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Exclusive Equestrian estate in Germany

We are offering you the opportunity to purchase this top-class showpiece. In equestrian sports you will not be offered another riding centre of such quality that quickly. The Massener Heide centre has been given 5 star certification by the FN (German Equestrian Association).

The event arena is the heart of the riding facility. This indoor riding arena lives up to all the expectations a riders heart desires. The course has a fully automatic ebb and flow system. At major events and tournaments 2000 spectators can be seated on the grandstands, the arena is heated and flooded with light via the glass units. The arena is 40 x 60 m in size. And of course there is also a state-of-the-art sound system. As the name already suggests, this arena can also be used for events outside equestrian sports.

There are also 4 more indoor riding arenas in our offer. Two indoor riding arenas with the standard size of 20 x 40 m, one indoor riding arena with comfortable 30 x 50 m and a small arena of 10 x 20 m are at your disposal.

The property has three large indoor lunging arenas. All three arenas are 22 m in diameter.

One indoor lunging area has a fully automatic horse walker that can be used to walk eight horses at once. Two of the arenas have raised seats for trainers and spectators.

The 80 x 40 m jumping arena forms the main area of the equestrian centre. Thanks to its size and equipment, which includes a floodlight system, a modern sound system and an electronic big screen, heavyweight jumping tests can be held here. There are several possibilities for the spectators to follow the exciting competitions. In the standing room close to the action or in the cosy tents where refreshments are served.

The property has two dressage arenas measuring 60 x 20 m and 65 x 25 m. Both arenas have a Kirchhellen riding sand covering refined with ingredients for dressage events. Additional equipment includes the sound system, the floodlights, as well as the ebb and flow system for the perfectly watered sub-surface. Complete irrigation of the arenas and the horse watering places is guaranteed by own cisterns and wells.

The facility has 156 ultra-modern horse stalls. 97 stalls have a paddock. The other stalls could be retrofitted with a paddock. Every stable aisle has a solarium and an ample washing area. There is, of course, a recreation room and a tack room per aisle. The entire circulation areas are made of a rubberised sub-surface to minimise noise pollution. Each stable is equipped with a large light band and can be monitored by camera. Likewise, each area can be restricted from access by the individually programmed keyless system.

The inseminator station at the equestrian centre is famous beyond the surrounding borders. As one of the few stallion stations, the equestrian centre is also allowed to send frozen semen to other EU countries. Currently the stallion station consists of 13 approved stallions. The station has its own laboratory, a separate stable for the stallions and large separate paddocks. A treatment room for the veterinarian is also available!

Unna is a large city on the edge of the Ruhr area in North Rhine-Westphalia. The district town of Unna with approx. 68000 inhabitants is located approx. 15 km east of Dortmund. Unna has many retail shops, restaurants and cafés which invite young and old to linger. In the city centre there are sufficient multi-storey car parks and short-term parking spaces for the numerous visitors to the city. The property

motorway connection is almost perfect. Via the Kamener Kreuz junction which connects the A1 and A2, and the Dortmund/Unna motorway junction (B1 and A44), you can reach Germany in all directions as quickly as possible. The international airport of Dortmund is also only 10 minutes away by car. Touristically and historically, the remains of the city wall and the castle cast a spell over visitors, and Unna also has other typical Westphalian characteristics. The medieval town church towers above everything with its high tower.

Culture, leisure and tradition meet everything modern and future. There is always something going on here: whether it is a city festival, a fair or the Festa Italiana. In the last 10 years the equestrian centre has also attracted many visitors, riding students and renowned professional riders to Unna. This showcase equestrian project attracts around 90000 visitors every year.

Il Cavallo is known as a top caterer in Unna. The focus here is on fine Italian cuisine. The dining area is very high quality and comfortably designed. What is special is the large glass front that opens into the event arena. Thus you can follow the equestrian sports in the main arena while enjoying a good meal and a fine wine!

Kaufpreis:	EUR 19800000
Wohnfläche:	ca. 231 m2
Baujahr:	2006
Grundstücksfläche:	ca. 146910 m2
Objektzustand:	Sehr guter Zustand