

**A NEW LEVEL  
OF WELL-BEING.**



**AMEDIA  
HOTELS**

A brand by  **AHC INT.® CONSULTING AG**







WHO WE ARE

## AMEDIA - UNIQUE HOSPITALITY

AHC International AG with the brands of the AMEDIA Group have been a synonym for exceptional **guest experiences** and **promises of quality** with hospitality and Austrian **service culture** since 2008.

We successfully develop and operate hotels in the central European markets such as Germany, Austria, the Netherlands, Czech Republic and Poland in the **3- and 4-star category** with focus on **business & conference hotels**.

Our major strengths lie in the **building of new hotels** and **repositioning existing hotels** as well as the **conversion of office buildings into hotels**.



**AMEDIA**  
EXPRESS



**AMEDIA**  
HOTEL

**AMEDIA EXPRESS**

**BUDGET HOTEL**

**Location:** Near motorway intersections, airports and business parks

min. no. of rooms	80 - 180
Room size	16.7 m <sup>2</sup> net FS
total GFA per room	26 m <sup>2</sup>
Conference rooms	<input type="checkbox"/>
open-plan lobby concept	<input checked="" type="checkbox"/>
Parking spaces per room	0,7
Construction costs per m <sup>2</sup> GFA (estimated)	€ 1,400

**AMEDIA HOTEL**

**CONFERENCE HOTEL**

**Location:** B locations, cities with 25,000 inhabitants and above and a strong level of corporate business

min. no. of rooms	100 - 200
Room size	20-23 m <sup>2</sup> net FS
total GFA per room	30-34 m <sup>2</sup>
Conference rooms	<input checked="" type="checkbox"/>
open-plan lobby concept	<input checked="" type="checkbox"/>
Parking spaces per room	0,5-0,7
Construction costs per m <sup>2</sup> GFA (estimated)	€ 1,600



**AMEDIA**  
P L A Z A



**AMEDIA**  
L U X U R Y  
S U I T E S

#### AMEDIA PLAZA

## BUSINESS HOTEL

**Location:** Central locations in capital cities and cities with at least 300,000 inhabitants

min. no. of rooms	100 - 150
Room size	23-28 m <sup>2</sup> net FS
total GFA per room	35-40 m <sup>2</sup>
Conference rooms	<input checked="" type="checkbox"/>
open-plan lobby concept	<input checked="" type="checkbox"/>
Parking spaces per room	0,5
Construction costs per m <sup>2</sup> GFA (estimated)	€ 1,800

#### AMEDIA LUXURY SUITES

## LONG-STAY HOTEL

**Location:** Corporate locations with long stay potential

min. no. of rooms	50 - 100
Room size	27-35 m <sup>2</sup> net FS
total GFA per room	40-45 m <sup>2</sup>
Conference rooms	<input type="checkbox"/>
open-plan lobby concept	<input checked="" type="checkbox"/>
Parking spaces per room	0,5
Construction costs per m <sup>2</sup> GFA (estimated)	€ 1,800

A photograph of a modern hotel room, overlaid with a red tint and a white border. The room features a bed with white linens, a television on a white stand, and large windows with curtains. The text "POSITIONING OF AMEDIA HOTELS" is centered in white, bold, uppercase letters.

# POSITIONING OF AMEDIA HOTELS



UPSCALE



SELECT SERVICE / MIDSCALE



BUDGET



CLASSIC

MODERN

DESIGN ORIENTED









## STANDARDS


# BEST SERVICE COMBINED WITH THE LATEST TECHNOLOGY

The rooms and facilities in our hotels are designed to meet the requirements and expectations of business guests and frequent travellers.

A prominent feature is the **media package** which is also reflected in our brand name and is supported by a relaxing **sleeping experience**, an invigorating **shower experience**, zones that enable **efficient working** and a **business breakfast** that gets the day off to a good start.

It is important to us that the various areas of the hotels also offer **activities and comforts in the evening** such as sport on TV, bar snacks and activities that provide our guests with more information about their destination.

AMEDIA combines first-class service with the latest technology! Amongst other things, this includes **free phone calls** to 24 countries and free **high-speed internet and Wi-Fi** – a thing that guests have come to expect these days. Aspects such as design, lifestyle and art (e.g. Art Gutsche, Günther Edlinger) also play a central role in our hotels.



# AMEDIA WANTS TO GROW

## WHAT WE'RE LOOKING FOR

### FROM 2500 M<sup>2</sup> GFA VACANT OR CLEARABLE

- rental and leasehold properties
- Newly built and existing (hotel or office conversion)
- 2500 - 6000 m<sup>2</sup> GFA vacant or clearable at short notice
- approx. 26 - 35 m<sup>2</sup> GFA per room required; depending on brand
- no ground floor space necessary; spaces can still be used by high rent-income generating shops or restaurants/bars
- Properties can be shared with other tenants and used alternatively
- Properties are to be used as limited service business hotels with conference rooms (no full board or spa etc.)
- with sufficient parking space

## WHERE WE LOOK

# CENTRAL LOCATIONS

- Sites in cities: pop. from 25,000, near motorway intersections or airports from 80 rooms
- areas and towns offering good growth opportunities for new and innovative hotel products
- preferably in Austria, Germany, the Netherlands, Poland and Czech Republic

## WHAT WE OFFER

# MANY YEARS' EXPERIENCE

- long lease agreements (20 years +); contracts viable for banks and the capital market in terms of collateralisation, balance sheets and results
- over 3 decades' experience of developing, constructing and operating hotels
- If desired, AMEDIA may be used as a contractual partner in providing the furnishings and fixtures, accepting all risks relating to construction, deadline and cost
- Prompt answers and clear decisions relating to your project or existing property
- Modern branding concepts / innovative and effective technology and sales platforms



**AMEDIA HOTEL GMBH**

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