

## 4-star Hotel Am Spittelmarkt, Berlin

<b>Service(s)</b>	Project Management / Consulting
<b>Project Data</b>	
<b>Project Timeframe</b>	2008 - 2012
<b>GFA</b>	16.500 m <sup>2</sup>
<b>Number of Rooms</b>	250
<b>Investment Volume</b>	€ 30 M
<b>Consultant(s)</b>	Carsten Grauel
<b>Client</b>	Lagrande Projektentwicklung GmbH



The client plans to build a 4-star hotel on a lot at Spittelmarkt in Berlin Mitte.

Grauel Consultants was contracted to provide the necessary management services at the end of 2008 while the project was still in its development phase.

Phase 1 of the project (Development) focused on the following tasks:

- Location analysis with the creation of a hotel assessment by a hotel consultant.
- Preparation measures - for example, surveying, property and land assessment with investigation of previous construction.
- Signing of necessary neighborhood agreements
- Completion of an architect selection process with invited architects
- Pre-planning / feasibility study
- Creation of a preliminary construction request to address single issues relevant to the planning
- Operator selection process - negotiation and signing of a lease agreement

