
ACQUISITION PREMIUM DEVELOPMENT

The PREMIUM Group is active in the metropolitan areas of the capital cities of Berlin and Vienna, and is continuously interested in further property acquisitions for project development. We are looking for undeveloped plots of land or demolition properties suitable for freely financed residential construction and mixed-use, as well as for corresponding conversion projects and subsequent project developments. We also consider building plots in the Austrian provincial capitals and in the major cities of Germany. In addition, we acquire apartment buildings in need of renovation. PREMIUM guarantees a quick and discreet purchase audit, notarial execution of the contract and assured and reliable payment of the purchase price.

REAL ESTATE PURCHASE PROFILE

This acquisition profile is solely intended for property owners. It expressly does not constitute a search request to agents and brokers. In the case of broker offers, proof of commissioning by the owner must be enclosed.

Location quality

-
- Focus on Vienna and regions around Vienna, all Austrian regional capitals as well as Berlin
 - Good and middle-income residential areas, in exceptions, very good residential areas
 - Good connection to public transport (subway, rapid-transit railway)
 - Locations with established infrastructure and offerings for daily needs
 - Special locations (e.g. living by the water)
-

Building plots for new construction projects

-
- Suitable for multi-story residential buildings (valid development plan, land-use plan or equivalent)
 - Undeveloped or with structures that can be approved for demolition, without existing conditions or corresponding time limits for the existing conditions
 - Proportion of commercial use, child day-care facilities and other service facilities possible
 - Minimum of 1,000 m² usable living space and up
-

Existing properties - apartment buildings

-
- Reorganization requirement is objectively given or eligible
 - Potentials through increased density, e.g. in the attic story
 - Significant vacancy or corresponding limits of existing lease terms
 - Minimum of approx. 1,000 m² existing usable living area and up
-

Conversion projects and project developments

-
- Former barracks, commercial, industrial or administrative buildings, also listed buildings
 - In a location with a recognizable growth trend or in special locations, e.g. near water, parks
 - Change the development plan for future residential use foreseeable or already approved
 - Minimum of 5,000 m² plot area and up
 - Project development up to the construction stage (building permit available)
-

Transaction structures

-
- Property purchase (asset deal)
 - Purchase of company shares in holding companies (share deal)
 - Building right construction or heritable building rights only in exceptional cases
-

Please do not hesitate to contact us for further information.

Your contact persons:

BERLIN

Heiko Haese

Head of Real Estate Purchasing/Sales Berlin

T +49 30 700 101 731

F +49 30 700 101 779

M +49 172 599 77 80

h.haese@pd.eu

www.premiumdevelopment.eu

WIEN

Günter Hofmann

Property Purchase and Project Preparation Vienna

T +43 1 545 40 70-23

F +43 1 545 40 70-11

g.hofmann@pd.eu

www.premiumdevelopment.eu