



A project develops

June 2015

The Steps ISARIA Wohnbau AG uses to plan and realise residential real estate projects.

It's a long journey from identifying a suitable building plot to handing over the completed apartments to the new owner. The important milestones in this process are shown in the diagram below.

01

IDENTIFICATION

Careful observation of city developments, offers from plot sellers | groups of heirs / real estate agents | personal network.



02

TECHNICAL AND LEGAL FEASIBILITY | DUE DILIGENCE |

In inner-city locations in particular, a building's foundations are also the foundations for its success. What good is a 1A location, if the ground is contaminated with pollutants, or if it is not possible to construct proper foundations on this site? It is rare to be able to provide clear answers to all of the questions construction rights raise. In most cases, construction rights have to be obtained after the property is purchased. This demands a careful review and profound experience.



03

PURCHASE

Of course ISARIA Wohnbau AG is not without its competitors when buying a real gem, or what would appear to be a gem. Many real estate companies want to join in the fray. However, profound experience and a large network help us to find excellent sites and properties, and avoid awkward bidding.



04

ARCHITECTURAL PLANNING

ISARIA Wohnbau AG supplies select architects with concrete ideas, who then have a period of three to six months to plan everything in detail.



PLANNING PERMISSION PROCESS

While the architects are still involved in preparing the plans for the building, initial discussions already start with the authorities to prepare the application for planning permission. This all has to be thoroughly prepared. This is the only way to avoid disagreeable surprises or interdictions by the responsible authorities.



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Elements of the planning permission process



SELLING PHASE

06



In parallel to the planning permission phase, ISARIA Wohnbau AG already starts to prepare the sales documents. Only excellent sales and marketing management ensures rapid sales.

CONSTRUCTION

07



Actual building work can only start once the approval has been issued. ISARIA Wohnbau AG's projects generally take 14-16 months to build, depending on the construction project and its scope. Our construction partners are key to everything going smoothly. Here too, ISARIA Wohnbau AG's long-standing experience and major importance on the market play a key role.

HAND-OVER OF KEYS

08



After many months of hard work, we have done it: ISARIA Wohnbau AG hands over the new, topquality apartments to its customers.



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