

OFF-MARKET · TEASER · AGAINST BEST OFFER

Holiday-Home Site, Stoermthal Village Centre

Approx. 30 family holiday homes near Stoermthal — no development rights yet, zoning plan in a second supplementary procedure (adoption resolution outstanding); regional demand evidenced by the LAGOVIDA resort on Lake Stoermthal

6,252 sqm

project site (owner's figure) · development rights in procedure

**approx. 30
units**

family holiday homes
(planned)

**approx. 3,300
sqm**

living space (avg. ~110 sqm)

Best offer

structured bidding
process

Holiday-Home Site, Stoermthal Village Centre — Key Facts

ZONING

In procedure

No effective development rights at present. Zoning plan “Ortsmitte Stoermthal” (special recreation area) in a second supplementary procedure: first version declared invalid on 29 Feb 2024 (case 1 C 9/22), second adoption resolution 10 Jul 2024, partially suspended 15 May 2025 (case 1 B 65/25), out-of-court settlement of all parties 1 Aug 2025, third version approved 20 Apr 2026, public display 4 May – 2 Jun 2026 concluded — adoption resolution outstanding

SITE

6,252 sqm

Von-Watzdorf-Str./Von-Fullen-Str., 04463 Grosspoesna, district of Stoermthal — undeveloped. Area per the owner's figures; the layout of the current plan version is still to be finalised (special zones partially reduced in the third version). Servicing design available, construction status requested from the owner

PRODUCT

avg. ~110 sqm/home

Family holiday homes — higher absolute nightly rates, long stays, both sell-off and operator route possible

SETTING

Demand evidenced

Approx. two kilometres from Lake Stoermthal; the 4-star LAGOVIDA resort there (marina, beach and restaurants in operation) evidences demand in the region

LOCATION

15 min by car to Leipzig

(according to the offering documents) · part of the Leipzig Neuseenland lake district · Stoermthal Castle within sight

PURCHASE PRICE

Best offer

Structured bidding process · bid basis via the interactive calculators in the online exposé

All figures indicative; the data-room documents prevail. No legal or tax advice, no guaranteed returns.

Market anchors: rates actually achieved in the region

COMPARABLES, LEIPZIG NEUSEENLAND LAKE DISTRICT (RESEARCH 08/2026, SOURCES IN THE ONLINE EXPOSÉ)

Family home, Lake Hain (6 persons)	from EUR 158/night
LAGOVIDA harbour home (75 sqm) on Lake Stoermthal (approx. 2 km away)	approx. EUR 240–250/night
Center Parcs Germany, 4-person home	approx. EUR 240/day
Precedent single-unit sell-off: Hafendorf Hain (34 homes, 90–170 sqm, neighbouring lake)	successfully sold

Model assumption for this project (annual average)

ADR EUR 165–200 · 50–60%

VALUATION PRINCIPLE

Income per night

A holiday-home resort is an income-producing asset: $\text{ADR} \times \text{occupancy} \times \text{units} \rightarrow \text{net operating income} \rightarrow \text{capitalised at the market yield (German prime hotel yield: 5.1\%)}$.

DEMAND

growing

Platform overnight stays in Germany +13% (2025)
· Leipzig record: 2 million guests, 3.8 million overnight stays (2024).

RUN YOUR OWN NUMBERS

Online calculators

In the interactive exposé you set ADR, occupancy, cost ratio and cap rate yourself — your bid basis.

How to access the data room

1 · Interest

Submit your expression of interest online — the exposé link is sent automatically by e-mail

2 · NDA

Online confidentiality agreement (Sec. 126b German Civil Code) → data-room access

3 · Bid

Indicative offer / LOI in a structured bidding process — deadlines provided with exposé access

4 · Closing

Due diligence → notarisation · single-asset and portfolio bids covering both sites admitted — the sites are at different legal stages and must be assessed separately

Request exposé & data room

Submit your expression of interest online — the exposé link is sent automatically by e-mail

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