REAL ESTATE AV-2026-003 CONFIDENTIAL

Micro-Living Complex, Frankfurt City

Off-market opportunity · Frankfurt am Main, city centre

A new-build micro-living complex in the city centre of Frankfurt am Main. The property comprises 124 fully furnished apartments across seven floors, operated by a professional operating company, plus approx. 800 sqm of commercial space on the ground floor awaiting development. Occupancy stood at 75 % in July 2026 and is projected to reach 95 % by October 2026.

INVESTMENT HIGHLIGHTS

- New build completed in Q4 2023; first-occupancy quality, no investment backlog.
- Operated micro-living segment in a central Frankfurt location with stable demand.
- Occupancy path: 75 % in July 2026, projected 95 % by October 2026.
- Average rent of EUR 32.50 per sqm with an upward price trend in the segment.
- Upside through development of approx. 800 sqm of ground-floor commercial space.
- Professional operator model with full property management in place.

FINANCIAL KEY DATA

Asset Type	Micro-living complex, new build
Region	Frankfurt am Main, city centre
Asking Price	EUR 42,500,000
Units	124 apartments, 17 with balcony
Average Unit Size	approx. 44 sqm
Residential Area	approx. 5,380 sqm
Commercial Area	approx. 800 sqm, ground floor, to be developed
Lettable Area	approx. 6,180 sqm
Occupancy	75 % (July 2026), projected 95 % (October 2026)
Average Rent	EUR 32.50 per sqm per month
Annual Rent	approx. EUR 1,930,000 at 95 % occupancy
Gross Yield	approx. 4.5 % on residential rent

TENANTS & LEASES

The apartments are fully furnished with fitted kitchens and let in the micro-living segment through a professional operating company that provides full property management. Occupancy stood at 75 % in July 2026; the operator projects 95 % by October 2026. At 95 % occupancy the residential rent amounts to approx. EUR 1,930,000 per annum, based on an average rent of EUR 32.50 per sqm per month.

The approx. 800 sqm of commercial space on the ground floor, divisible into two units, is not yet let and is not included in the rental figures above.

MARKET & OUTLOOK

The property is located in the city centre of Frankfurt am Main, a location with sustained demand for furnished small-unit housing. Rents in the micro-living segment show an upward trend. Development of the ground-floor commercial space offers additional income potential beyond the residential rent roll.

An existing mortgage can be assumed if required. Detailed documentation is available to qualified parties upon execution of a non-disclosure agreement.

CONTACT

Adivera Ventures c/o Adivera AG. Enquiries via adivera.ventures. There is no application. A conversation begins with an introduction.

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