



Purchase and acquisition profile

Purchase of Arte Wohnbau

We acquire potential building plots, develop them, and carry out construction projects. These projects are intended for our own real estate portfolio and the buyer's market.

	Building plots
Location	Berlin
Suitability	Potential building plots for new construction: residential, existing, or brownfield sites. Divided apartment buildings with potential for new construction, such as vacant lots or densification in the inner courtyard.
Size	From 1,000 sqm living and usable space
Your advantages	Direct purchase 100% equity (no financing required) Creditworthy & experienced buyers Quick decision Discretion & transparency guaranteed
Purchase volume	Project-dependent up to € 10 million (property value)

CONTACT

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Acquisition for business partners

As part of our exclusive mandates, we search for real estate on behalf of trusted business partners.
A top-class network of established market participants ensures transactions are carried out with confidence.

	Building plots	Residential and commercial buildings
Location	Berlin	Berlin, Hamburg, Munich, Frankfurt a.M., Stuttgart, Düsseldorf, Cologne
Suitability	Potential building plots for new construction: residential, existing, or brownfield sites. Apartment buildings that are divided into smaller units and have the possibility for new construction (e.g., vacant lots, densification in the inner courtyard).	Existing buildings include individual properties, residential complexes, and portfolios with a small commercial component.
Size / differentiation	- Inner-city neighborhood locations start at 1,000 sqm GFA. - From 10,000 sqm of gross floor area for social housing Large plots of land up to 250,000 sqm without building rights for residential project development. - Forward deals or residential construction projects that have already started with a remaining construction period of a maximum of 3-12 months until completion.	- High-quality properties in prime locations - Properties with value creation potential, such as optimization, renovation, or construction -Divided properties according to the WEG - Vacant office buildings for conversion into living spaces - Residential complexes priced at a maximum of €2,300 per sqm depending on location.
Strategy	Development, Value-Add, Landbanking	Core, Core+, Value-Add, Opportunistic
Transaction structure	Asset, share and forward deals	Assetdeal Sharedeal
Investment volume	€ 5 million - € 100. million	€ 2 million - € 200 million

We are also seeking: **empty office buildings or hotels that we can convert into residential space**, as well as **existing hotels** that we can take over.

Acquisition profiles by mandate

Real estate fund, Luxembourg (LU)

Property Type: Residential and Commercial Buildings
Location: Berlin, Hamburg, Munich, and Frankfurt
Suitability: High-quality properties in prime locations with stable tenants
Investment volume: €5 million to €25 million

Family-Office, Baden-Württemberg (DE)

Property Type: Building Plots
Location: Berlin — good, resident-friendly neighborhoods
Suitability: Raw land, ready-to-build projects, brownfield sites, and vacant existing sites.
Investment volume: €1 million to €25 million

Hotelier's family, Frankfurt am Main (DE)

Property Type: Hotel
Location: Top 7 Cities in Germany
Suitability: Existing buildings, either as individual properties or as part of a portfolio (hotel groups). Purchase and lease options are available, with or without an operator.
Investment volume: Individual and project-dependent.

Asset Management, Boston (USA)

Property Type: Residential and Commercial Buildings
Location: Berlin and other top 20 cities in Germany
Suitability: Renovated properties
Investment volume: €15 million to €40 million

Investment fund, Munich (DE)

Property Type: Residential
Location: Large, medium, and small cities in Germany
Suitability: Existing buildings, refurbishment, and revitalization projects
Tenant quality: Sustainable rental approach (affordable rents).
Deal structure: Asset, share, and unit deals
Investment volume: €15 million to €100 million

Real estate fund, Berlin (DE)

Property Type: Large Plots for Residential Project Development
Location: Berlin (30-minute drive), top seven metropolitan areas, and university cities
Plot size: 10,000–250,000 **sqm**
Suitability: Raw land and conversion of commercial and industrial areas
Investment volume: €5 million to €100 million

Contact us by phone or email, or schedule an in-person appointment at our Berlin Airport office.

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Arte Wohnbau GmbH's Fruitful Society initiative is part of a network of partners who specialize in the targeted acquisition of real estate. Arte Wohnbau GmbH acquires properties for its own purchases as well as for business partners in Germany and abroad. We strive to create a refined route to profitable business prospects in the commercial real estate sector for discerning real estate sellers. All acquisitions are made exclusively via direct mandates. Using short official channels, we connect B2B with relevant decision-makers — without a market presence, but with accreditation of your trading partner's seriousness and creditworthiness.

Rest assured that all documents and information entrusted to us will be treated with the utmost confidentiality. They will be used exclusively to process your request or fulfill our acquisition mandate, after which they will be completely deleted.

IMPRINT

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Managing director authorized to represent the company: Lothar Merkt
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