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LIVIA GROUP EXPANDS REAL ESTATE PORTFOLIO IN BADEN-BADEN

Munich, 03.04.2019 – By acquiring three residential houses the LIVIA Group once more expanded its real estate portfolio in Baden-Baden.

Built in 1902 and located directly at the famous Lichtentaler Allee the *Villa Kettenbrücke* is protected as a historic monument. The property measures a total size of approx. 1.400 m² and is rounded off with green plants and trees. The idyllic Oosbach forms a natural boundary of the property. The whole floor space amounts to approx. 971m² and is divided into ten residential units.

Situated at a prime city-center location, the second property which was constructed by the famous architect Weinbrenner in 1869 is listed as a historic monument as well. The total floor space amounts to approx. 750 m² and is to date divided into five residential units which were renovated in 2003 – 2005.

The third property, a residential and commercial building is located in the city center as well. In fact this building used to be the hotel *Deutscher Hof* one of Baden-Baden's leading houses around 1900. With an amounted floor space of 1.112m² the property offers space for three retail spaces on the ground floor and ten residential units.

Since 2014, Baden-Baden has been on UNESCO's tentative list, together with ten other European spa towns, entitled "Great Spas of Europe." The Term refers to spa towns that gained international prominence in the 19th century. The city's spa tradition and urban development are considered representative of the phenomenon of the European spa town and are still preserved in its structure and historical substance to this day. The proposal to be included in the world heritage list will be considered by UNESCO in the next evaluation cycle in 2019 and 2020.

The nine Baden-Baden estates the LIVIA Group has acquired to date are all part of the submitted ensemble as well as individually listed. In the course of the company's *European Heritage Project* which has the purpose of preserving European culture and heritage by restoring historical and cultural relevant estates all the properties were maintained accordingly to promote the UNESCO World Heritage application.

