



**PRESS RELEASE**  
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## **ECE hotel fund signs 20-year lease with Palladium Hotel Group for €140m Bonvecchiati Hotel in Venice**

- **The Only YOU Bonvecchiati Hotel with 168 rooms will open in spring 2025**
- **Repositioning as Venice's leading 5\* lifestyle hotel**
- **ECE's hotel fund's seed asset exemplifies the value-add strategy**

ECE Real Estate Partners and The Palladium Hotel Group have signed a 20-year contract for the operation of the Bonvecchiati Hotel in Venice by its boutique lifestyle brand Only YOU Hotels. The hotel ensemble has recently been acquired by the ECE European Lodging Recovery Fund in a joint venture with hotel developers Soravia and denkmalneu and is being comprehensively refurbished and repositioned. This marks the completion of the planning phase for the repositioning of the ensemble, which is located in the heart of Venice.

The renovation will result in connecting the Hotel Bonvecchiati and Palace Bonvecchiati Hotel through an innovative design that establishes a central lobby and enhances the revitalized central courtyard, which will become the exclusive entrance to the future 5-star hotel. With 168 rooms it will be the largest high-end lifestyle hotel in San Marco, only a short walk from all major attractions such as St Mark's Square, the Rialto Bridge and the La Fenice opera house. The hotel will feature a spacious terrace overlooking the canal as well as a private jetty. Guests can enjoy the buzz of the popular Calle Goldoni and Calle dei Fabbri, linger in the two restaurants, enjoy several bars, the "Breakery" café and the inviting lounge, or relax in the idyllic courtyard. The hotel is to be completed by 2025.

The exceptional combination of a first-class location, an innovative architectural concept and a floor area of approx. 10,000m<sup>2</sup> caught the interest of many hotel operators during the international search conducted. Amongst these, Palladium Hotel Group, with its boutique lifestyle brand Only YOU Hotels, was the most suitable combination for the joint venture partners to make the most of this outstanding hotel project. The combination of a high-end lifestyle concept and curated gastronomic proposals, that Only YOU Hotels represents, aligned with the groups international expertise and strong financial standing, that Palladium Hotel Group presented, lead to the signing of the 20-year lease.

Ascan Kókai, Principal at ECE Real Estate Partners, highlights: "The institutional lease agreement now signed matches perfectly the value-add strategy of ECE's hotel fund. It is a hybrid lease with an indexed and guaranteed minimum rent and a variable turnover rent. Fund investors benefit from both inflation protection and upside potential with a capex of €40 million."

Palladium Hotel Group has over 50 years of experience and operates 40 hotels and over 13,000 rooms, distributed amongst six countries: Spain, Mexico, Dominican Republic, Jamaica, Italy and Brazil, and manages nine brands. The hotel group treasures a solid expertise both in holiday and urban destinations. Palladium Hotel Group is therefore ideally positioned to establish the high-end lifestyle hotel segment in the city of Venice, one of the most desired destinations by travelers around the world. So far, there is no comparable product on this scale on the Venetian market. San Marco is dominated by luxurious, traditional grand hotels on the one hand and medium-sized

tourist hotels on the other, allowing the Only YOU Bonvecchiati Venice to usher in a new era of the hotel industry in Venice.

The interior design is created by Lázaro Rosa Violán (Barcelona). The owner was advised by DLA Piper (Milan) in the lease negotiations and Andersen (Venice) on corporate and tax matters. Christie & Co (Vienna) managed the operator search. MRP Hotels (Vienna) render interim management services.

#### **About ECE Real Estate Partners**

The internationally renowned ECE Group is one of Europe's largest property managers, managing real estate assets with a total value of more than 31 billion EUR. ECE Real Estate Partners is the institutional fund management business of the group. Its ECE European Lodging Recovery Fund, a Luxembourg based discretionary pooled vehicle, is the leading partner in this project. Solely looking at hotels, ECE Group has realized and planned over 3,500 keys, ranking it among one of the leading hotel developers in Europe. Further to that, ECE's dedicated hotel team has extensive expertise in the entire hotel life cycle from acquisition to development and renovation to exit. Founded in 1965 by mail-order pioneer Professor Werner Otto (1909–2011), the ECE Group is still owned by the Otto family. The Otto family office owning ECE Group is also invested in a portfolio of hotels in leisure markets and is the largest shareholder (25%) of Ruby Hotels. For more information, please visit: [www.ecerep.com](http://www.ecerep.com) and [www.ece.com](http://www.ece.com)

#### **About SORAVIA**

SORAVIA is one of the leading real estate companies in Austria and Germany, with a realized project volume of over 7 billion euros. With over 140 years of experience in the construction and real estate industry, the name Soravia stands for expertise and continuity. Today, SORAVIA offers 360-degree real estate competence, covering the entire life cycle of a property for its customers and investors. Its core business covers areas such as project development, investment and asset management, hospitality, and property and facility management. Additional investments, such as numa and Ruby Hotels, as well as LOISIUM, complement the portfolio. With all of its holdings, SORAVIA employs about 4,210 employees. For more information visit: [www.soravia.at](http://www.soravia.at)

#### **About Denkmalneu**

denkmalneu group was established in 2011 and specializes on conversions and re-developments of commercial and mixed-use properties in Europe's most advocated inner-city locations. With over 2,000 units built, a total construction volume of more than €500 million and their experienced team of leading experts, denkmalneu proudly is one of Germany's leading boutique developers. The group focuses on the architectural concept and repositioning of each individual project in-house. With this holistic approach denkmalneu gained to date already over 20 awards in various fields such as project management, architecture, design, hospitality and gastronomy.

#### **About Palladium Hotel Group**

Palladium Hotel Group is a Spanish hotel chain with over 50 years of experience, owned by Grupo Empresas Matutes (GEM). The group operates 40 hotels and over 13,000 rooms, distributed amongst six countries: Spain, Mexico, Dominican Republic, Jamaica, Italy and Brazil, and manages nine brands: TRS Hotels, Grand Palladium Hotels & Resorts, Palladium Hotels, Palladium Boutique Hotels, Fiesta Hotels & Resorts, Ushuaia Unexpected Hotels, Only YOU Hotels, BLESS Collection Hotels and the Hard Rock Hotels Brand under licence with three hotels in Ibiza Tenerife and Marbella. Palladium Hotel Group is characterized by its philosophy of attention to its team and to offering its clients high quality products and services. [www.palladiumhotelgroup.com](http://www.palladiumhotelgroup.com)

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