and paste in web browser

- <https://www.facebook.com/reel/807213541450349>
- <https://fb.watch/w969hwOtxe/>

Assets

These vehicles are optional and can be separated from the asking price.

- 2022 Nissan NP 200
- Lamborghini tractor
- 2009 Mitsubishi Triton 4x4 Bakkie
- Slasher
- John Deere ride on lawnmower
- 3 x brush cutters
- Various smaller garage equipment like welder, water pump etc....

Employees

- 1 Assistant Manager (temp) (3-month probation)
- 1 Chef
- 4 Housekeepers on permanent basis
- 1 Standby / temp staff
- 2 Maintenance staff
- Owner and his wife work as well

Financials and Forecasts

Financials upon request

Reason for Sale

Owner wants to retire