



## Catella Real Estate acquires mixed-use property in Munich-Moosach

The Munich-based investment manager Catella Real Estate AG has acquired the mixed-use property "Moosach Center" in the Munich suburb of Moosach for the AIF "Catella BAVARIA", which focuses on the metropolitan regions of Munich and Nuremberg. Completed in 2010 directly at Moosach station, the property has approx. 7,100 square meters of rental space and is fully let.

"The Moosach Center occupies an infrastructural key function in the district of Moosach due to its optimal, frequented location and the public transport connections. Because of its broad tenant mix and long-term full leasing, the property is ideally suited to the Catella BAVARIA portfolio ", says Henrik Fillibeck, CEO of Catella Real Estate AG.

The "Moosach Center" distributes its space to the types of office, hotel and retail and is fully leased to 22 tenants. Main tenant is the hotel group Leto Motel with a total of 99 rooms. The property was built in 2010 on a nearly 2,800 square meter property in Bunzlauer Straße in the immediate vicinity of Moosach train station. It consists of two parallel to the railway line arranged building seals, which are connected to each other in the upper floors via a fully glazed bridge construction. In the basement there is an underground car park with 49 parking spaces.

The district Moosach, in the northwest of the city, has received a tremendous appreciation in recent years. In addition to the redesign and expansion of the public transport infrastructure, numerous new apartments were built in the vicinity of the property and also built with the "Mile Moosach" a new shopping center. Due to the development of the "Meiller gardens", a residential area with approx. 650 residential units, the district will become even more important.

Catella was legally advised by DLA Piper UK LLP and technically by Arcadis Germany GmbH. BNP Paribas Real Estate GmbH brokered the transaction.

The AIF "Catella BAVARIA" focuses on the metropolitan regions of Munich and Nuremberg and has a target equity capital volume of EUR 250 million. It is especially for experienced private investors and semi-professional investors who want to invest at least EUR 100,000.

**For more information, please contact:**

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