



Press Release

Arabella Hospitality SE Takes Over Hotel Operations at Moxy Munich South in Munich's New Urban District, The Source

In the new urban district "The Source" in Munich-Obersendling, the Moxy Munich South hotel is being built near the historic Siemens skyscraper and will be operated by Arabella Hospitality SE in the future.

Munich, September 29, 2026. Arabella Hospitality SE is further expanding its presence in Munich and entering the southern part of the Bavarian capital for the first time. As part of the "The Source" urban district project on Baierbrunner Straße in Obersendling, the company will take over the operation of a new hotel in the southern wing of the complex. The property is owned by the Empira Group. Together with the revitalized Siemens skyscraper, two new buildings, and an underground parking garage with 370 parking spaces, a forward-looking urban district is taking shape here.

Built between 1961 and 1963 according to plans by architect Hans Maurer, the skyscraper was Munich's tallest office building upon completion and is now a designated historic landmark. The Moxy Munich South, featuring 164 rooms, is being developed in the South Building, a new structure with approximately 8,655 square meters of gross floor area.

The Moxy Munich South will be positioned in the upper-midscale segment. In this segment, Arabella Hospitality SE already operates the Residence Inn by Marriott Munich Central, the Four Points by Sheraton Munich Arabellapark, and the Aloft by Marriott Munich. With the new hotel, the company's Munich portfolio—which includes The Westin Grand Munich and the Rosewood Munich—will grow to a total of six properties. Across the group, Arabella Hospitality SE will thus operate 19 hotels in the DACH region and in Spain.

From Arabella Hospitality's perspective, the location's prime setting is a major draw. Obersendling offers excellent access to downtown Munich via the U3 and U6 subway lines and the Siemenswerke S-Bahn station. International brand-name hotels have been virtually absent from southern Munich to date. Additional demand potential stems from the proximity to Thalkirchen, with its diverse range of leisure and recreational activities, as well as to the Bavaria Film Studios in Geiselgasteig.

"The southern part of Munich is a logical next step for us. With the Moxy Munich South, we're filling a gap in the market, as there has been no modern midscale hotel at this location until now," explains Karl-Heinz Pawlizki, CEO of Arabella Hospitality.

New Urban District with Hotel, Offices, and Dining

With approximately 54,700 square meters of gross floor area on a 15,564-square-meter lot, The Source is developing into a versatile urban district that combines a hotel, office space, serviced apartments, and dining options. The building permit process for the hotel is currently underway, with completion scheduled for the second half of 2028.



About the Empira Group

The Empira Group is a leading investment manager focused on real estate investments in Europe and the U.S., managing assets worth USD 12 billion. Since 2025, Empira has been strategically positioned as an independent real estate brand within Partners Group.

Empira offers institutional investors a fully integrated platform for customized investment solutions across the entire real estate value chain. Headquartered in Zug, Switzerland, with offices in Germany, Luxembourg, the U.S., the U.K., Sweden, and Austria, Empira is strategically positioned to meet the diverse needs of international investors.

About Arabella Hospitality

Arabella Hospitality is a company of the Schörghuber Group and operates in the hospitality sector. It manages 19 properties in Germany, Austria, Switzerland, and Mallorca, twelve of which are owned by the Schörghuber Group. The hotels are operated under the well-known Marriott brands St. Regis, The Luxury Collection, Westin, Sheraton, Four Points by Sheraton, Aloft, Autograph Collection, Tribute Portfolio, and Residence Inn. These also include two hotels under the proprietary Arabella brand in the upscale resort segment. Since fall 2023, the Rosewood Munich—the first property of the ultra-luxury brand—has expanded the hotel portfolio in Germany, followed in summer 2024 by the Rosewood Schloss Fuschl in the Salzburg region of Austria. Arabella Golf, the umbrella brand for four of the company's own golf courses in Mallorca, as well as marketing partnerships with additional golf courses in Germany and Switzerland, round out the company's profile. The Schörghuber Group operates in the real estate, consumer goods, and hospitality sectors. www.arabella.com

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