



NECKARVILLEN

GLORAM

NECKARVILLEN

ADDRESS

Neckarstrasse 7 – 13
60329 Frankfurt/Main

USE

Hotel

PLOT

1,700 sq m

LETTABLE AREA | ZIMMER

8,000 sq m | 133

ARCHITECT

Luigi Fragola

The Neckarvillen are a unique boutique hotel in Frankfurt am Main. The ensemble of four listed buildings has been transformed into a 133-room hotel where Art Deco and classical modernism blend in perfect harmony. The hotel features a spa as well as the Le Petit Royal restaurant with its adjoining French Bento Bar.

PROPERTY

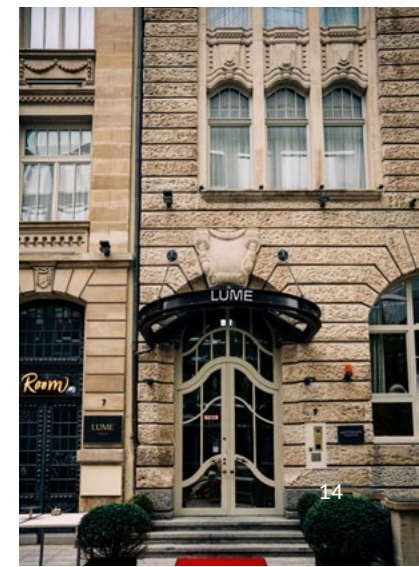
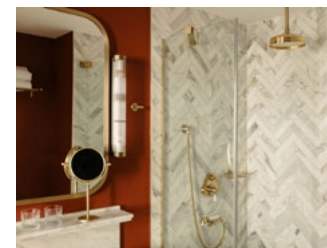
- 4-star boutique hotel
- Ensemble of four listed buildings from the early 20th century on a plot sized 1,690 sq m
- Year of construction 1905 and 1906, refurbishment and redevelopment 2017-2019 (Luigi Fragola Architects, Florence)
- Office redevelopment into a 133-room boutique hotel with a SPA, restaurant, and bar
- Neckarvillen are operated by LUME Boutique Hotels, a brand owned by Gloram Real Estate

LOCATION

- Frankfurt is the economic powerhouse in the heart of the Rhine-Main area with a population of 5.7 million inhabitants.
- Frankfurt, more than any other city, has become a symbol of Germany's economic strength and its global significance.
- Neckarvillen are located in the middle of Frankfurt's financial district in the traffic-calmed Neckarstrasse between Gallusanlage and Jürgen Ponto square, in the immediate proximity to the Frankfurt Opera and the New Jewish Museum.
- The ensemble of four listed buildings is in walking distance from the main train station and the shores of the river Main.



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ACQUISITION

2015 / Hotel opening in 2020



INITIAL SITUATION

Listed former bank administration buildings

Vacant properties with no plan for repositioning



PROJECT PLANNING / REDEVELOPMENT MEASURES

Complete gutting of the existing structures

Construction of a connecting bridge between the previously separated building sections

Conversion of the shell into a total of 133 hotel rooms, a restaurant with adjoining bar, and an in-house spa area

Implementation of the in-house hotel brand "LUME Boutique Hotels"

SELLER

Bank

(vacating an owner-occupied property; no capacity for repositioning in the office market)



POTENTIAL/OPPORTUNITIES

Unique micro-location between Frankfurt's banking district and central station district

Close coordination with the heritage authority, leveraging long-standing relationships to realize potential (conversion into hotel)

Conversion of the listed historic building into a high-quality boutique hotel in a prime business location under an "owner-operator approach"



RESULT

Fully occupied boutique hotel with a strong focus on premium service and hospitality

Inclusion in the "Marriott Autograph Collection"

Holding phase with sustainable distribution yield

NECKARVILLEN

FRANKFURT/MAIN



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