

**Glinde**

# Building plot with building permit for a hotel with 290 beds in Glinde

*Property ID: CC24224A025\_online*



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**PURCHASE PRICE: 1.790.000 EUR • LIVING SPACE: ca. 2.954,7 m<sup>2</sup> • LAND AREA: 3.018 m<sup>2</sup>**

**Property ID: CC24224A025\_online - 21509 Glinde**

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## At a glance

Property ID	CC24224A025_online	Purchase Price	1.790.000 EUR
Living Space	ca. 2.954,7 m <sup>2</sup>	Commission	Käuferprovision 6,25 % (inkl. MwSt.) vom Kaufpreis
		Total Space	ca. 4.450 m <sup>2</sup>

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# Energy Data

Energy Certificate Legally not required

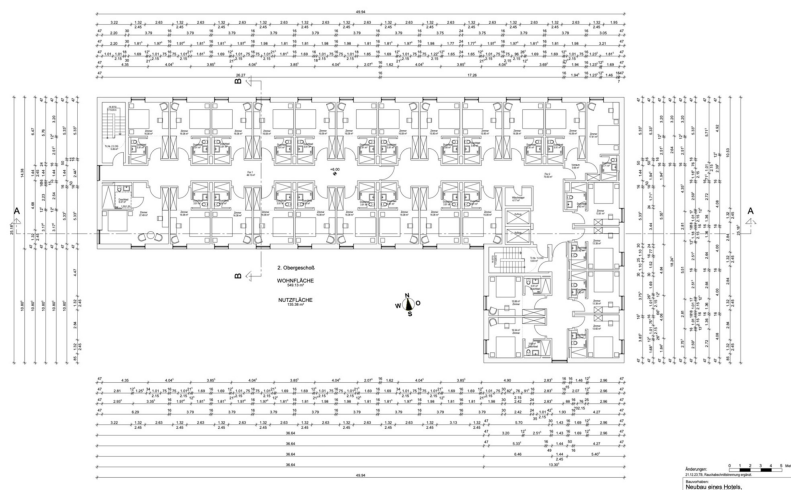
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This level building plot, with an area of approximately 3,000 m<sup>2</sup>, is located at the end of a residential street in the Glinde industrial park. The Bad Oldesloe building authority granted the building permit for this new hotel with 145 double rooms and 290 beds on May 17, 2024. The owner has since decided not to build the hotel himself and has exclusively commissioned us with the sale of the property. Here are the key details: - 145 double rooms / 290 beds - 27 parking spaces in the underground garage - 73 outdoor parking spaces on approx. 666 m<sup>2</sup> of land - Approx. 3,018 m<sup>2</sup> of almost level land - Large breakfast room and ballroom on the ground floor with approx. 420 m<sup>2</sup> - Terrace approx. 170 m<sup>2</sup> - Large roof terrace for additional catering facilities - Volume from basement to roof terrace: approx. 20,762 m<sup>3</sup> - Ground Coverage Ratio (GRZ) approx. 862 m<sup>2</sup> (862 / 3,018 = 0.285 and 0.8 is permitted) - Gross Floor Area (GFZ) 862 m<sup>2</sup> x 7 floors / 3,018 m<sup>2</sup> = 1.999 (2.0 is permitted) AREAS: - Room area 1st floor to 6th floor approx. 2,955 m<sup>2</sup> including bathrooms - Ground floor with breakfast room, ballroom, reception and offices approx. 701 m<sup>2</sup> - Usable areas from ground floor to 6th floor such as stairwells, laundry room etc. approx. 795 m<sup>2</sup>. Construction can begin very quickly upon request.

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## All about the location

Glinde, in einer verkehrsgünstigen Region zwischen den Autobahnen Hamburg - Berlin (A 24) und Hamburg - Lübeck (A 1) liegt dieser attraktiver Wirtschaftsstandort im Verdichtungsraum um Hamburg. So befinden sich auch 13 der deutschen Top-Unternehmen in Glinde.

In der Metropolregion gelegen, im östlichen Speckgürtel von Hamburg und nur ca. 2 Kilometer von der Hamburger Stadtgrenze entfernt, befindet sich dieses gut 3.000 m<sup>2</sup> große Grundstück in einer Anliegerstraße im Gewerbegebiet.

Glinde ist eine stark wachsende kleine Stadt, hier hat sich die Einwohnerzahl von 1970 bis Ende 2020 auf knapp 20.000 verdoppelt.

Das Grundstück ist ca. 1,5 km entfernt vom Zentrum Glinde und bietet Ihnen fußläufig:

Vabali Spa Hamburg/ Golf Gut Glinde Golfanlage/ Infiniti Fitness Club/ Sportpark Reinbek/ McDonalds

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## Contact partner

For further information, please contact your contact person:

Christoph Wissing

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Neue Gröningerstraße 13, 20457 Hamburg

Tel.: +49 40 - 22 61 62 200

E-Mail: [commercial.hamburg@von-poll.com](mailto:commercial.hamburg@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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