



– PRESS KIT –

MY TEAM Apartments

LIVING AND WORKING
WHERE OTHERS SPEND THEIR HOLIDAYS

Kempinski
HOTELIERS SINCE 1897


Kempinski Hotel
Berchtesgaden
BAVARIAN ALPS



MY TEAM Apartments at Kempinski Hotel Berchtesgaden

THE NEW STAFF ACCOMMODATION

Modern, bright and fully equipped – that's what awaits the tenants of the new MY TEAM Apartments. The new complex has been built just a stone's throw away from the Kempinski Hotel Berchtesgaden in order to offer their employees attractive accommodation within walking distance to the property. It was not merely accommodation that was created but also

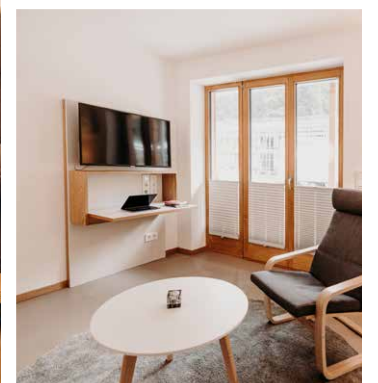
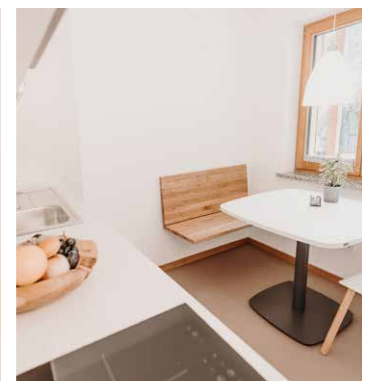
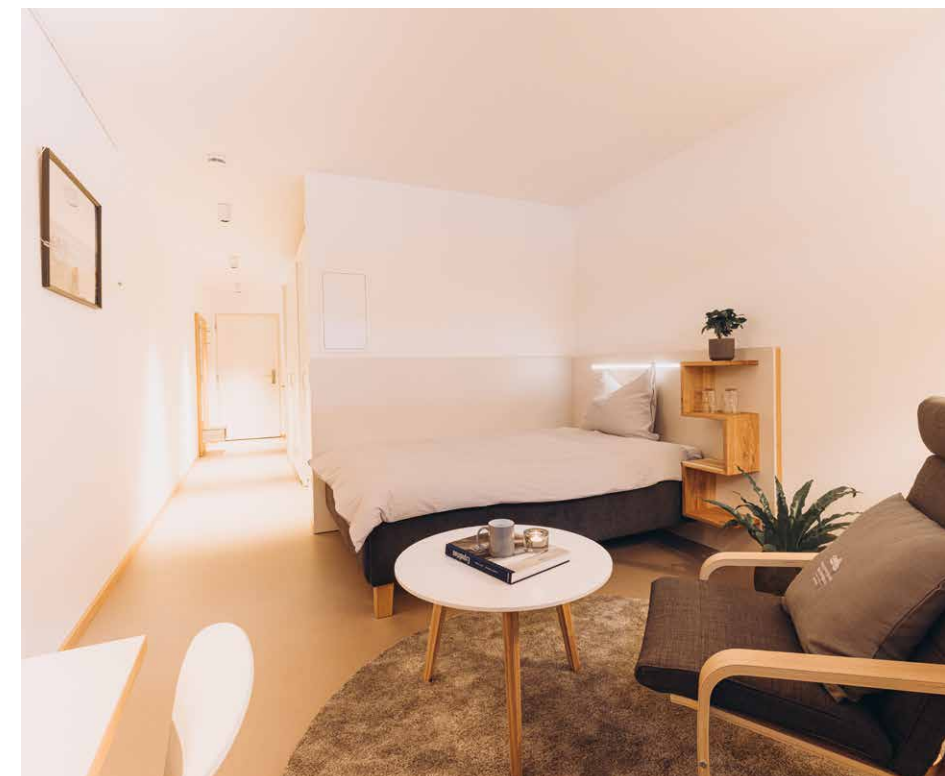
a place of well-being, which took thoughtful and thorough planning. Part of the planning process was a round-trip to eight staff accommodation complexes in Germany and Austria for inspiration and to establish the benchmark for high-quality living quarters. Furthermore, a survey among the staff identified the future tenants' needs and requirements.

FACTS

- 64 units
- 31 sqm per unit
- Located directly next to the hotel

FACTS

- Underground parking, cellar unit and packing station
- Fitness and boulder room, community area, laundry room



— History of the — MY TEAM Apartments



2015

Take-over of the property by Kempinski

2017–2019

Renovation of the existing accommodation for the hotel's trainees

2017

Benchmark visit to eight of the most modern staff accommodation complexes in Germany and Austria

2019

Planning phase of the MY TEAM Apartments commences



2020

Preparation of the building works starts

2021

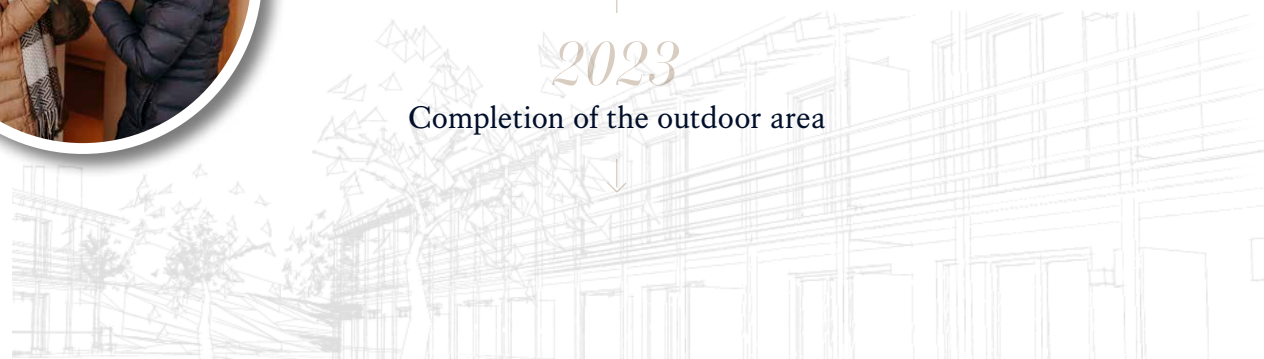
Completion of the shell construction, start of the interior work

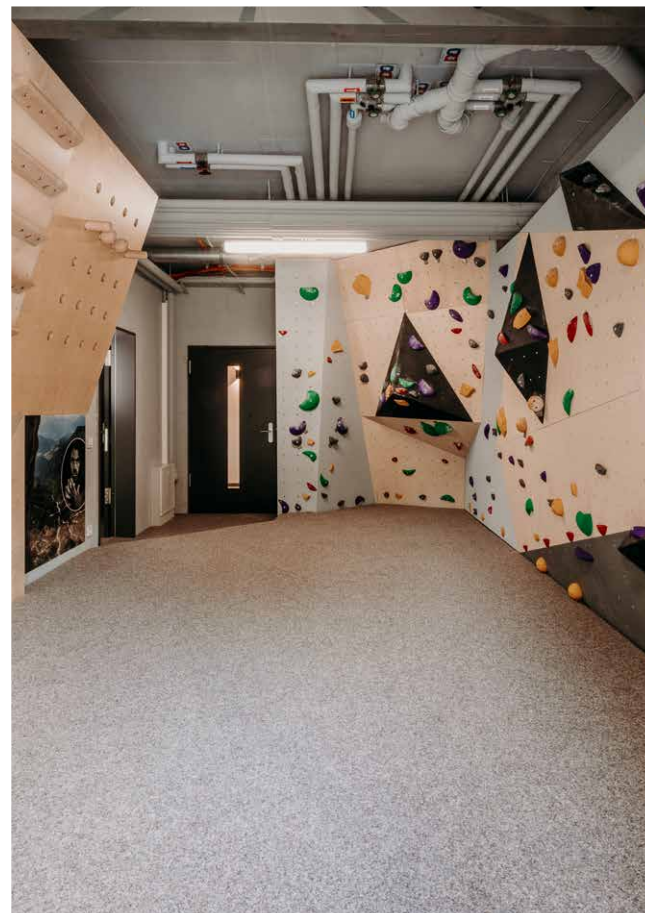
2022

In December, the first tenants move in

2023

Completion of the outdoor area





— MY TEAM, my wishes —

A COMFORTABLE RETREAT TO CALL HOME

“Every single day, our employees work very hard to make our guests’ stay at the Kempinski Hotel Berchtesgaden truly memorable. With the MY TEAM Apartments, we want to show our staff our appreciation of their commitment. So instead of simply offering practical accommodation, we wanted to create a place for our colleagues to feel at home.”

Werner Müller
General Manager
Kempinski Hotel Berchtesgaden



The planning of the MY TEAM Apartments has been a team effort from the start: Human Resources, the Marketing department, Technical Services and the General Manager’s office came together to form a project team. But also, the future tenants – the staff of the Kempinski Hotel Berchtesgaden – were given the opportunity to get involved in the creation of their new home. In a survey, they were asked for their wishes and requirements for the new staff houses.

They should be cosy – this requirement was met by using light wood and a warm colour-scheme. The enclosed bathroom between living and eating areas functions as a natural space divider

and noise reducer. For the communal dining area, the tenants asked for cooking facilities. A fully equipped, high-quality kitchenette is an inviting area for cooking and eating together.

One requirement of the staff, to enable them to stay in shape and to counter-balance work, was a gym. This has been built on the ground floor overlooking the lush green surroundings and has a spacious terrace with outdoor fitness equipment, creating a tempting outside workout area. Climbing fans just love the boulder room which they use to train for tours in the nearby mountains.

Amenities

PRACTICAL AND COSY ALONG WITH ALL MODERN CONVENIENCES

With over 31 sqm, all 64 apartments offer all the modern comforts to live well and feel good. The kitchenette is equipped with an induction stove and a cosy seating area. Cleverly framed by a built-in closet, the inner bathroom with a shower separates the living from the kitchen area. The comfortable living area is furnished with a 1.4 m wide bed, an easy chair with a small coffee table, a desk and a modern flat-screen TV. The high-speed Wifi is provided by the hotel. A balcony

or terrace with a view over the green inner courtyard offers ample space for balmy summer evenings outside.

Additionally, every apartment comes with designated storage space in the cellar and one reserved underground parking spot. A communal laundry room with washing machines and dryers, as well as a private packing station for all staff for package deliveries round up the amenities.

FACTS

- Kitchenette with induction stove
- Built-in closet
- Comfortable seating area

FACTS

- Fully equipped apartment
- Balcony or terrace overlooking the inner courtyard



— Leisure Time and Sports —

BEING ACTIVE TOGETHER

The large and modern gym offers everything a fitness enthusiast needs to get their heart beating faster. Free weights, various cardio machines including treadmill, stepper and peloton bike are always available for staff members to train whatever the weather. The outdoor calisthenics station is another highlight.

Climbers can challenge themselves in the separate boulder room featuring several courses with different levels of difficulty. Outside the boulder room, a slackline has been mounted to improve the climbers body tension and balance. The boulder room has been designed with the support of extreme climber Thomas Huber,

who also inaugurated the room. The climbing professional set up the first routes himself and eternalised himself with a small challenge for the staff: the “Huber Route” that speaks of his experiences in the mountains and which will remain unchanged.

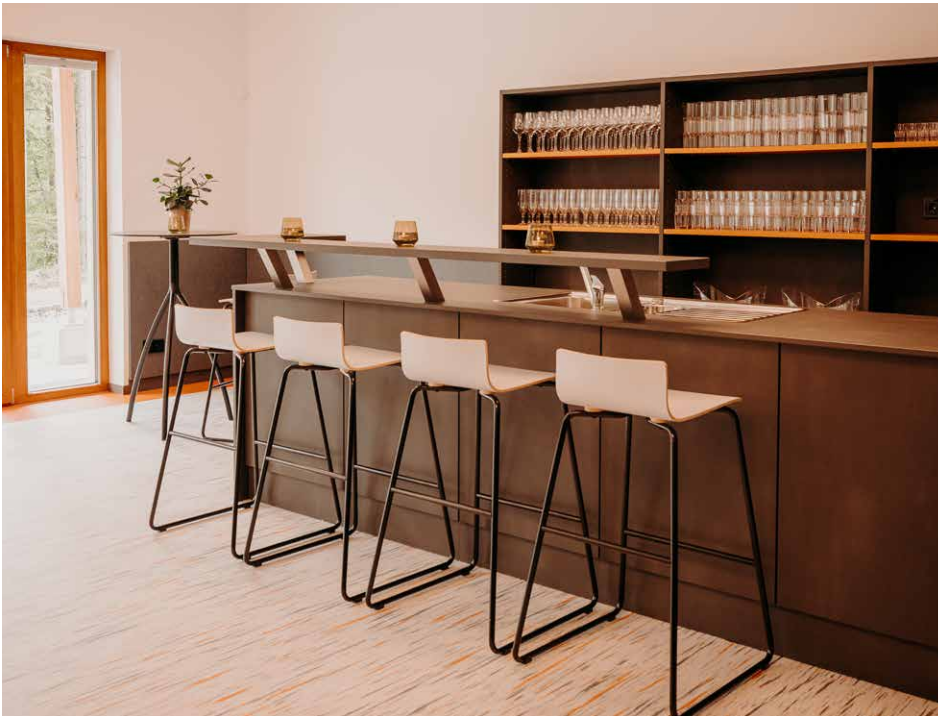
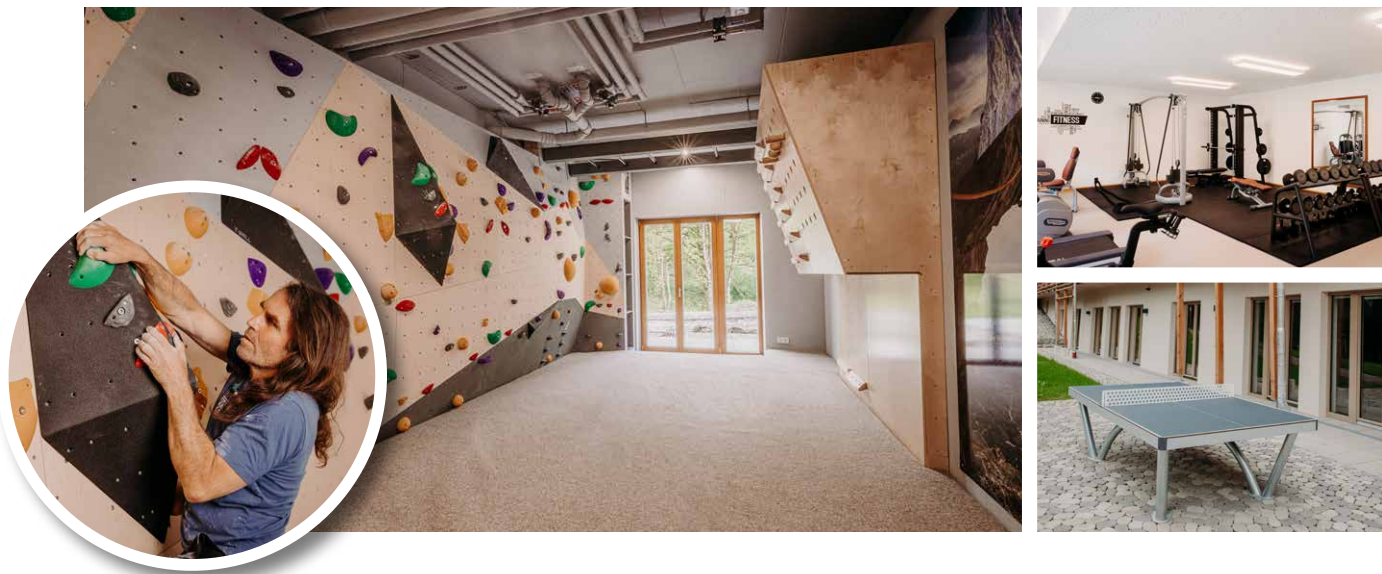
Exciting after-work battles will be fought out on the table tennis plate on the terrace or on the badminton field in the garden of the MY TEAM Apartments. To cool down, the staff can use the mountain stream with its natural Kneipp basin, which General Manager Werner Müller installed himself.

FACTS

- Gym with state-of-the-art equipment
- Incl. free weights, thera bands, fascias rolls
- Table tennis

FACTS

- Work-out opportunities outside on the terrace or at the calisthenics station
- Boulder room with “Huber Route” designed and set up by extreme climber Thomas Huber



CELEBRATING TOGETHER

Summer and Autumn parties, BBQ or mulled wine evenings, birthdays or anniversaries – the communal room at the MY TEAM Apartments is available to cater for every festive occasion and can be booked by any staff member for

private functions. Besides the communal room, the BBQ area next to the mountain stream has become a popular spot for social gatherings after work.

COME TOGETHER

The communal room at the MY TEAM Apartments is not only available to the tenants of the apartments but to all staff members of the Kempinski Hotel Berchtesgaden. It is used for meetings, trainings and get-togethers in order to meet up outside the hotel environment, to be able to communicate freely and to invite an open and safe feedback culture. Furthermore, the room

is being used once a week for German lessons for all members of the team who are non-native speakers. For those who are looking for a peaceful retreat or some space outside, the green inner courtyard of the MY TEAM Apartments is the perfect answer. Relaxing loungers and benches are ideal for some quiet time or intimate chats among colleagues and friends.

FACTS

- Communal room for team events or private functions

FACTS

- BBQ area for social get-togethers outside
- Peaceful retreats in the inner courtyard



— Sustainability —

FOR STAFF AND ENVIRONMENT

Whilst planning the MY TEAM Apartments, a major focus was put on minimising the impact on nature and the environment. The perfect spot on which to build the apartments was quickly found. The proximity to the hotel reduces the commuting time for the staff to a minimum and makes car journeys redundant. Trees have been planted and, right next to the building, a wild-flower meadow offers refuge and food to bees and numerous insects.

A photovoltaic system, a cogeneration unit, and a heat pump secure the electricity and heat supply of the apartments in an environmentally friendly way. The organic waste of the apartment block is disposed of through a biogas facility. The corresponding waste separation systems are integrated not only in the houses but also in the kitchenettes of every apartment. Furthermore, the staff members participate in regular rubbish collecting activities in the nearby surroundings of the hotel and apartment buildings.

FACTS

- Short commutes reduce the production of CO₂
- Electricity and heat are produced by the photovoltaic system, a cogeneration unit, and a heat pump

FACTS

- Waste separation and rubbish collection activities around the MY TEAM Apartments as well as the hotel



— Regional focus —

FROM THE BEST THE REGION HAS TO OFFER

With its light and natural wooden façade, the MY TEAM Apartments blend in harmoniously with the surroundings. However, the connection to the region was not only established through the look and feel of the buildings. The contractual as well as the interior works have been carried out mainly by local and regional companies. The planning of the project was the responsibility of company Wagner, an engineering office based in Marzoll. The decorating was done by the company Summek from Berchtesgaden. The company Hölzl from Ramsau built the

FACTS

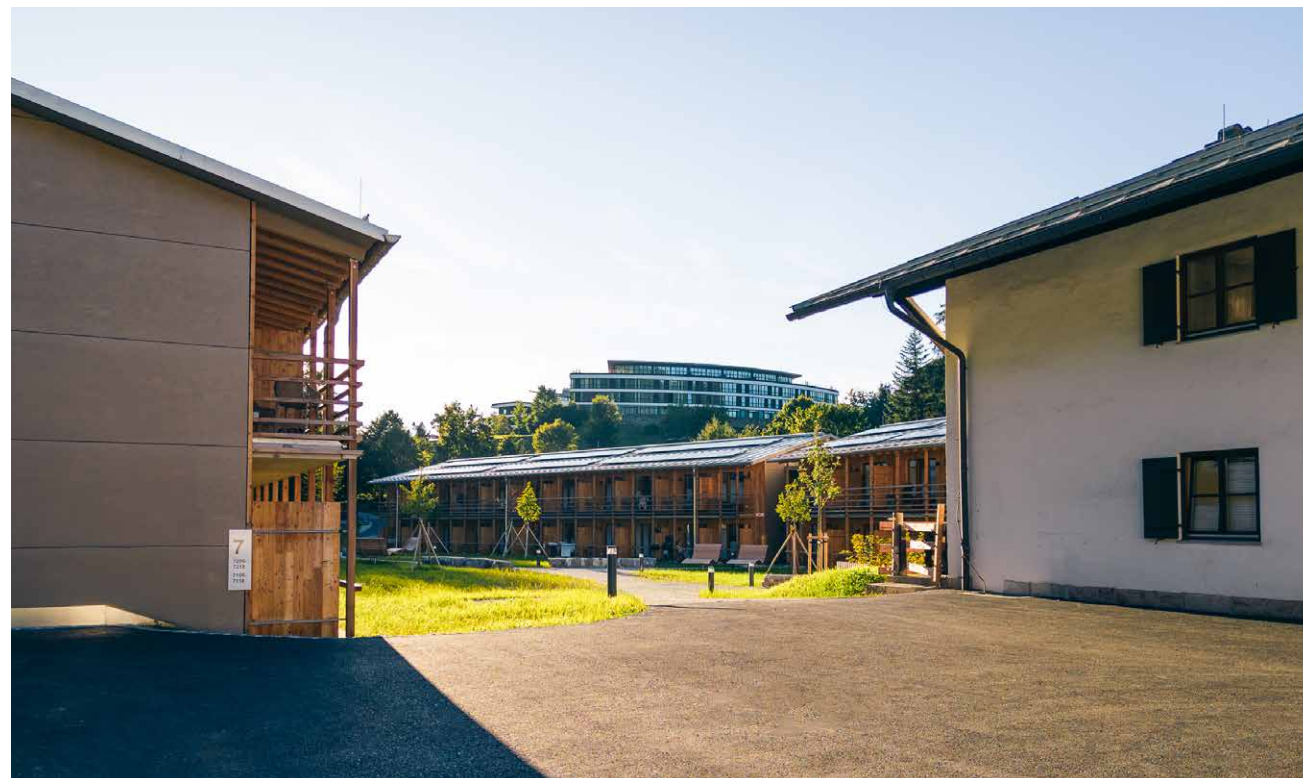
- Natural wooden façade – paying homage to the region

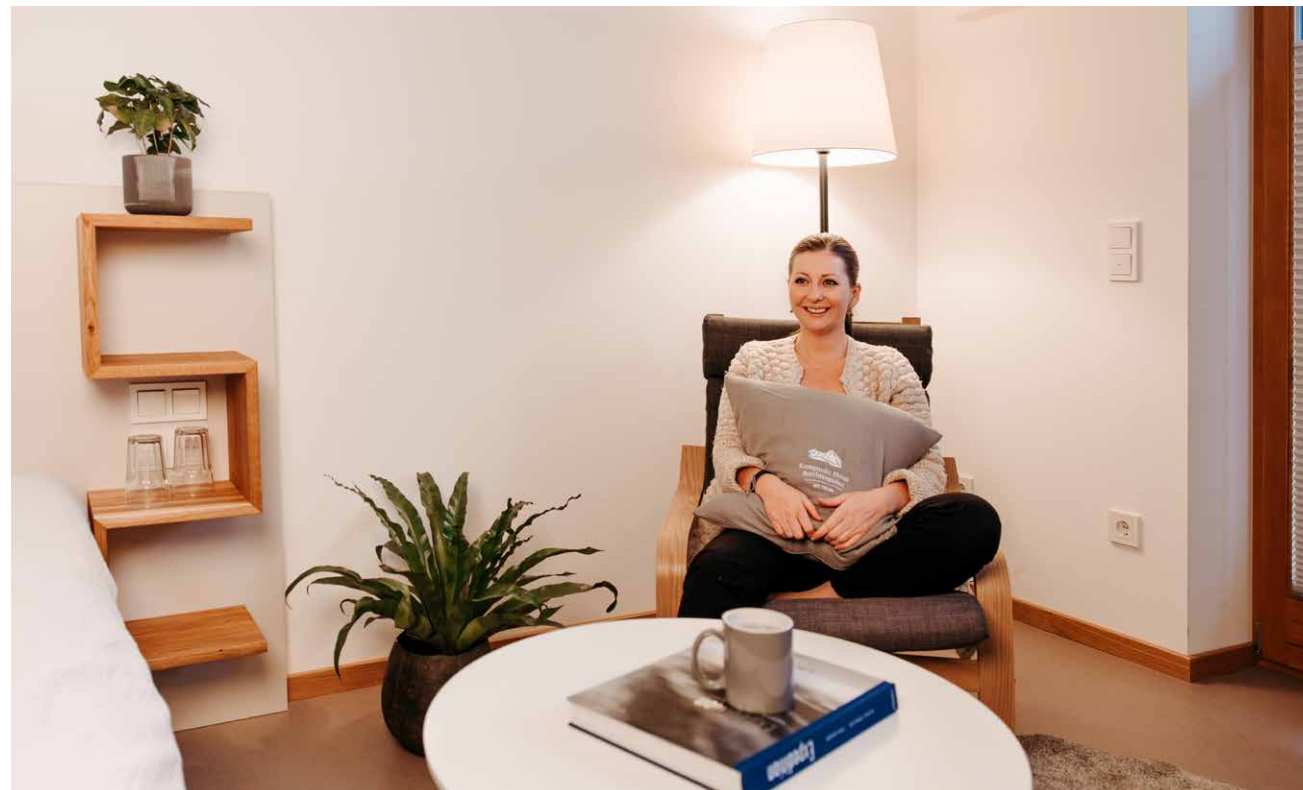
roof structure with roof coverings supplied by company Hallinger Berchtesgaden. The park surrounding the buildings was planned by the landscaping architect Wolfgang Ritz from Munich, who designed the park of the Kempinski Hotel Berchtesgaden.

The hotel was represented by Stefan Hackel, born and bred in Bayerisch Gmain, the hotel's Chief Engineer and Property Manager. He was the construction manager throughout the build-ing process of this ambitious project.

FACTS

- Organisation of the building process with the know-how of local experts from the Berchtesgadener Land





— Living at — MY TEAM Apartments

ONE OF THE FIRST TENANTS REMEMBERS

In December 2022, MY TEAM Apartments welcomed its first tenants. Katharina, F&B Assistant Operations Manager at the Kempinski Hotel Berchtesgaden, explains what she likes best about living in a MY TEAM Apartment. Born in Traunreut, Katharina started her position at the hotel on the 1st of December, 2022.

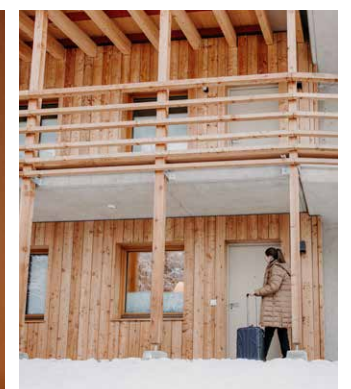
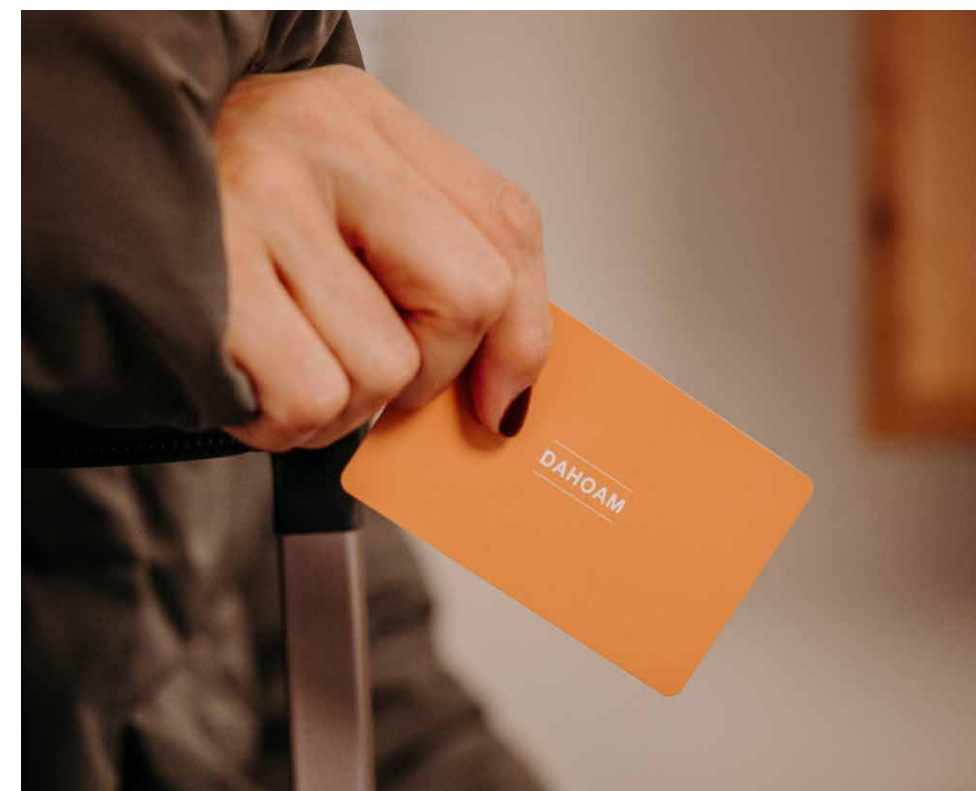
“Throughout my career, I have been used to living in staff accommodation and decided to do the same here in Berchtesgaden at the MY TEAM Apartments”, says Katharina. “However, throughout the last ten years, I have never felt so at home as I do here. The apartments are well-cut, and I have enough space in the cellar

to store my skiing gear and my car’s winter tires. The apartment itself has been designed very beautifully.”

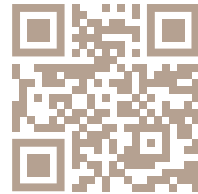
The Bavarian’s personal highlight is the boulder room. “Climbing is my favourite hobby and the perfect balance to my workdays. It’s a luxury for me to have a boulder room directly in my apartment building where I can work out whenever I feel like it.” Katharina has found another offset to her work in the mountain stream. “Especially after a hectic evening shift, I enjoy walking down to the stream from the staff accommodation and sitting on “my” stone. Here I find complete peace as well as a breath-taking view

of the star-studded night sky – it’s definitely one of my favourite spots.”

Originally, the 30-year-old planned to stay short-term at the MY TEAM Apartments, until she found her feet in the region and at work. But she quickly changed her mind. “I only have to walk three minutes to work. Even in winter when there have been heavy snowfalls and after a late shift, I do not need to worry about getting home safely. I also have a boulder room as well as a gym in my apartment building. The atmosphere in the whole complex is very relaxed and friendly. I really cannot think of any reason why I should move out.”



— MY TEAM Career Page —



— Social Media —

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