

HOSPITALITY
INTERCITYHOTEL
SCHIEDAM-
ROTTERDAM/NL





The planned and approved project IntercityHotel SCHIEDAM comprises a total gross floor area of 14 607 m² distributed over 19 floors. The total height of the building is 65 metres. The hotel will offer 283 rooms (22 of them long-stay), a spacious conference area, a restaurant, a bar and 750 parking spaces directly adjacent to the building.

The project will feature modern architecture and will be certified according to the requirements of the BREEAM sustainability level "excellent". This level already meets or exceeds the new EU taxonomy regulation for real estate in many areas.

The hotel is in the immediate vicinity of the railway and metro station, offering direct connections to Rotterdam city centre and Rotterdam the Hague Airport. As the first hotel of the Intercity "Next Gen" concept, it also represents a milestone for the brand and will point the way for future hotel developments.

- 1 263 m² plot size
- 14 607 m² gross floor area (GFA)
- Building dimensions: Length 48 m x width 25 m x height 65 m
- 19 floors
- 283 rooms, of which 261 standard rooms and 22 long-stay, 1 restaurant, 1 bar, fitness centre and conference area
- 750 parking spaces adjacent to the hotel
- BREEAM 4-star "excellent" certification
- Natural stone facade, green roof, and photovoltaic system



LOCATION SCHIEDAM-ROTTERDAM

Schiedam is a historic city in the province of South Holland. Known for its windmills, canals and distilleries, Schiedam offers its visitors a unique cultural experience. The neighbouring city of Rotterdam is the second largest city in the Netherlands and a major international port. Its modern architecture, vibrant cultural scene and diverse business activities make Rotterdam an attractive destination for tourists, businesspeople, and conference delegates alike.

With its proximity to Rotterdam and good transport links, Schiedam offers an extremely attractive investment environment for hotel development, as recent reports by CBRE and Colliers have shown.

The hotel project is situated in a prime location in the heart of the SchieDistrict development area, within an approximately 1.3 km² development of residential and commercial properties adjacent to the railway station and the A20 motorway.

OUR SERVICE PROVIDERS

The seasoned management team works with high profile experts in the industry to create high quality projects. Well reputed business partners are chosen for the design and construction phase.

**DREES &
SOMMER**

VAN AKEN
CONCEPTS | ARCHITECTURE | ENGINEERING

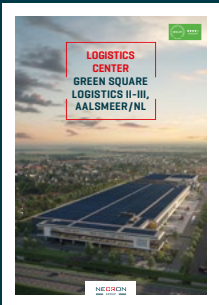
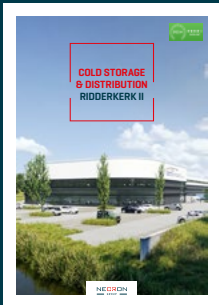
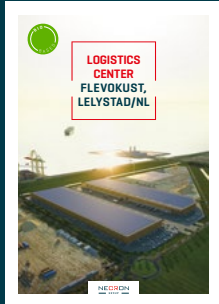
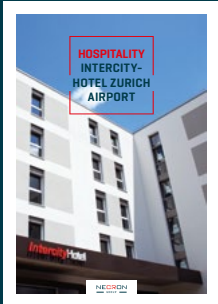
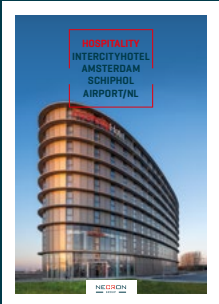
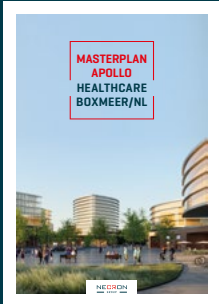
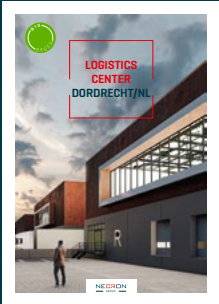
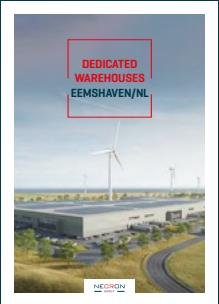
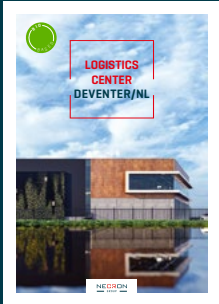
**AAN DE
STEGGE
TWELLO**

**TEN
BRINKE.**

Necron Group AG is a Swiss based real estate investment and development company. Necron's strategy is to secure plots for the development of light industrial, hotels, offices, secured warehouses, health care projects and other commercial buildings. Necron Group anticipates the market, creates supply chains and jobs. For that, Necron projects are specifically interesting for qualified investors.

Necron's projects are characterized by a consistent circular economy. In all its development projects, Necron strives for obtaining the highest BREEAM Standard.

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