

roomies

STUDENTLIVING

Investment Profile for PBSA & co-living projects in Europe

plots & existing buildings to convert

We are looking for plots preferably with building permit (bp) for the development of student housing (PBSA), according to law as hotels or services buildings for commercial living (PBSA/PRS/co-living). We also purchase existing properties to convert. No residential. Masterplan or BP for hotel or service building is needed.

Parameters

At least 3,500 m² of pure rentable living area in the units
+ 10% of the pure rentable living area for common areas (350 m²)
(reception, fitness room, co-working areas, common kitchens)

Size of the units / Arrangement of the units

1-person units incl. bathroom & annex kitchen for 15-18 m²
2-person units incl. bathroom & annex kitchen for 29 m²
3- and 4-person units incl. bathroom & annex kitchen for 48 m²
85 % 1-person units, 15 % 2-person units , 15 % of the rentable living area as common area

Location of the properties

Europe: Germany, Poland, France, Italy / cities with more than 250.000 inhabitants & universities
Poland: Warsaw, Wroclaw, Cracow, Poznan, Gdansk (only best locations)
connection to public transport needed - metro station no more than 10 minute's walk away
- tram and bus station not more than 250 m away
shopping facilities for daily needs (grocery) in the immediate vicinity/to implement in the project
Distance to public & private universities no more than 25 min by public transport

Transaction - direct investment or forward funding / Fee

We buy plots with or without building permit and develop them by ourselves.
We also invest in the form of forward funding with project management by us and supervision as monitoring by external advisors. We pay a fee for successful transactions to brokers up to 1,5-2,0% of the net purchase price of the land.

Contact

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