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Apartments in Würzburg

PROPERTY DESCRIPTION

In one of the most popular towns of Würzburg, with direct access to the city center, there is the opportunity to develop and realize a tailor-made real estate project on one of the last inner-city plots of land.

The property has an excellent infrastructure with shops for daily needs, shopping centers, schools, kindergartens, sports facilities and public transport in the immediate vicinity. In addition, the direct proximity to the Main, with its park-like meadows and sports facilities, offers a high recreational value.

The initial preliminary planning envisages a mixed use of the property: a nursing home (2/3 of the building volume) and three small apartment buildings under the motto "assisted living". There is a high demand for this model in Würzburg. The development on the approximately 6,400 m² plot includes four buildings around a spacious inner courtyard, designed to be barrier-free and car-free.



QUICK REFERENCE

Price € 40,000,000

RENTABLE AREA:

Total area:
Approx. 4,800 m²

Number of apartments:
130+

LIVING SPACE:

Total area:
Approx. 3,000 m²

Number of residential units:
50+

TOTAL COSTS AND COMM- ISSION:

Total costs:
Approx. EUR 40 million

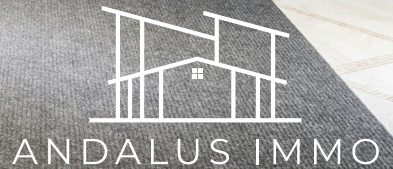
ZONE:

Type of use:
Guideline area with predominantly
commercial use

LAND AREA:

Total area:
Approx. 6,400 m²





QUICK REFERENCE

ACCORDING TO THE BUILDING AND PLANNING LAW OF THE CITY OF WÜRZBURG,

THE FOLLOWING USES ARE POSSIBLE:

- New hotel building
- Nursing home for all care areas
- Student dormitory
- Nursing home with additional use of multi-family houses in the form of "Assisted Living"
- Residential and commercial building/medical center/day care center

PRELIMINARY PLANNING IN DETAIL:

GENERALLY

- The following developments/uses are planned on the approximately 6,400 m² property:
- Old people's and nursing home (House A) with four full floors.
- Three apartment buildings (houses B, C and D), each with four full floors plus a penthouse floor.
- The necessary parking spaces will be created above ground for the nursing home and in a shared underground car park.





HOUSE A - NURSING HOME:

On the ground floor, there are the generally necessary rooms such as administration, medical departments, kitchen, dining room and common rooms on a usable area of approx. 1,000 m².

The three care floors above each offer approx. 1,200 m² of usable space with a total of 130+ apartments of approx. 25 m² each, including their own wet room and barrier-free access.

In addition, there are common rooms and ancillary rooms on each floor as well as sufficient space for a roof garden and a solar/photovoltaic system on the roof.

HOUSES B, C AND D - MULTI-FAMILY HOUSES:

The three residential blocks in the rear area of the property have four full floors plus a top floor with four two-room apartments per floor, each with approx. 60 m² of living space, as well as two penthouse apartments, each with approx. 90 m² of living space on the top floor.

Area distribution per house:

Ground floor to top floor: Total living space per house approx. 920 m² plus balconies/terraces (approx. 250 m²)

Total rentable area of houses B, C and D: Approx. 3,000 m²



PRELIMINARY CALCULATIONS

LAND COSTS:

Plot of land:

€ 8 million

Acquisition costs:

€ 600,000

CONSTRUCTION COSTS:

Construction volume:

Approx. € 27 million

ADDITIONAL CONSTRUCTION COSTS:

Approval planning etc.:

Approx. € 4.1 million

SALE PROCEEDS FROM:

Total living space/usable space:

Approx. € 50.5 million

Underground parking spaces:

Approx. € 1.6 million

Outdoor parking spaces:

€ 200,000

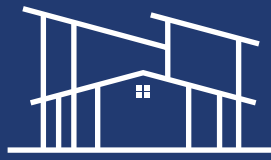
Total proceeds from sale:

Approx. € 52.5 million

TOTAL COSTS:

Approx. € 40 million

Financing and distribution costs are not included.



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