KEMNATER HOF APARTMENTS

Arrive. Relax. Feel at home. Promised!

PROPERTY BROCHURE · CORPORATE & PROJECT ACCOMMODATION

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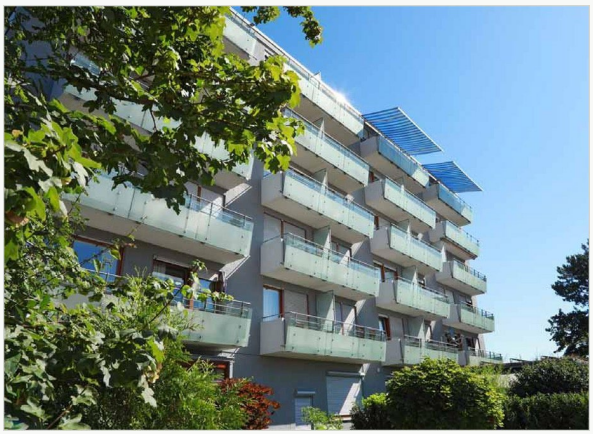


TEMPORARY LIVING FOR CORPORATES & PROJECT TEAMS

Why companies prefer to accommodate their employees with us

We offer much more than just a bed: our fully equipped apartments are tailored specifically for autonomy, living comfort, and maximum recovery for engineers, technicians, project teams, and business travelers.

Prime location in the Stuttgart area: Quiet and green in Ostfildern – just minutes away from Stuttgart Trade Fair, Airport, and the key industrial hubs of Esslingen and Stuttgart.

UP TO 40 APARTMENTS	UP TO 100 GUESTS	18 TO 120 m² LIVING AREA	24/7 SELF CHECK-IN
For solo travelers & teams	Large overall property capacity	From studios to 3.5-room apts	Contactless from 1:00 PM to 6:00 AM

QUALITY PROMISE · Our standards & benefits for corporate clients

GENUINE PRIVACY

Every apartment features its own private bathroom (shower/WC) and dedicated kitchen or kitchenette (exception: single room with fridge/microwave). No shared hallway bathrooms.

GUARANTEED SINGLE BEDS

Strictly separate, full-sized single beds for each team member. No shared double beds and no uncomfortable makeshift sofa beds.

BALCONY & RELAXATION

Almost all apartments offer a private balcony with open countryside views. Plus a large shared garden with 3 BBQ areas & sun terrace.

BUSINESS & FLEET PARKING

Spacious parking right at the property (suitable for vans & transporters), on-site EV chargers, as well as proper VAT invoices & collective billing.

RELIABLE HYGIENE

Weekly fresh towel change (every 7 days) and thorough apartment deep cleaning including fresh bed linen every 14 days.

24/7 SMART CHECK-IN

Contactless self check-in via automated key box daily from 1:00 PM to 6:00 AM – maximum flexibility even after late shifts.

FURTHER PROPERTY AMENITIES & SERVICES:

Highspeed-WLAN · **Car & transporter parking** · EV charging station on site · Laundry room (washers & dryers) · Vending machine in the building · Official mail & parcel reception · Landlord certificate for registration · **Monthly VAT & collective invoice**

1-Room Apartments & Suite

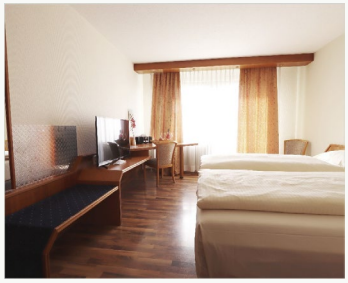
· Click the yellow button to open online photos & 3D tour directly

COST-EFFICIENT · FOR 1 PERSON | approx. 18 m² · Private Shower/WC · 1 Person

Small Apartment & Single Room (without balcony)

- **Small Apartment:** Cooking facility (1 hob, fridge, microwave), XL single bed & TV.
- **Single Room:** Without hob – fridge, microwave, XXL single bed, TV & desk.
- **Full privacy:** Every unit features its own private bathroom with shower and WC.

➜ View & 3D Tour: Small Apartment ↗



OUR MOST POPULAR · 1 TO 3 PERSONS | 23 – 30 m² · With Balcony · 1 to 3 Persons

1-Room Apartment »STANDARD«

- **Living comfort:** Bright living/sleeping room with private shower/WC, TV & desk.
- **Kitchenette:** Fully equipped with fridge, microwave, 2 hobs, sink & dinnerware set.
- **Beds & balcony:** Separate single beds (up to 3 guests) plus private balcony facing green fields.

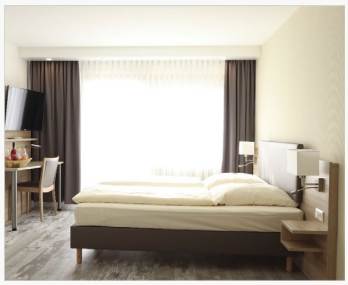
➜ View & 3D Tour: 1-Room Standard ↗

NEWLY MODERNIZED · 1 TO 2 PERSONS | approx. 29 m² · With Sunny Balcony · 1 to 2 Persons

1-Room »TOP APARTMENT«

- **Interior:** Modern new furnishings with sofa, dining table, wardrobe, bath/WC & TV.
- **Kitchenette:** Fully equipped incl. Tassimo coffee machine, fridge & 2 hobs.
- **Sleep & balcony:** Comfortable single bed (extra bed possible) and private sunny balcony.

➜ View & 3D Tour: Top Apartment ↗



PREMIUM INTERIOR · 1 TO 3 PERSONS | 23 – 30 m² · With Balcony · 1 to 3 Persons

1-Room Apartment »DELUXE«

- **Upscale design:** Contemporary interior, elegant shower/WC, and large dedicated workspace.
- **Kitchen unit:** Fully equipped with stovetop, microwave, fridge & dinnerware set.
- **Capacity & balcony:** Single occupancy or separate beds (up to 3 guests) and balcony views.

➜ View & 3D Tour: 1-Room Deluxe ↗

SPACIOUS LIVING STUDIO · 1 TO 4 PERSONS | approx. 35 m² · With Balcony · Bath + Separate Extra WC

1-Room Apartment »SUITE«

- **Spacious studio:** Approx. 35 m² living space with modern interior, sofa, table & TV.
- **Bath & kitchen:** Elegant shower room plus separate guest WC; kitchen incl. Tassimo machine.
- **1 to 4 persons:** Single use or separate single beds, plus private balcony with panoramic views.

➜ View & 3D Tour: 1-Room Suite ↗

Multi-Room & Team Apartments (60 – 120 m²) · Ideal for project teams, site managers & demanding corporate guests

SEPARATE ROOMS · 1 TO 4 PERSONS | approx. 60 m² · With Balcony · Bath + Extra WC · 4 Single Beds

2-Room Apartment / Flat (60 m²)

- **Separate rooms:** Separate living room and bedroom (60 m²) with up to 4 single beds.
- **Kitchen & living:** Large fully equipped kitchen, dining table, sofa, desk & TV.
- **Sanitary & balcony:** Comfortable bath/shower room, separate guest WC & balcony.

→ Photos & Details: 2-Room Apartment ↗

LUXURY AMENITIES · 1 TO 4 PERSONS | 60 m² · Designer Fireplace · Corner Tub & Shower

Premium Apartment »2-Room Flat« (60 m²)

- **Living ambiance:** Exclusive living area with ethanol fireplace, L-sofa, dining table & 2 TVs.
- **Spa bathroom:** Private wellness bathroom with large corner bathtub & separate shower.
- **Kitchen & balcony:** High-end fitted kitchen with full equipment and balcony facing greenery.

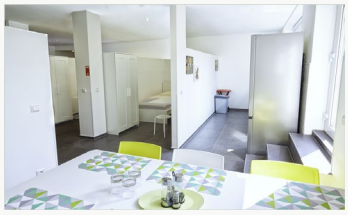
→ Photos & Details: Premium Apartment ↗

MAXIMUM LIVING SPACE · 1 TO 5 PERSONS | 120 m² · Large Sun Terrace · Whirlpool & Underfloor Heating

3.5-Room Luxury Apartment (120 m²)

- **120 m² spacious living:** Bright living room plus 2 separate bedrooms with single beds.
- **Luxury kitchen & bath:** Large open-plan kitchen, underfloor heating, whirlpool tub, shower & WC.
- **Sun terrace:** Very large private outdoor terrace with open countryside views.

→ Photos & Details: 3.5-Room Luxury ↗



TEAM APARTMENT · UP TO 4 PERSONS | approx. 120 m² · 4 Separate Alcoves · 2 Showers & 2 WCs

4-Bed Apartment (120 m²) with 4 Sleeping Alcoves

- **Privacy:** 4 separately partitioned sleeping alcoves for undisturbed rest in the team.
- **Sanitary capacity:** 2 shower rooms and 2 separate WCs – zero morning wait times.
- **Large dining kitchen:** Open kitchen with oven, stovetop, fridge, microwave & large dining table.

→ View & 3D Tour: 4-Bed Apartment ↗

COMMUNITY ROOM & GARDEN GROUNDS · Free use for all resident guests

NEW · FOR UP TO 30 PERSONS

Community Room with Panoramic Windows

Large panoramic windows facing the greenery: the perfect gathering place for cooking together, relaxing after work, team meetings, or movie nights.

→ View: Community Room ↗

BBQ & RELAXATION IN THE GARDEN

Idyllic Garden with 3 BBQ Stations

Three ready-to-use BBQ stations, outdoor dining tables, and sun terrace are available free of charge to all guests after work.

→ Visit Website & Send Inquiry ↗

OVERVIEW · Performance matrix & category comparison at a glance

CATEGORY	AREA	CAPACITY	KITCHEN & FEATURES	BALCONY & BATH	3D / PHOTOS
Small Apartment	**18 m²**	1 Pers. (XL bed)	1 hob, fridge & microwave	Private shower/WC	→ Link / 3D ↗
Single Room	**18 m²**	1 Pers. (XXL bed)	Fridge & microwave (no hob)	Private shower/WC	→ Link / 3D ↗
1-Room Standard	**23–30 m²**	1 – 3 Persons	Modern kitchenette, fully equipped	Balcony, shower/WC	→ Link / 3D ↗
1-Room Top Apt.	**ca. 29 m²**	1 – 2 Persons	Modern kitchenette compl. + Tassimo	Sunny balcony, shower/WC	→ Link / 3D ↗
1-Room Deluxe	**23–30 m²**	1 – 3 Persons	Modern kitchen unit, fully equipped	Balcony, elegant shower/WC	→ Link / 3D ↗
1-Room Suite	**ca. 35 m²**	1 – 4 Persons	Modern kitchen unit compl. + Tassimo	Balcony, bath + extra WC	→ Link / 3D ↗
2-Room Flat	**ca. 60 m²**	1 – 4 Persons	Large kitchen, separate living & bedrm	Balcony, bath/WC + extra WC	→ Link / 3D ↗
Premium 2-Room	**60 m²**	1 – 4 Persons	Fitted kitchen, fireplace & 2 TVs	Balcony, corner tub & shower	→ Link / 3D ↗
3.5-Room Luxury	**120 m²**	1 – 5 Persons	Open luxury kitchen, 2 bedrms, heated floor	Terrace, whirlpool & shower	→ Link / 3D ↗
4-Bed Apartment	**ca. 120 m²**	Up to 4 Persons	Large dining kitchen, 4 sleeping alcoves	2 showers & 2 separate WCs	→ Link / 3D ↗

TERMS & CONDITIONS · Included Services & Bookable Add-ons

INCLUDED & CLEANING SERVICES

- **Linen service:** Fresh towels every 7 days included.
- **Apartment cleaning:** Thorough deep cleaning & bed linen change every 14 days included.
- **Cleaning fee:** €75.00 / month gross for all units (extra kitchen cleaning billed upon actual effort).
- **Authorities & mail:** Landlord registration certificate provided; official mail & parcel collection at property.

OPTIONAL ADD-ONS (GROSS)

- **High-speed Wi-Fi: €30.00 per month**
- **Parking flat rate (car & van): €49.00 per month**
- **Additional fee for dog: €100.00 per month**
- **Washers & dryers:** Available for a fee via coin slot

** All rates are gross inclusive of statutory VAT.*

Book your team easily & hassle-free!

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→ Book online now ↗