

PROFILE OF REQUIREMENTS

Criteria	Hotels / Apart' Hotel	SMARTments business 	SMARTments student 	SMARTments living 	Housing construction	Senior living
Description	Hotel development in the categories Economy to Luxury, both single and mixed use with larger gross floor space.	Commercial serviced flats for business travellers who are away for 1 week to several months, furnished flats with limited services and an area of 20–40 m ² . Operator: SMARTments business Betriebsgesellschaft	Student residences, furnished flats with an area of approx. 18–20 m ² . Operator: FDS charitable foundation	Furnished micro-apartments, living area 30–50 m ² , for various target groups. Barrier-free flats for senior citizens also possible.	Publicly subsidised and privately financed rental housing construction	Assisted living, nursing homes, day care, outpatient assisted living communities
Land	Building plots for new construction and demolition plots with or without B-plan / building law as well as existing properties					
Target regions	Nationwide A-, B- and C-cities In cities with strong markets, private and business travellers should be targeted, usually with gastronomy and entertainment facilities within walking distance and excellent public transport connections; locations in cities with a weaker hotel market can be interesting due to excellent micro-locations.	A-, B- and C-cities in central or district locations with very good public transport connections	University towns with at least 6,000 students	A- and B-cities in central locations	Subsidised housing: Bavaria, Baden-Württemberg, Hesse, North Rhine-Westphalia Freely financed housing: structurally strong regions with min. 10,000 inhabitants, good public transport connections.	Structurally strong regions with at least 10,000 inhabitants, good supply infrastructure in the vicinity within walking distance
GFA	4,500 m ² to max. 25,000 m ²	from 3,000 m ²	from 3,000 m ²	from 4,000 m ²	from 3,000 m ²	from 3,000 m ² (assisted living) from 5,000 m ² (residential care)
Number of units	Operator-specific, but minimum requirement according to parking space statutes	from 80–160 flats	100–300 flats	from 80 flats	from 30 flats	50 units (assisted living) 80 units (inpatient care)
Building law	GE, MI, MK or according to §34 BauGB	MK, GE, MI, urban areas, §34 BauGB	MK, MI, urban areas, §34 BauGBf	WA, MK, MI, urban areas, §34 BauGB	WA, MK, MI, urban areas, §34 BauGB	WA, MK, MI, urban areas, §34 BauGB

Do you have a property that meets our requirements profile?

Just get in touch with us.



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