



ANDALUS IMMO

Your Trusted Investment Advisor





Hotel in Hannover

DESCRIPTION:

The building is rented to a hotel chain which operates a four-star hotel on 6 floors. Another well-known hotel that was located there until 2009, after which the current group took over the site. The hotel's sleek, modern facade is a sight to behold. Elegant entrance welcomes guests with a touch of sophistication. With over 290 rooms, each room is tastefully decorated with modern furnishings and thoughtful touches. Centrally located, the hotel offers easy access to major attractions such as airport, train station, motorway, and the Trade Fair.



QUICK REFERENCE

Price € 52,000,000

INVESTMENT HIGHLIGHTS:

Year of construction:

1984

Modernization:

2010

Rental space:

Approx. 10,700 m²

Hotel rooms:

290+

Parking spaces:

175+

Annual rent:

€ 2.65 million

Factor:

approx. 20 times

WAULT:

approx. 22 years

KEY FACTS:

Start of the contract:

2009

Room size:

Approx. 15 m² to 35 m²

Rent per room:

€ 750

Additional areas:

Restaurant, Bar, Fitness, Wellness, event spaces





RENTAL:

POSITION	RENTED/ VACANT	RENTAL AREA	RENT PER MONTH	VALUE PRESERVA- TION	DURATION
GROUND FLOOR-6TH FLOOR	Rented	Approx. 10,335 msq	Approx. € 2,636,000	As of January 1st, without communication of lessor. pass- ing on 80%	2045
1ST FLOOR	Rented	Approx. 140 msq	Approx. € 17,033	If changed by more than 7.5% points.	Annual extension
2ND FLOOR	Vacancy	Approx. 175 msq	-	-	-
SUM	-	Approx. 10,650 msq	Approx. 2,653 million euros	-	-



PROPERTY AND DEVELOPMENT:

City:

Hanover

Hallways:

30+

Property size:

Approx. 5,400 m²

Architectural monument:

NO

Building burdens:

NO

Easements:

Transformer law and cable law, right of way and window law

MACRO LOCATION:

- State capital of Lower Saxony
- One of the 15 largest cities in Germany
- Most important economic location in Lower Saxony
- Largest exhibition center in the world with 500,000 msq of hall space
- University city with over 10 universities and 40,000 students
- Important traffic junction
- Cities in the catchment area are Hildesheim, Braunschweig, Wolfsburg, Göttingen, Hamburg and Magdeburg



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HANOVER IN NUMBERS

Residents:

546,635

Employees:

345,668

Purchasing power index (BRD = 100):

97.31

MICRO-LOCATION:

- The building is excellently located due to its proximity to the center and its connection to public transport.
- Local supplies are covered by numerous restaurants, cafés and retail stores in the immediate vicinity.

Unemployment rate:

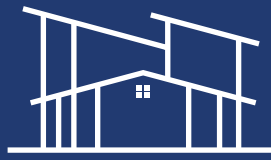
7.5%

Commuter balance:

122,953

LOCATION:

Airport, train station, motorway, and the Trade Fair is easily accessible from the hotel.



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INVESTMENT ADVISORS



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FOR FURTHER INFO!



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NOTES:

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