



ANDALUS IMMO

Your Trusted Investment Advisor





Hotel with Conversion Possibilities

This is a four-star hotel located in Berlin, Germany. The property, built in the 1900s, offers an excellent investment opportunity with more than 255 elegant rooms and an area of approximately 4,755 m². The connection to public transportation is well-knitted. An above-the-ground and several underground stations are at a close distance.



QUICK REFERENCE

Price €86 million

PURCHASE PRICE:

€86 million

ASSET TYPE:

Hotel

TENURE:

Freehold

YEARS OF CONSTRUCTION:

mid-1900s

ROOMS:

250+

BUILDING:

1

FLOORS:

5+

PLOT SIZE:

approx. 4,755 m²

LETTABLE AREA:

approx. 16,890 m²

WALT:

18 years, contract with a change of control

LOCATION:

district Berlin-Kreuzberg

CONVERTABLE OPTIONS:

conversion of hotel into an apartment house

ACCESSIBILITY:

fast connection to Berlin hotspots via public transport

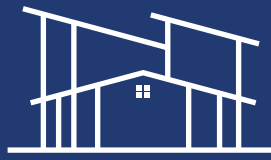


QUICK REFERENCE

CONVERSION POSSIBILITIES

APARTMENT OR STUDENT HOUSING:

The property has more than 5 floors. The building was built in the mid-1900s and refurbished in recent years and is well located in the district Kreuzberg. The property represents a unique opportunity for residential, student housing, or micro-living repositioning. It is very centrally located and sought-after in Berlin. A redeveloped property will be catering to a tenant clientele who values the modernity and prime location of the site.



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



+49 2663 / 9790021



info@andalus-immo.de



[andalusimmo](https://www.instagram.com/andalusimmo)



[andalusimmo](https://www.facebook.com/andalusimmo)



www.andalus-immo.me



[andalusimmo](https://www.instagram.com/andalusimmo)



ANDALUS IMMO


WEEKLY PLANNER


MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY

NOTES:

CONTACT US!

 www.andalus-immo.me

 info@andalus-immo.de

 +49 2663 / 9790021

 andalusimmo

 andalusimmo

 andalusimmo


ANDALUS IMMO

