

MOTEL  ONE

one

TO DISCOVER



MOTEL ONE  
BARCELONA-CIUTADELLA



#### MOTEL ONE

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[www.motel-one.com](http://www.motel-one.com)

# LIKE THE PRICE. LOVE THE DESIGN.

Our brand is characterised by a unique combination of high-quality furnishings, exclusive design, first-class service and desirable inner-city locations – all at an extremely attractive price.

As pioneers of the budget design concept, we are always looking for new, innovative ways to further develop our vision.

MOTEL  ONE





MOTEL ONE  
GRAZ



MOTEL ONE  
HAMBURG-FLEETINSEL

# NEIGHBOURHOOD STORIES & ART

We like every location to have its own flair and flavour. Each of our hotels has a unique design and features different furnishings from leading international designers. We care about the local environment and work with local artists and artisans to engage with and promote the neighbourhood.







MOTEL ONE  
BARCELONA-CIUTADELLA



MOTEL ONE  
BERLIN-SPITTELMARKT



MOTEL ONE  
ZURICH



MOTEL ONE  
DUBLIN



MOTEL ONE  
PARIS-PORTE DORÉE



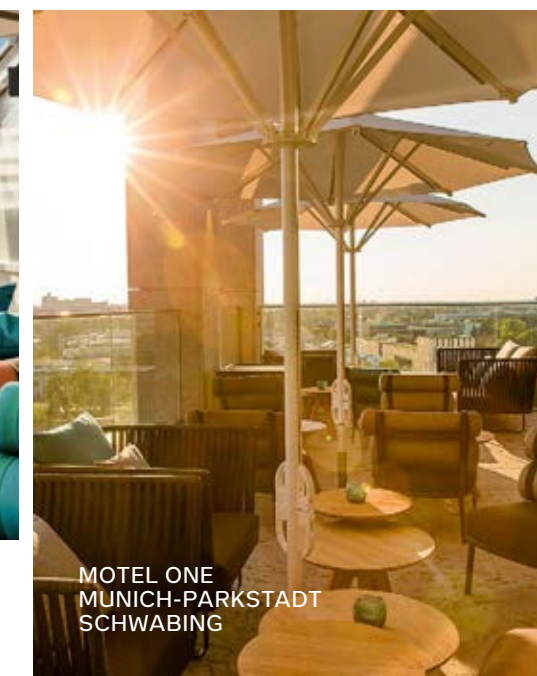
# LIFESTYLE BARS

Our commitment to the highest quality and first-class service is reflected in our stylish bars, which are open 24/7. Our guests can choose from a wide range of premium spirits. A special highlight is our exclusive selection of at least 40 exquisite gins – carefully chosen with a focus on regional distilleries.





# ROOFTOP BARS



Set against the city's skyline, our rooftop bars provide the perfect place to enjoy a sundowner or a nightcap in a relaxed atmosphere above the busy streets below. Whether you're after a cosy, high-energy or romantic end to the day, our rooftop bars provide the perfect setting.

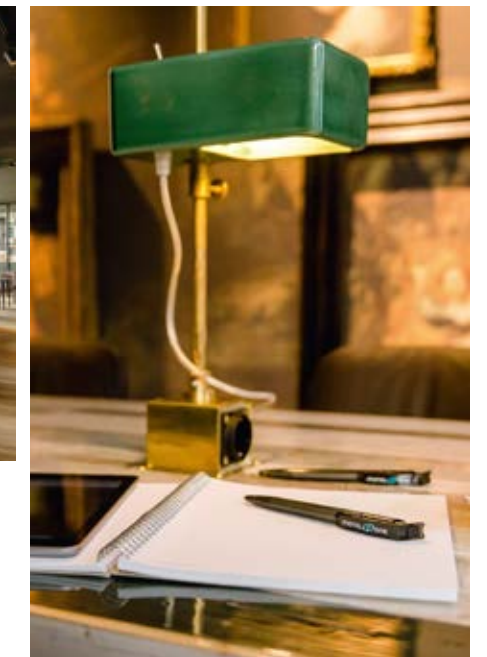
MOTEL ONE  
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MOTEL ONE  
MUNICH-PARKSTADT  
SCHWABING



# WORKSPACES

With 24/7 coffee, free Wi-Fi and designer furniture, our workspaces provide the perfect environment in which to catch up on work or get creative. Some of our hotels also have meeting rooms that guests can book if they require more privacy.





# AFFORDABLE LUXURY

Our guests experience exceptional sleeping comfort thanks to premium Egyptian cotton sheets and first-class box spring beds. Our carefully appointed rooms feature designer furniture and recognised brands to provide our guests with affordable luxury. We offer high-quality environments and stylish ambience at fair prices.

## RENOWNED BRANDS:

- Artemide lights
- LG 43" flat-screen TV
- Dornbracht bath fittings
- Hansgrohe Raindance shower
- Curtains from Swiss manufacturer Fischbacher
- Freifrau relax chair

## HIGH-QUALITY MATERIALS:

- Box spring bed
- Egyptian cotton
- Dark granite
- Organic amenities
- Fluffy 600 g towels





## MOTEL ONE BERLIN- ALEXANDERPLATZ 708 ROOMS

With a total of 708 rooms, our Motel One Berlin-Alexanderplatz is the largest Motel One hotel worldwide. Next door to the famous Berlin TV Tower, the city's iconic sights are within easy reach. The style of the cosmopolitan metropolis with its cultural diversity and pulsating urbanity can also be found in our spacious public areas and at our rooftop bar.



# NEW BUILDINGS



## MOTEL ONE AMSTERDAM 320 ROOMS

Our Motel One Amsterdam enjoys a prime location directly opposite the exhibition grounds and in close proximity to Amsterdam RAI Station. The centre of Amsterdam can be reached comfortably and quickly by bike as well as by public transport in just a few minutes.



## MOTEL ONE VIENNA-STAATSOPER 400 ROOMS

This hotel is a conversion of a listed art nouveau building from the late 19<sup>th</sup> century, situated in the neighbourhood of the famous opera house in the very centre of Vienna.



# HISTORICAL BUILDINGS



## MOTEL ONE EDINBURGH-ROYAL 205 ROOMS

Our Edinburgh-Royal location is housed in converted historical buildings from the 16<sup>th</sup> and 18<sup>th</sup> century and forms part of Edinburgh's Old Town – a UNESCO world heritage site.





# MIXED USE

## MOTEL ONE INNSBRUCK 234 ROOMS

Located right next to Innsbruck's main railway station. Our guests can treat themselves to refreshments from the rooftop on the 13<sup>th</sup> floor with two terraces, sit back on our country-style designer sofas and enjoy the view of the Nordkette – the jewel of the Alps.



## MOTEL ONE BERLIN-POTSDAMER PLATZ 239 ROOMS

This new construction is integrated into the Mall of Berlin, situated on Leipziger Platz and directly opposite the German Bundesrat (federal council) in the city's Mitte district.





# CONVERSIONS



## MOTEL ONE ULM 157 ROOMS

Opposite the impressive Ulm Minster we have transformed the former department store into a stylish, modern hotel with a stunning glazed rooftop bar.



## MOTEL ONE ROTTERDAM 180 ROOMS

Motel One Rotterdam welcomes guests in the heart of the city's pedestrian zone. Overlooking the famous 'Markthal' that inspired our design, the highlights here are the stunning ambience, panoramic bar and green roof terrace overlooking the city. Our hotel is located in a converted building that was once used for retail.



# REBRANDING

Motel One is looking for opportunities to rebrand existing hotels across Europe and the United States. We are flexible in terms of property type, as Motel One can support owners in rebranding activities to meet our brand requirements.

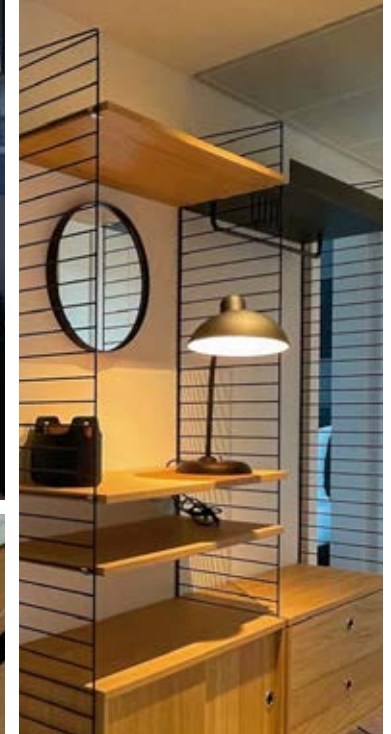
## MOTEL ONE COPENHAGEN 200 ROOMS

Motel One Copenhagen is a perfect example of the successful rebranding of an existing hotel. The building meets our location and product requirements and was easily integrated into our portfolio.



## MOTEL ONE HAMBURG-FLEETINSEL

This new state-of-the-art Motel One is located on a peninsula between the city's Herrengabenfleet and Alsterfleet canals.



This hotel also offers designer apartments for those who wish to stay for an extended period of time. The ONE LIVING apartments are fully furnished and equipped with air conditioning, a kitchen, high-speed Wi-Fi and a large flat-screen TV.



# ONE LIVING

## MOTEL ONE MADRID-PLAZA DE ESPAÑA 97 ROOMS

Our new brand conversion at the Plaza de España secures us another prime location in the lively city centre. The Gran Vía, Royal Palace and Teatro Real are all within easy walking distance.

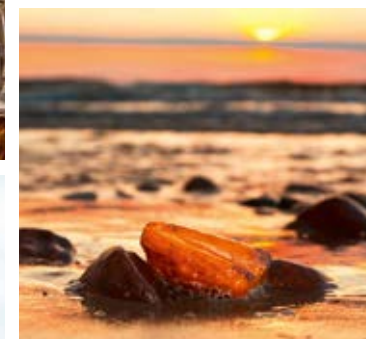




# COMING SOON

## MOTEL ONE ANTWERP 219 ROOMS

Welcome to Motel One Antwerp, where the design and interiors celebrate the world of fashion. Our location at the entrance of the fashion district is surrounded by boutiques, and concept stores, while the MoMu fashion museum and Fashion Department of the Royal Academy of Fine Arts are within walking distance.



## MOTEL ONE GDAŃSK 324 ROOMS

Located on Granary Island just a stone throw away from famous Długi Targ, we are part of an extensive mixed-use redevelopment. The lounge of Motel One Gdańsk reflects the characteristics of amber – flowing shapes, warm tones, transparency and reflections – a gemstone that is omnipresent in the Polish Baltic Sea city.



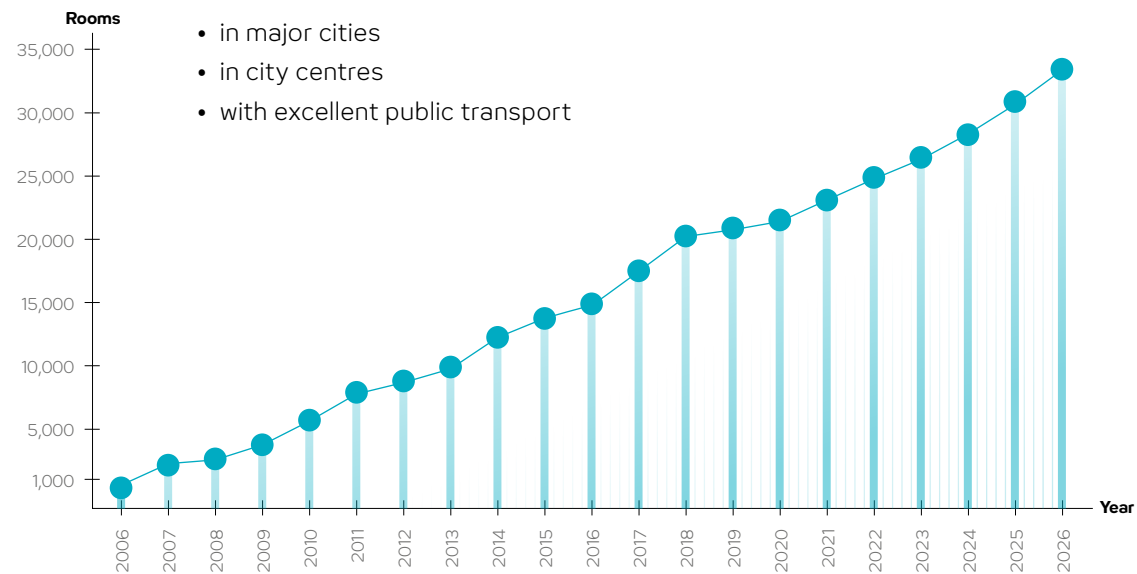


# CURRENT LOCATIONS

## EXPANSION

In its international expansion Motel One focuses on locations

- in major cities
- in city centres
- with excellent public transport





# INVESTMENT PARTNERS



**SWISS PRIME SITE**



**Family Offices**

# SELECTED AWARDS



# FINANCIAL REPORTS



# QUICK CHECK

## SITE

- New build
- Conversions
- Single or mixed-use developments
- Rebranding of existing hotels

## FORM OF CONTRACT

- Purchase
- Lease
- Joint Venture

## STANDARD ROOM

- Net internal area 16 m<sup>2</sup> per bedroom
- Including 3.5 m<sup>2</sup> bathroom
- Flexible room layout

## SPACE REQUIREMENTS

- Gross floor area 27 – 30 m<sup>2</sup> per bedroom (including all front of house and back of house areas)
- Minimum GFA 3,000 m<sup>2</sup>

## EXAMPLE OF A 300-BEDROOM HOTEL

All areas without corridors, staircases and technical rooms

- Front of house: 540 m<sup>2</sup>
- Back of house: 265 m<sup>2</sup>
- 3 guest elevators





# ONE PLANET. ONE FUTURE.



## OUR COMMITMENT TO SUSTAINABILITY AND CLIMATE PROTECTION

Our mission for both, Motel One and The Cloud One Hotels is to drive positive global change through our business endeavors. This encompasses initiatives such as climate protection, the procurement of sustainable goods, our recognition as a multi-award-winning employer, and our dedicated involvement in societal causes.



## SUSTAINABILITY CHAMPION

Motel One has won twice in a row the Sustainability Champion award. Motel One was recognised as 'Especially Sustainable'.

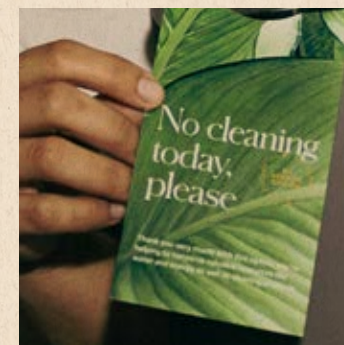


### CLIMATE PROTECTION

Over the last few years, we have already implemented far-reaching measures to cut our CO<sub>2</sub> emissions.

In the year 2022 we had a value of 2.1 kg CO<sub>2</sub>e per room night.\*

\* Value according to the HCMI standard. Calculations performed in collaboration with Schlange, Zamostny & Co. GmbH.



### MY SERVICE OPTION

Our guests can choose to skip room cleaning and help to save valuable resources such as cleaning products, water and electricity. Since its introduction, guests have helped to save:

**6 million litres** of water  
**13,600 kWh** energy  
**17,700 litres** of cleaning supplies



### GREEN KEY

Motel One and Green Key have signed a cooperation agreement to certify all hotels of the Motel One Group. The first hotels have already received the certification and the roll out across the group is ongoing.

For more information on  
**ONE PLANET. ONE FUTURE.**  
please request our brochure  
or visit our website:

[www.motel-one.com/en/nachhaltigkeit](https://www.motel-one.com/en/nachhaltigkeit)





## OUR BREAKFAST

A good day starts with a good breakfast. That is why we place high value on organic\* and Fairtrade products when selecting food for our breakfast buffet.

\*Organic certification Germany: DE-ÖKO-037

\*Organic certification Austria: AT-BIO-902



# CERTIFICATIONS



Motel One Berlin-Upper West  
in the building of Upper West  
Immobilien GmbH

Motel One Cologne-Waidmarkt &  
Motel One Cologne-Messe

## MOTEL ONE IS CERTIFIED!

We are home to various certifications.

## BUILDING

A growing number of our hotel buildings have been awarded sustainability certificates.

Motel One is proud to have received the following building certifications: BREEAM, DGNB, LEED® green building program.

A comprehensive list of our certified locations can be found on our website.

LEED®, and its related logo, is a trademark owned by the U.S. Green Building Council® and is used with permission.

BREEAM and the BREEAM logo are registered trademarks of BRE (Building Research Establishment Ltd.) and are used with permission.



Motel One Munich-Haidhausen

**BREEAM®**  
delivered by bre

Motel One London Tower-Hill

**BREEAM® NL**


Motel One Amsterdam



MOTEL  ONE





A low-angle, black and white photograph of several skyscrapers reaching towards the sky. The buildings are covered in scaffolding, suggesting they are under construction or renovation. The perspective creates a sense of height and scale.

THE  
CLOUD  
ONE  
HOTELS

ONE  
TO DISCOVER



# THE CLOUD ONE

HOTELS

Building upon the foundation of the successful Motel One concept, The Cloud One Hotels focus on enhancing guest experiences, embracing individuality, and championing sustainability. This new brand offers even more development flexibility, particularly for acquisitions. The new lifestyle brand is therefore an additional driver for growth and the exploration of new markets.



# THE NEW LIFE STYLE BRAND



# IT'S ABOUT TRAVELING AND EMOTIONS

## Individuality

Every trip, every city and every hotel is unique. With individual designs, events, different room concepts and individually selected F&B offers, each of The Cloud One Hotels tells its very own story.

## Experience

At The Cloud One Hotels we celebrate experiences - in our hotel and around it. To feel the vibe of a city, you have to move away from the crowds. Check out our exclusive wine bar or have one of our locally-inspired cocktails on the lounge terrace and mix in some authentic sounds from local DJs when the sun sets.

## Sustainability

A little bit of sustainability is not enough for us; at The Cloud One Hotels, it is at the forefront of everything we do - from bathroom products to sustainable design to energy use. We live sustainability and try to get better every day. We underline our commitment by using 100 percent green electricity from renewable sources, buying local and organic food and using sustainably-certified textiles. All our bathroom amenities such as shampoo, shower gel and body lotion are organic products.





# NEW YORK

The Cloud One New York-Downtown is located in the immediate vicinity of the World Trade Center complex, the 9/11 Memorial, Wall Street and Battery Park. The hotel has 326 guest rooms across 28 floors, including two rooftop suites with a superb view of the New York skyline and the Hudson River.

Inspired by the urban jungle of the big city, we picked up and continued this theme in a sustainable interior design concept: plants and natural materials like wood, rattan, leather and paper create a modern yet cosy atmosphere. The organic breakfast buffet includes locally sourced, artisan produce from Soho and Brooklyn. For the bar, a first class sommelier has curated a unique selection of 60 organic wines from US vineyards. The bar and terrace on the sixth floor invite our guests to enjoy a drink while the setting sun is reflected in the glass façades of the surrounding skyscrapers. A unique sound concept and a weekly rotation of DJs round off the experience.



# LET'S CELE BRATE NEW YORK



# COMING SOON

## HAMBURG KONTOR HAUS

The Cloud One Hotel is located in the Kontorhaus district of the city centre, which is characterised by early 20<sup>th</sup> century brick expressionism. The rooftop bar and terrace offer a view of the Elbphilharmonie concert hall and will feature events such as Sounds in the Cloud.

## DUSSEL DORF KÖ BOGEN

The Cloud One Dusseldorf-KöBogen is an architectural masterpiece by star architect Christoph Ingenhoven, who - together with Daniel Libeskind - has shaped the architecture of the new centre of Dusseldorf. The highlight of the hotel is the rooftop bar terrace and garden, which invites guests to relax and enjoy a fantastic view over the city.



# THE CLOUD ONE

HOTELS

