



Step Partners to manage Berlin's Esplanade Hotel ahead of comprehensive renovation



Esplanade Hotel Berlin © Matthias Hamel. Further image material can be found [here](#).

Frankfurt (October 2025) – Step Partners today announced that it is to manage the historic Esplanade Hotel in Berlin from 1 December 2025. The appointment comes ahead of plans for a thorough renovation of the iconic hotel on Lützowufer in Berlin-Tiergarten which will transform the hotel and place a renewed focus on modern lifestyle, sustainable hospitality and international guest services.

The Esplanade Berlin, which is owned by DFI, an independent pan-European private equity real estate platform, combines timeless elegance with urban comfort. Ideally located between Kurfürstendamm and Potsdamer Platz, the hotel offers 354 spacious rooms and 40 suites with floor-to-ceiling panoramic windows. A modern 24/7 fitness center, 120 underground parking spaces with e-charging stations, and 12 light-filled events spaces ensure the highest level of comfort – perfect for both business and leisure travelers.

In the coming months, Step Partners, together with DFI, are planning an up to €40 million transformation of the Esplanade Berlin. Through a comprehensive renovation, a modern lifestyle design concept and a clear strategic direction, the hotel will be revitalised and reestablished as a leading premium destination in the heart of Berlin for business travelers, events and leisure guests.

The historic Grand Hotel Esplanade on Bellevuestraße was one of Berlin's most legendary hotels during the Roaring Twenties and after its destruction in World War II, the new Esplanade opened in 1988 at its current location – serving as a symbol of the rebirth of Berlin's hospitality scene, which endures to this day.

Gastronomic highlights include the Elements breakfast restaurant; the stylish Ellipse Lounge with its modern fusion cuisine; and the newly opened Unique Bar Berlin, featuring live music and a



cosmopolitan atmosphere. The glass-covered plaza terrace invites guests to relax outdoors throughout the year.

With over 1,000 square meters of events space and state-of-the-art hybrid meeting technology, the Esplanade Hotel Berlin is one of the city's most sought-after venues for conferences, away-days and weddings. Sustainability and social responsibility form the foundation of Step Partners' strategic realignment.

"We are delighted to take on the management of such a historic yet modern property as the Esplanade Berlin. This hotel holds a special place in Berlin's hospitality landscape, and we are proud to have the opportunity to play an active part in shaping its future. Together with DFI, we are planning a comprehensive renovation comprising an investment of up to €40 million, which we expect to begin in 2026. The hotel will remain fully operational throughout this period. With our experience and passion for hospitality, we aim to make the Esplanade Hotel a place that delights both Berliners and guests from around the world. At the same time, the Esplanade perfectly complements our existing hotel portfolio in Germany and strengthens our market presence," says André Guettouche, Partner at Step Partners.

About Step Partners:

Step Partners is a Europe-wide company specializing in hotel investments, operations, and management. In collaboration with institutional partners, the firm acquires, leases, repositions, and operates individual hotels and entire hotel portfolios – often focusing on projects with significant development potential that are revitalized through targeted renovations, brand conversions, and comprehensive restructurings. Over the past two years, a total of 14 hotel projects – ranging from extensive renovations to rebrandings with leading international brands – have been successfully completed or are currently underway.

For additional information see <https://www.step.partners>
LinkedIn: <https://www.linkedin.com/company/step-partners-gmbh/>

About DFI:

DFI is a pan-European private equity real estate firm with offices in London, Munich, Madrid, and Luxembourg. It manages over €4 billion of assets under management and focuses on building thematic customer-centric platforms and executing special situations. The firm acts as the investment adviser to its discretionary funds, co-investment vehicles and separate accounts serving a global institutional client base that includes sovereign wealth and pension funds, insurance companies, financial institutions and family offices.

For additional information see <https://www.dfi-rep.com/>

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