

The background of the entire page is a photograph of a modern building with a green roof. The building has white railings on the balconies and a facade of windows. The green roof is covered with various plants, including green leafy ones and some with red flowers. The sky is a clear, light blue. In the top left corner, the logo for 'value one' is displayed in blue. The logo consists of a blue inverted triangle followed by the word 'value' on the top line and 'one' on the bottom line. A large, semi-transparent white inverted triangle is overlaid on the right side of the image, partially covering the building and the green roof.

value  
one

# Your partner for real estate development

Acquisition search profile

**We at Value One develop and manage real estate that offers more: more vision, more quality of life, more pleasure. We think beyond borders and give the future space. Our aspiration is to set standards and inspire our clients.**

To expand our project portfolio, we are constantly on the lookout for properties with strong development potential in good or very good locations.

**For a meaningful offer, you ideally have the following information available:**

- Adress
- Convincing pictures
- Area layout
- Property size, zoning and plan document
- Purchase price
- Plan documents and project studies



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## Urban district development

Our core competence is in the conception of urban districts. Our aim is to develop trend-setting properties that stand out from the anonymous mass of interchangeable spatial concepts and leave a lasting positive mark on the cityscape. Together with our project partners, and in close co-operation with the municipality, we realise not only the actual buildings but also the open space, transport accessibility and overall utilisation concept.

Therefore, we are interested in large areas in promising construction land areas that still need to be rezoned. Our target market is Austria.



## Privately financed housing

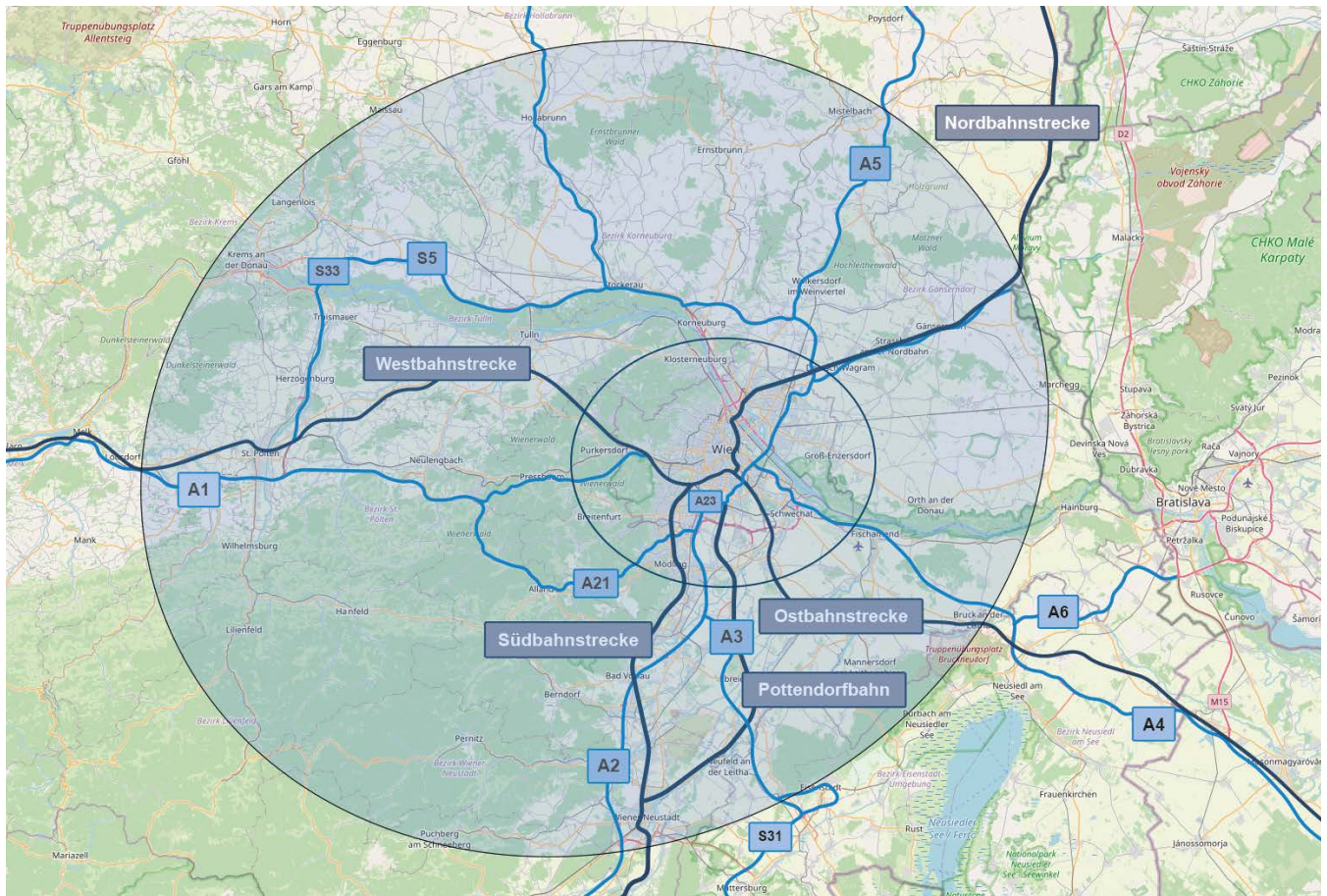
We are looking for plots of land and existing properties with good public transport connections for innovative and exceptional residential construction projects in Austria in all districts of Vienna and the surrounding area (see map on next page) as well as in all the provincial capitals.

### Basic parameters

- Target markets: Austria, Germany
- developed and undeveloped land
- from 2,000m<sup>2</sup> achievable usable space
- privately financed residential construction
- ownership or building right/leasehold

# Geographical orientation

Vienna and surrounding area (privately financed residential construction)



© OpenStreetMap

## Vienna

all districts



## Extended suburbs

- North:** Klosterneuburg, Korneuburg, Krems, Stockerau, Hollabrunn, Wolkersdorf, Mistelbach
- East:** Gerasdorf, Groß-Enzersdorf, Deutsch-Wagram, Gänserndorf
- South:** Schwechat, Fischamend, Leopoldsdorf, Vösendorf, Brunn/Gebirge, Perchtolsdorf, Mödling, Baden, Ebreichsdorf, Pottendorf, Gramatneusiedl, Bruck/Leitha
- West:** Purkersdorf, Pressbaum, Neulengbach, Tullnerfeld, St. Pölten
- Transport:** along the Ostbahn, Südbahn, Pottendorfbahn, Westbahn and the A1, A2 and A4 motorways



## MILESTONE Student Living

- Target markets: Germany, Italy, Poland, Portugal
- Higher education cities with more than 20,000 full-time students, ideally with a broad range of English-language degree programmes
- Close to a university and/or trendy neighbourhoods with excellent public transport connections, including at night, max. 30 min. travel time to university or campus
- At least 300 apartments (approx. 10,000m<sup>2</sup> GFA)
- Appropriate zoning for student housing, depending on the local legal situation.



## MILESTONE Silver Living

- Target markets: Austria, Germany, Portugal
- Good public transport links
- Attractive and safe environment
- Proximity to parks and green spaces, cultural facilities and everyday destinations
- Barrier-free access, in existing buildings barrier-free conversion must be possible
- GFA: ≥ 3,000m<sup>2</sup> in Austria, ≥ 5,000m<sup>2</sup> internationally



You can find out more about Value One and its projects at [www.value-one.com](http://www.value-one.com)

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