



Stability Estates

**Solid Rental Security and
Premium Property Maintenance**

—PROFIT OPPORTUNITIES FROM SHORT-TERM RENTALS



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ABOUT US

For over 10 years, we have successfully developed and operated serviced apartments in several EU countries.

We prioritize quality.

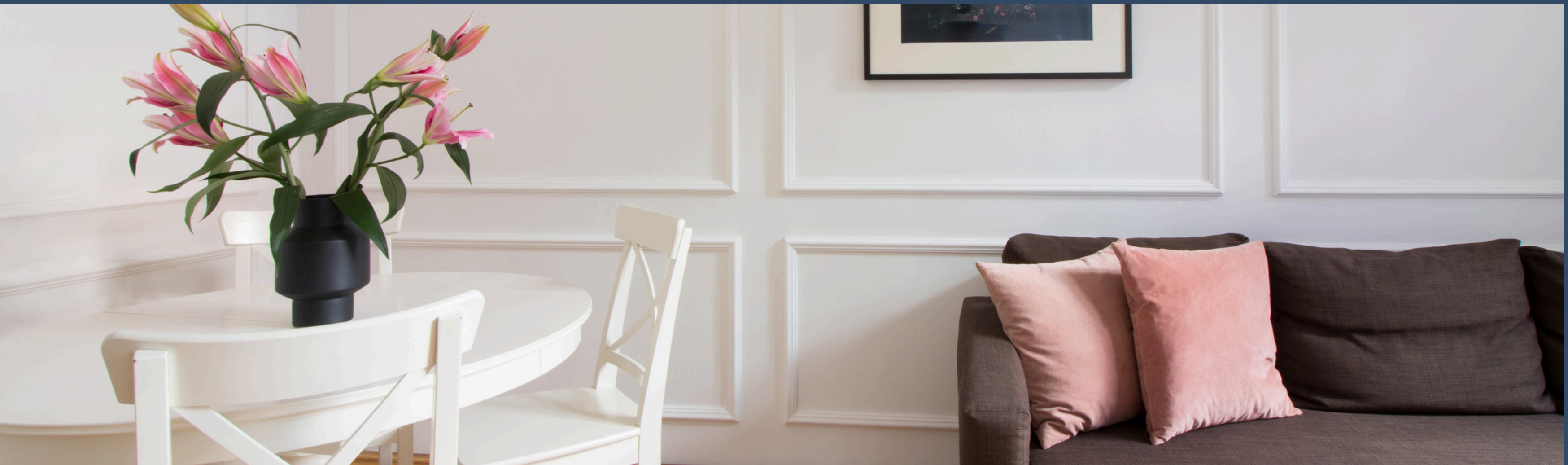
Our apartments adhere to high standards to attract discerning clientele.

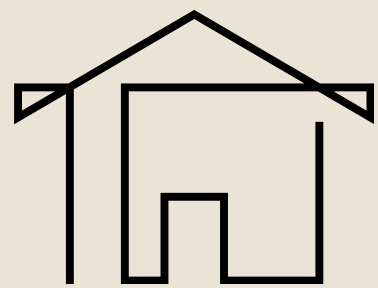
We are based in Vienna, Austria.



WHAT WE ARE LOOKING FOR

We are interested in projects of all sizes, ranging from 20 sqm to 2000 sqm. We primarily seek commercial properties, as rezoning regular apartments has become nearly impossible. Office spaces, medical practices, retail spaces, and similar properties are of particular interest to us. We are also open to projects requiring creative solutions, such as revitalizing vacant spaces.





Collaborations

We invite collaborations for large-scale projects, ranging from entire buildings, multiple floors or single apartment units, with the goal of developing and operating Apartment Hotels.

Whether you are an institutional investor, a private investor or a property owner, we are open to various partnership structures, including limited partnerships, GmbHs, or rent-to-rent agreements.



RENT TO RENT

We enter into a rental agreement with property owners and operate the spaces as serviced apartments.





Investment Opportunity

We are looking for financial partners to scale our business model and develop new projects in prime, high-demand locations with strong market positioning.

Proven Business Model

Our existing portfolio of apartments consistently delivers strong returns and occupancy rates.

Growing Market

The demand for high-quality serviced apartments is steadily increasing, offering sustainable growth potential.

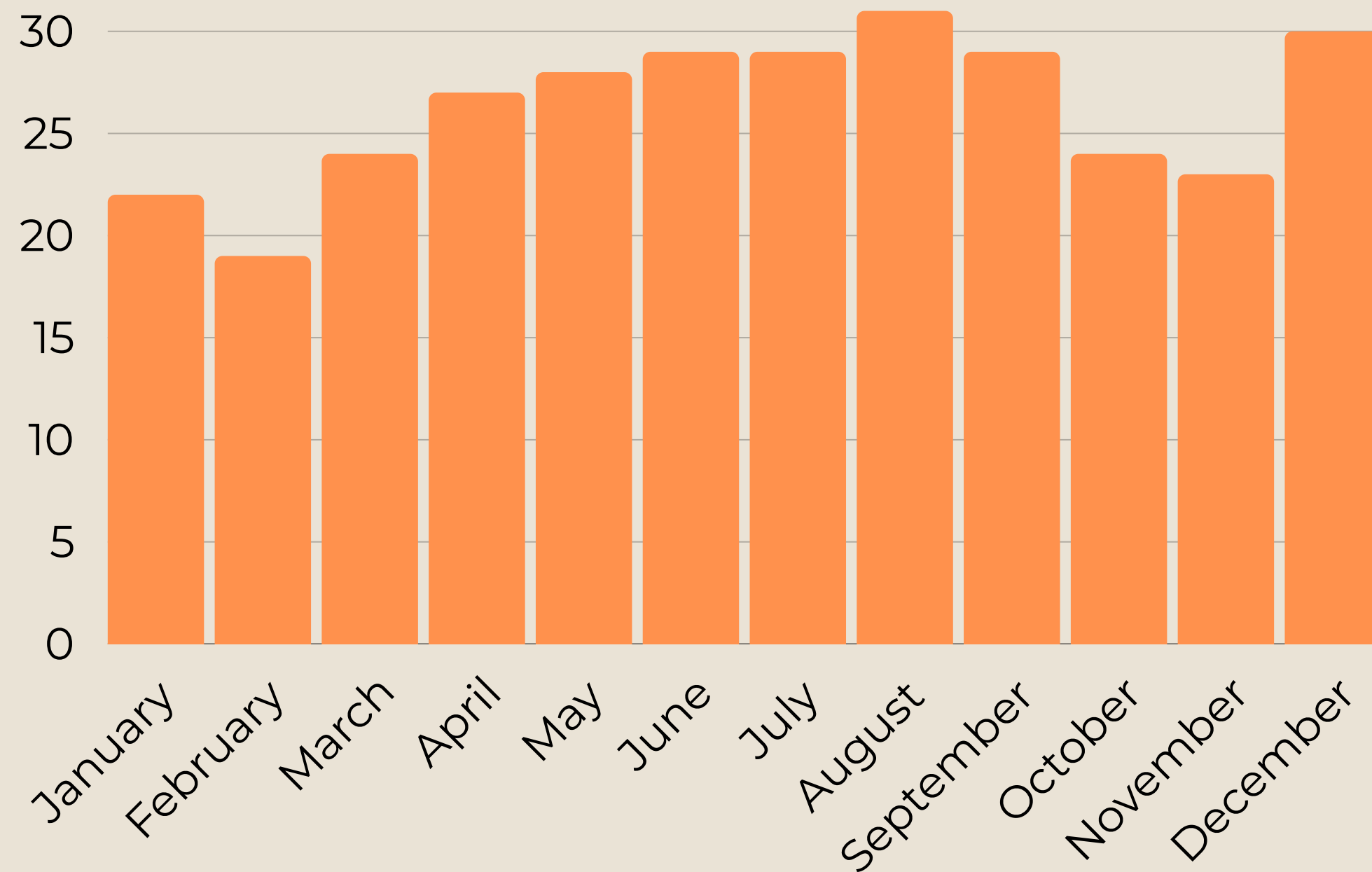
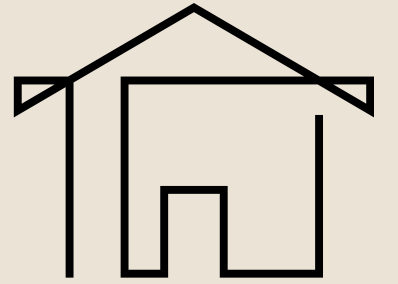
Skilled Team

Our experienced team excels in the development and management of serviced apartments and Apartment Hotels.

How It Works

Your investment will finance new projects, with your active involvement in key decisions throughout the entire process. You will benefit from attractive financial returns, while we handle the work.

PROOF OF CONCEPT



Our decade-long experience ensures stable rental security through constant revenue streams over long periods. We have never abandoned a single location to date.

Due to increasingly stringent and transparent market conditions, fewer serviced apartments are coming onto the market, while demand continues to rise. This results in even more stable revenues.

**The chart shows the typical occupancy rate of an apartment in days over the course of a year.*



BENEFITS OF PARTNERING WITH US

Long, stable rental periods

We aim for long-term partnerships, ideally for 20 years or more. We seek a stable collaboration and have no interest in relocating, meaning no concerns about vacancies or re-letting for you as the landlord.

Premium property maintenance

Our business requires that the property remains in perfect condition. Repairs and renewals are carried out promptly. All apartments are professionally cleaned several times a week.

Property value enhancement

Our high-quality renovations and maintenance measures increase the property's value and preserve it in the long term.

Professional partnership

We maintain a professional, transparent, and respectful relationship with property owners and investors. We are always available, and the property can be inspected at any time.

LEGAL SECURITY



Our expert team, comprising experienced lawyers, specialized tax advisors, architects, and civil engineers, ensures that all legal requirements are met. Once a property has been properly rezoned as a “lodging establishment,” unrestricted rental is possible. This establishes a solid foundation for operations and guarantees stability.





DESIGN, EQUIPMENT, AND RENOVATION

We place great emphasis on the design of our properties and collaborate with top designers and architects. Outstanding design not only enhances the guest experience but also improves the visibility of our listings in search results, leading to higher occupancy rates. Our apartments are equipped to the highest standards, offering comfort and variety. Ten years of experience, coupled with feedback from thousands of guests worldwide, inform our selection of amenities. We invest in quality from the outset and avoid cost-cutting at the wrong places.

We are open to projects of any size, from minor renovations to comprehensive overhauls.

**all photos of apartments in this folder are actual apartments run by us.*

OUR PHILOSOPHY



Guest satisfaction is our top priority. We provide a retreat for business travelers, tourists, and those visiting loved ones. Our responsibility extends beyond mere profit, as we operate in one of the oldest industries in the world – hospitality.

We place great importance on continuous improvement—whether through refining our guest services, enhancing the design and comfort of our apartments, or optimizing our internal processes. With our focus on innovation and quality, we consistently exceed expectations and remain at the top in the hospitality industry.



Stability Estates Team



Tamás Eperjessy
Managing Director



**Antoinette
Liebe-Ohmae**
Executive Support



ATTYS
Attorneys at Law



**Mag. Otmar
Paugger**
Tax Advisor



Albin Kolloni
Accountant



Call us

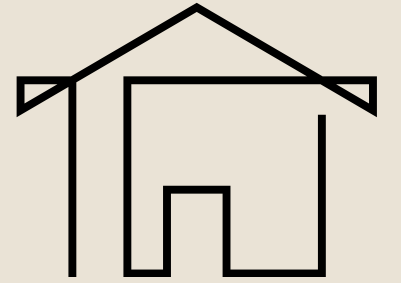
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Let's work together

Get in touch with us about
collaboration opportunities today