

## Real Estate

### News

# Swiss Life Asset Managers celebrates topping-out ceremony for the “Viva Agrippina” project with 286 new apartments in Cologne

23 October 2023

The residential project consists of three construction phases and has been in progress since the plot was purchased in 2017.

On 20 October, Swiss Life Asset Managers celebrated the completion of the structural work for the “Viva Agrippina” project on Riehler Straße in Cologne with a topping-out ceremony. The plot was acquired in 2017 and is part of a district development that also includes three office buildings.

With “Viva Agrippina”, a total of 286 new apartments are being built on a plot of 25 000 square metres, 88 of which receive social housing subsidies, as well as a daycare centre with 40 places. There are also plans for 648 bicycle parking spaces and 294 underground parking spaces.

“I am very pleased that with ‘Viva Agrippina’, we are completing one of the largest residential construction projects in Cologne’s city centre. The exquisite design and excellent urban planning quality add value to the entire courthouse district. The individual townhouses blend in with the villa-style architecture of the neighbourhood and also offer high-quality outdoor space,” explains Anett Barsch, Head Project Development at Swiss Life Asset Managers in Germany.

Markus Greitemann, Head of Urban Development, Planning and Building for the City of Cologne: “Demand for living space in Cologne is increasing from year to year, especially in inner-city locations. It is therefore particularly important to me to meet the complex challenges of providing high-density housing for the whole social spectrum and to make it available as quickly as possible. I am pleased that this is possible thanks to the ‘Viva Agrippina’ project. The character of the urban space is reflected in the planning concept behind ‘Viva Agrippina’ and it fits

well into the neighbourhood. With its subsidised apartments, the new daycare centre and open spaces featuring play areas, it will really enrich the area.”

The planning and design is based on the urban planning concept of the architect and urban planner Professor Juan Pablo Molestina. The project was planned with the three architectural firms jack molina Architekten, Ortner & Ortner Baukunst and Molestina Architekten.



From left to right: Karsten Mohr (BAUWENS), Udo Girke, Anett Barsch, Hayo Gliedstein (all Swiss Life Asset

Managers), Prof. Juan Pablo Molestina, Dirk Neuneier (BAUWENS)

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“It is exciting to see how the building work is progressing on this fascinating project. The implementation of the urban concept resulting from an in-depth analysis of the surrounding city space, the proportion and design of the buildings, the open spaces and pathways form a new element in the urban fabric,” comments Professor Juan Pablo Molestina, architect and urban planner. “The new apartment buildings blend in with their surroundings and will over time fuse with them and offer residents a new home in Cologne’s city centre.”

### **Apartments with a wide range of potential uses**

The apartment sizes and layouts vary considerably, ranging from 1-room to 6-room units and penthouse apartments. Almost all apartments feature a balcony, loggia, terrace or garden, while the underground car park has direct access to the building.

The development is located near to the popular Agnesviertel district between the Zoo, Lentpark and Bastei in one of the city’s most attractive residential areas. The banks of the Rhine are only a few minutes away on foot. The construction company is BAUWENS Construction GmbH & Co. KG.

### **The “Viva Agrippina” and “Rheinzeit” developments**

The “Viva Agrippina” project is part of a district development by Swiss Life Asset Managers in Cologne’s courthouse district. It is built on a site that was acquired from Zurich Insurance in 2017 and has been under development ever since. In addition to housing, it includes the “Rheinzeit” office campus, consisting of three building units on Clever Straße, Worringer Straße and Mevisenstraße. The buildings, some of which are listed, have been undergoing extensive renovation and modernisation work since 2020. The office building at Clever Straße 36 has been the headquarters of Swiss Life Asset Managers in Germany since 2022.

## **Information**

### **Swiss Life Asset Managers Germany**

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#### **Swiss Life Asset Managers**

Swiss Life Asset Managers has 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy, which is governed by such principles as value preservation, the generation of consistent and sustainable earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

As at 30 June 2023, Swiss Life Asset Managers managed a total volume of EUR 265.8 billion in assets for the Swiss Life Group, including over EUR 114.8 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager<sup>1</sup> in Europe, with EUR 91.7 billion of the total EUR 265.8 billion in assets under management invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate worth a total of EUR 21.6 billion. Total real estate under management at the end of June 2023 thus stood at around EUR 113.3 billion.

Swiss Life Asset Managers has over 2200 employees in Europe.

#### **A self-determined life**

Swiss Life enables people to live a self-determined life so they can look to the future with confidence. Swiss Life Asset Managers pursues the same goal: we think long term and act responsibly. We use our knowledge and experience to develop future-oriented investment solutions. That’s how we support our customers in achieving their long-term investment objectives. This in turn helps their customers to plan long term and act with self-determination.

<sup>1</sup> INREV fund manager survey 2023 (assets under management as at 31 Dec. 2022)