

# ANDALUS IMMO

**Your Trusted Investment Advisor**



## Hotel & Long-Stay Living

Re-development of Leipzig's most iconic historic building and residential project development with existing buildings. Projects with building permits for hotels, long-stay living, and apartments. The listed, iconic hotel will be developed into a multi-star hotel with 110+ hotel rooms and 70+ long-stay rooms. Building permit for the plot for a newly-built residential block to house 210+ flats. A master lease agreement is being negotiated for the operation of a brand hotel.





## QUICK REFERENCE

Price €40 million

### **PURCHASE PRICE:**

€40 million

### **CATEGORY:**

Hotel, Long Stay Apartments and Residential

### **YEAR OF CONSTRUCTION:**

early 1900s

### **ADDRESS:**

Leipzig

### **PLOT SIZE:**

approx. 8,085 m<sup>2</sup>

### **HOTEL SIZE:**

approx. 5,200 m<sup>2</sup>

### **RESIDENTIAL:**

approx. 2,880 m<sup>2</sup>

### **HOTEL LETTABLE AREA:**

approx. 11,090 m<sup>2</sup>

### **LONG-STAY LETTABLE AREA:**

approx. 9,060 m<sup>2</sup>

### **APARTMENTS LETTABLE AREA:**

approx. 15,700 m<sup>2</sup>

## **AREA CALCULATION (APPROXIMATION)**

### **LAND VALUE:**

€2,290 m<sup>2</sup>

### **HOTEL AND LONG-STAY GLA:**

20,160 m<sup>2</sup>

### **HOTEL GLA:**

11,100 m<sup>2</sup>





## QUICK REFERENCE

---

**LONG-STAY GLA:**

9,060 m<sup>2</sup>

**LIVING GLA:**

15,700 m<sup>2</sup>

**LIVING NLA:**

7,455 m<sup>2</sup>

**UNDERGROUND CAR PARK:**

1860 m<sup>2</sup>

**HOTEL CLASSICAL ROOMS:**

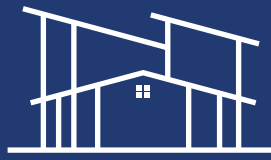
approx. 110

**HOTEL LONG-STAY SERVICED  
APARTMENTS:**

approx. 75

**RESIDENTIAL UNITS:**

approx. 210



ANDALUS IMMO

# INVESTMENT ADVISORS



CEO

**Mazen Uklah**



+49 (0) 15 73 / 0 04 72 80



mazen.uklah@andalus-immo.de



HEAD OF SALES

**Jameel Uklah**



+49 (0) 15 22 / 9 03 31 52



jameel.uklah@andalus-immo.de

## FOR FURTHER INFO!



[www.andalus-immo.me](http://www.andalus-immo.me)



+49 2663 / 9790021



info@andalus-immo.de



andalusimmo



andalusimmo



www.andalus-immo.me



andalusimmo




ANDALUS IMMO




NOTES:

## CONTACT US!

 [www.andalus-immo.me](http://www.andalus-immo.me)


 [info@andalus-immo.de](mailto:info@andalus-immo.de)

 +49 2663 / 9790021

 andalusimmo

 andalusimmo

 andalusimmo

  
ANDALUS IMMO

