



Ready-To-Build Senior Living Complex, North Rhein Westphalia

Price	€ 2'650'000
Country	Germany
City	Düsseldorf
Category	Senior home
Property ID	B-265
Building area, m ²	4181
Land area, m ²	3549

Property Info

- Large parking
- Share deal
- Asset deal

A rare opportunity to acquire a fully approved, ready-to-build senior living development with secured operator interest, attractive subsidized financing options and strong demographic fundamentals in North Rhein Westphalia, close to Düsseldorf City.

The combination of assisted living, senior communities, day care and medical services creates a resilient long-term income profile in one of Germany's fastest-growing senior housing segments.

Plot size: 3,549 m²

Plot and project with approved building permit for a Two-building senior living development.

Contract with Senior Living Operator secured through a signed LOI.

Purchase price plot & project with building permit: €2 650 000.

Total projected construction costs: €7 500 000 - €9 200 000.

Gross floor area (GFA): 4,181 m².

Senior home

Germany, Düsseldorf

Rentable area: 3,367 m².
Parking spaces: 27.

Two-building senior living development and 27 parking spaces.
Hybrid care concept.
8 assisted living apartments and 3 senior shared-living entities (12 rooms each).
Day care facility and Medical practice areas (maximum 30 persons).

