



## Urban Partners and Instone to develop new rental housing scheme in Munich's Ramersdorf-Perlach district

- New development responds to Munich's severe housing shortage, bringing private capital to one of Germany's most supply-constrained urban areas
- Project strengthens everyday urban life by adding modern, sustainable homes and a new daycare centre to a growing district
- Construction expected to begin in Q3/2026 with completion scheduled for 2028

**Munich, 6 March, 2026** – A joint venture of Urban Partners (previously Nrep), a leading European urban investment manager, and Instone Real Estate ("Instone"), one of Germany's leading residential developers, is to deliver a new residential development in Munich's Ramersdorf-Perlach district. With this project, the partners respond to the further growing need for modern rental housing in Bavaria's capital. Following the development project in Berlin with 140 built-to-rent units announced last October, Urban Partners expands its footprint in Germany. Instone continues to strengthen its longstanding presence in major metropolitan housing markets.

The project comprises 145 rental homes, mainly 2-3 room units with an average size of 69 sqm, alongside a daycare facility. Expected start of construction is Q3/2026. The plot is located on Ottobrunner Straße near the corner of Ständler Straße, and has a size of almost 11,000 sqm.

Set within a well-established, family-oriented neighbourhood in southeast Munich, the development will bring modern rental homes to an area with strong public transport links, everyday amenities, and proximity to major employers. Designed around real neighbourhood needs, the project aims to support the growing demand for contemporary urban living among families, professionals, and keyworkers in Ramersdorf-Perlach.

**Wolfgang Ködel, Managing Director and Head of Germany at Urban Partners,**

**says:** “We are very happy to bring modern, sustainable housing to yet another German urban high demand-area, thereby strengthening urban liveability and addressing real local needs. It showcases that Urban Partners is a European urban investor bringing long-term capital to accelerate the delivery of much-needed homes in German urban areas.”

As part of the project’s social infrastructure, the scheme integrates a 567 sqm daycare centre, supporting Urban Partners’ ambition to strengthen everyday urban systems and improve access to essential services within growing cities.

**Andreas Zeitler, Managing Director at Instone Real Estate Development GmbH,**

**says:** “As one of Germany’s leading residential developers, Instone delivers sustainable housing in those urban areas where demand is highest. With this project, we strengthen our presence in Munich and bring our development expertise into a district that needs modern rental homes and social infrastructure. We are pleased to work with Urban Partners on this project, which enables us to accelerate the creation of liveable housing for a broad range of residents.”

Designed to meet high sustainability standards, the development will achieve KfW55 and EPC A / A+ energy efficiency ratings, as well as BREEAM Very Good certification. Green roofs, district-heating connections, and energy-efficient building materials contribute to a lower-carbon building footprint and a more resilient urban housing stock.

**For further details, contact:**

Urban Partners:  
Josefine Topsøe, Corporate Affairs  
+4521673965  
[jotop@urban.partners](mailto:jotop@urban.partners)

Instone Real Estate:  
Franziska Jenkel  
Chausseestr. 111, 10115 Berlin  
Tel. +49 (0)30/6109102-36  
E-Mail: [presse@instone.de](mailto:presse@instone.de)

### **About Urban Partners**

Urban Partners is a leading European urban investment manager, owner and operator with a 20-year track record of delivering strong, risk-adjusted returns through market cycles. We develop, actively manage and finance high-quality assets in prime locations across Northern Europe. Founded as Nrep in 2005, Urban Partners has more than €25 billion in assets under management through multiple strategies across the capital structure. We invest with high conviction in urban environments where we see strong, resilient economies and outsize growth potential. Follow us on LinkedIn here: [www.linkedin.com/company/urbanpartners](https://www.linkedin.com/company/urbanpartners)

### **About Instone Real Estate**

Instone Real Estate is a subsidiary of the listed Instone Group, making it one of Germany's leading residential property developers. Since 1991, we have been developing future-proof and sustainable urban residential quarters with apartments for sale or rent throughout Germany – to provide a long-lasting good life in the country's metropolitan regions. Through partnership-based cooperation and open communication, we implement forward-looking ideas that meet the diverse needs of our clients. To do justice to our passion and our commitment to quality, we focus in particular on the local communities that are created, the existing neighbourhoods and the added value that we can create together for everyone. This enables us to realise sustainable values and living spaces that set ecological and social standards and take responsibility for one of the most pressing social issues of our time.  
[www.instone.de/en](http://www.instone.de/en)