

WE buy turnkey new-build rental properties

VIVIENDA- senior residential complexes

Shaping demographic change TOGETHER

VIVIENDA is a subsidiary of VIVIR. As a social infrastructure investor, it develops, builds and operates residential complexes with services for seniors with high demands.

VIVIENDA is for people who are still able to embrace all the advantages of an active and independent life and way of living in old age. At each VIVIENDA site, a programme of activities relating to health, culture, cuisine, sports, community and service is on offer. All of this ensures a long, balanced, safe and varied life.

CRITERIA:

- Object:**
- Modern, contemporary mid-range to premium living
 - Preferably with 2, 3 or 4 rooms, compact floor plans, and no – or very few – barriers
 - No operator-run properties, such as care homes, sheltered accommodation, micro living apartments or boarding houses
 - Single investment volumes: €20 million – €75 million
 - Turnkey new-builds or development projects (forward deals)
 - Plot sizes: 5,000 m² – 12,000 m²
 - Possible number of apartments: 70 to 100
- Macro location:**
- Economically strong cities across Germany with >250.000 residents
 - Desired regions: North Rhine-Westphalia, Berlin, selected metropolitan areas and the German state capitals
- Micro location:**
- Good to very good residential complexes – close to the city centre, but also well-connected to central and peripheral areas,
 - Up-and-coming urban areas with public transport access
 - Shops, GP surgeries and parks within walking distance
- Basis:**
- Acquisition of ownership as an asset or a share deal
 - Turnkey acquisition
 - No leasehold, no part ownership

YOUR POINT OF CONTACT

If you can offer us a suitable property, we look forward to hearing from you!

Investment team based in Düsseldorf

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CURRENT PROJECT:

ProjeCt:

Vivienda Düsseldorf

- Senior Living with Service
- Ayurveda Centrum
- 115 apartments
- Investment volume: € 65 Mio.

www.vivienda.de



Please note:

Please understand that property documents can only be reviewed, and a response given if we have the full property address, all the relevant property-specific information and a confirmation of legitimacy from the owner. This purchase profile does not constitute a broker search order or an offer to conclude a brokerage contract. It is intended for information purposes only.

We regard incoming property offers as offers to conclude a brokerage contract, which in individual cases and after negotiation of the individually agreed conditions only comes into effect upon our acceptance.