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Contemporary Multi-Star Hotel in Berlin

The featured hotel resides in Berlin, Germany. It offers an exceptional location close to Berlin's city center and iconic attractions. Built in the early 2000s, this contemporary multi-star hotel boasts more than 100 rooms and over 20 apartments, each with a kitchenette, providing flexibility and comfort for guests. The hotel is well connected to public transport, with the underground station just a short walk away. Currently, 100% leased until 2033, the property guarantees a stable income stream. Its modern amenities, prime location, and efficient design make it an attractive investment in Berlin's bustling hospitality market.



QUICK REFERENCE

Price €34 million

PURCHASE PRICE:

€34 million

ASSET TYPE:

Hotel

NRI HOTEL:

approx. €1,255,000

YEAR OF CONSTRUCTION:

early 2000s

ROOMS:

140+ (20+ apartments)

BUILDING:

1

FLOOR:

5 – including ground floor

PLOT SIZE:

approx. 2,300 m²

LETTABLE AREA:

approx. 7,160 m²

WALT:

approx. 8 years

PARKING LOTS:

15+

PARKING LOTS:

Freehold

ADDRESS:

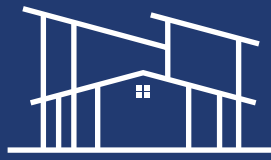
Berlin, Germany



QUICK REFERENCE

RISK ASSESSMENT

Overall, the property is in good condition. The favorable location, in the generally prospering submarket of Berlin-Mitte, supports a development strategy. The city of Berlin is in need of more residential units for its inhabitants. The property offers the possibility for redevelopment as a residential complex with commercial units on the ground floor.



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