KOHIHOT
ROADSIDE HOTELS

Illustration: concept rendering of a SMART-STOP 24/7 module at a truck stop on the A3 (Regensburg)

KOHIHOT · SMART-STOP 24/7

Fast Staff Accommodation Directly On-Site

Solution for developers, general contractors and logistics operators

Pilot region: Bavaria — Regensburg and adjacent trunk roads

2026 pilot phase in Bavaria — B2B sites in preparation
Model: monthly contract instead of daily rate
No hotels and no daily staff logistics
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The Challenge We Solve

Developers of large-scale projects — bridges, motorway interchanges, logistics parks — spend significant sums on logistics and housing for engineers and workers. SMART-STOP 24/7 places modules directly on-site for the full duration of the project.

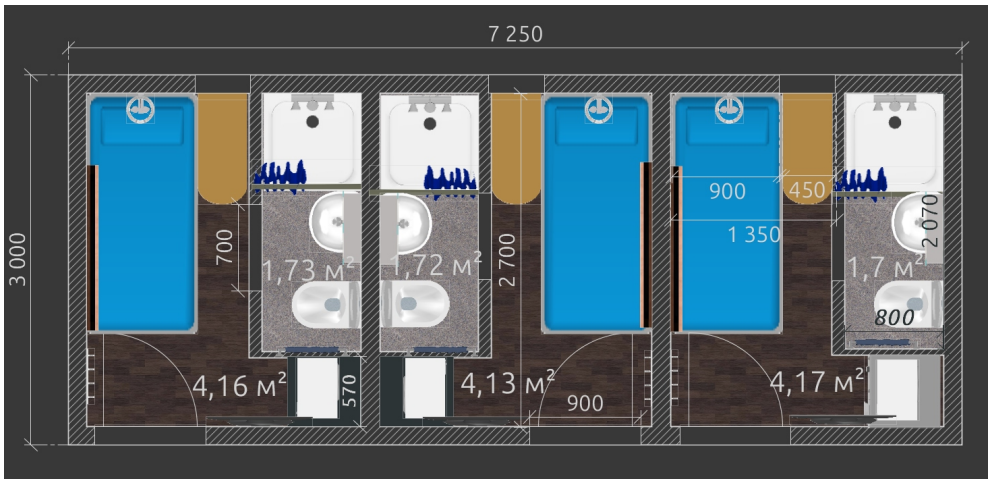
Value Proposition

Fast and predictable staff accommodation directly on-site, based on a long-term contract — without building temporary housing, without daily logistics and without daily hotel rates.

Modules for B2B Requirements

Module	Use
B2B Crew	Housing for workers: reinforced fit-out, designed for long-term operation
Office & Living (50/50)	Engineers and site managers: 50% work area / 50% living area, work and live 24/7
Laundry Hub (optional)	4 washers + 4 dryers with QR payment for larger clusters

For this segment, privacy, individual accommodation, laundry, guarded parking, smart lock and invoice processing are decisive — not the tourist-oriented "2+1" formula.



A comparable individual-room-with-bathroom layout is used in the B2B Crew and Single-3 modules

Service Hub Within the Cluster

For installation crews and engineers on longer projects, the module cluster can be extended with service elements that make external logistics unnecessary:

Element	Benefit
Laundry	Washer-dryer unit in the cluster — self-sufficiency for truckers and installation crews on longer tours.

Element	Benefit
Vending	Vending-machine catering right at the cluster — additional revenue stream with no staffing need.
Starlink / Wi-Fi hub	Stable internet connectivity for guests and the site — even at locations with incomplete network coverage.
Lockers	Secure storage for equipment and luggage — relevant for installation crews and drivers.
Coffee / catering partner	Local tie-in with the site partner's café or shop — more footfall for both sides.
Cleaning / service storage	Dedicated storage space for cleaning staff and technical maintenance within the cluster.

The existing laundry-hub approach for clusters is complemented by the additional service elements and can be added independently of the module configuration.

Contract Format

- Module rental over 12–36 months.
- Billed via the contract with the developer / general contractor, cashless payment.
- Fixed monthly rate for the entire contract term.
- Cleaning and laundry are invoiced separately.
- Minimum rental term is set individually per project.

Indicative Rental Rates

Module	Rate per month
Dual Comfort / B2B Crew	€2,500–3,500
Office & Living (50/50)	€2,800–4,000
Laundry Hub	Fixed lease + usage revenue

The B2B contract delivers a lower ADR compared with the tourist segment, but offers greater revenue predictability and practically no OTA channel risk.

Autonomy at Sites Without Finished Connections

Logistics hubs and construction sites are often located where there is no complete power and water connection. The modules come with optional packages that remove this dependency:

- Fresh and greywater tanks (500–1,000 l) with pump station — deployment without a water connection.
- Solar panels (1.8–2.8 kW) with lithium battery — backup power for lighting, automation and smart lock.
- Satellite internet (Starlink) — runs the booking and access system without a landline connection.

This significantly expands the number of suitable sites without having to wait for permanent utility infrastructure to be built out.

Why It's Faster Than Alternatives

- Modules are installed within 1–2 days of site approval and connection — no ground-up construction.
- A single 7.25 × 3.00 × 2.80 m platform — predictable lead times and full interchangeability of components.
- Modules on axles: relocation between project phases or sites is possible, subject to transport permits and the new site being ready.
- Centralized digital management: booking, access, cleaning and reporting are handled by the operating team — with no burden on your staff.

How Contract Onboarding Works

- Step 1. Assess accommodation needs and project duration.
- Step 2. Select the module configuration (B2B Crew, Office & Living, Laundry Hub if needed).
- Step 3. Agree on site, connections and rental contract for the project duration.
- Step 4. Install the modules (1–2 days) and hand over to operations.

Regulatory context for the long-haul driver segment: the EU Mobility Package's requirements on the 45-hour weekly rest period create stable parallel demand for Single-3 modules.[1]

1. EU Mobility Package I — Driving & rest times, European Commission