

ALRAM 14

Development
Aramstrasse 14, Munich

Q&A

ALRAM 14

01. What is planned for Alramstraße?

Pembroke is working with development manager, ehret+klein, and both are collaborating with local government and community stakeholders to transform the abandoned lot into a residential complex offering a wide range of lifestyle benefits.

Alram 14 is a premium residential development offering thoughtfully designed units for lease. Created to meet the growing demand for quality living spaces in a tight market, the property will seamlessly integrate into the neighborhood while delivering real added value. More than 180 rental apartments with a gross floor area of approximately 16,500 m² will be built in addition, there will also be a small amount of commercial space on the ground floor, as well as a daycare center and a REWE supermarket in the basement.

02. How big will the apartments be?

The building will offer a wide range of different apartment types. From studio-apartment to 4-bed-apartments. The focus of this project will be primarily on two- and three-room apartments.

03. At what price will the apartments be rented?

The development will deliver premium apartments that offer many amenities for residents. The final rental price will be adjusted to the current market price for apartments of this quality in Sendling. The rental prices for the apartments will only be determined at a later stage of the project.

04. When can the apartments be expected to be completed?

We currently expect completion in the first half of 2028.

05. Will the former Rewe return to this location?

Yes, we are very pleased that there will be a REWE supermarket at this location again in the future. Once the property has been completed, the retailer will move into a large commercial space in the basement.

06. Will there be sufficient parking spaces for the building?

An underground car park with three basement levels will be built on the property. This will create many parking spaces for residents and the customers of the REWE supermarket.

07. Will the building be sold to an investor after completion?

Pembroke takes a long-term approach to real estate, and by combining a global point of view with local expertise, it is able to create and manage world-class properties that deliver the best outcomes for occupiers and the communities in which it works. This building will therefore remain part of Pembroke's global residential portfolio upon completion.

08. When is construction expected to begin?

We currently expect the first construction work to begin in the first half of 2026.

09. How will the construction work affect the neighborhood?

We want to keep the impact on life in the neighborhood to a minimum. The ongoing construction work will inevitably be associated with a slight increase in noise levels and dust. However, together with our construction company, we will implement all measures to keep the restrictions caused by the construction site to a minimum and apologize for any inconvenience.

For further inquiries regarding the construction do not hesitate to contact us:

info@ehret-klein.de

A project of

PEMBROKE ehret+klein