



SITE PROFILE

Land requirements for TIN INN modular hotels

TIN INN is the only hotel chain that, through **serial construction** and the digitalisation of operations, is already **profitable at just 20 rooms** — while staying radically sustainable. That's why we continuously look for the right sites.

WE'RE LOOKING FOR LAND. The key facts at a glance

40–100 k INHABITANTS TARGET TOWNS	800–2,000 m ² PLOT SIZE PER SITE	4 mo. BUILD TIME EX WORKS	100 % REVERSIBLE REMOVABLE
--	---	--	---

This is what the ideal TIN INN site looks like. This profile bundles all land criteria: target area, development plan, building footprint, location, exclusion criteria and acquisition models — plus the documents we need for review.

WHAT WE LOOK FOR

Target area · Plot · Development plan

01 TARGET AREAS

- **Mid-sized towns:** 40,000 – 100,000 inhabitants
- Commuter belts of major cities
- ✗ A- and B-cities are **explicitly not** our focus

02 PLOT

- **Zoning:** commercial or mixed-use area
- **Size:** 800 – 2,000 m² per 20-room site
- **Site types:** option, brownfield and residual plots, infill gaps

Note on size: The 800 – 2,000 m² refer to the **entire** plot area — including parking, setback and fire-protection areas, access and servicing. Not just the building footprint alone.

03 DEVELOPMENT PLAN — MANDATORY REQUIREMENTS

- ✓ Use class **lodging establishments** permitted
- ✓ **3 full storeys** permitted
- ✓ Permitted building height **min. 9.3 m**
- ✓ All three points are **mandatory**, non-negotiable



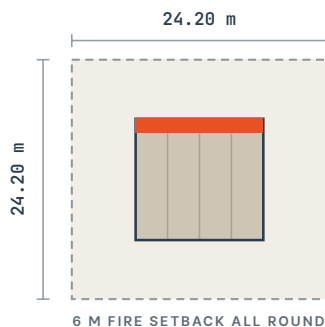
TWO BUILDINGS, ONE SYSTEM

Building & location

A TIN INN starts with **20 rooms** and always the same dimensions. If the site performs well, it expands to the **TIN INN Max** with 40 rooms. The dimensions below include the **6 m fire-setback zone all round**.

TIN INN

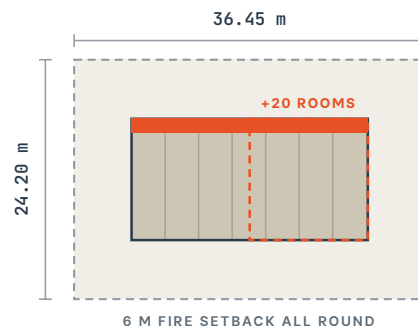
20 rooms



DIMENSIONS W x D BUILDING FOOTPRINT
24.20 x 24.20 m ~586 m²

TIN INN MAX

40 rooms



DIMENSIONS W x D BUILDING FOOTPRINT
36.45 x 24.20 m ~882 m²

Plan for reserve space. The difference to the plot size goes to parking, setback and fire-protection areas, access and servicing. The expansion to TIN INN Max is optional — but the reserve space should be built into the plot layout from the start.

04 LOCATION REQUIREMENTS **MANDATORY**

- ✓ Excellent links to **motorway, major road or (suburban) rail**
- ✓ Proximity to at least a **mid-sized industrial or commercial estate**
- ✓ **Dining options and/or local shops** in the immediate vicinity

EXCLUSION CRITERIA

What rules a site out for us

05 NOISE EXPOSURE

No direct location near strong noise sources:

- ✗ Larger railway stations
- ✗ Busy railway lines
- ✗ Motorways
- ✗ Heavily used main & through roads

06 ODOUR EMISSIONS

No proximity to odour-emitting facilities:

- ✗ Sewage treatment plants
- ✗ Waste and disposal facilities
- ✗ Biogas plants
- ✗ Other odour-intensive operations
e.g. livestock farming, emitting food processing

07 ACQUISITION MODELS

- **Purchase** — fair price, swift and reliable process
- **Ground lease / lease** — from 20 years term
TIN INN buildings are 100% reversible — interim uses are possible too.

08 WHAT WE NEED FOR REVIEW

- ✓ Site address
- ✓ Photos of the site
- ✓ Sketch of the placement on the plot
- ✓ Price / lease expectation



OFFER A SITE.

Know a suitable site? Send us the key facts — our expansion team will get back to you shortly.

OFFER A SITE »

EMAIL

expansion@tin-inn.com

WEB

tin-inn.com/expansion