

Instone acquires site for around 240 apartments in the Stuttgart metropolitan region

- *Acquisition of an inner-city site of around 13,400 m² in Waiblingen from Diakonie Stetten e. V.*
- *New residential quarter with around 240 apartments planned; at least 20 per cent of the apartments are to be delivered as publicly subsidised housing*
- *Sustainability concept featuring the Effizienzhaus 40 standard, QNG certification, heat pumps and photovoltaics*

Essen/Waiblingen, 13 July 2026: Instone Real Estate (“Instone”) has acquired a site of around 13,400 m² on Bahnhofstraße/Oppenländerstraße in Waiblingen, in the Stuttgart metropolitan region, from Diakonie Stetten e. V. On the former workshop and office site, the nationwide residential developer plans to develop a residential quarter comprising around 240 apartments and some 15,000 m² of living space. At least 20 per cent of the apartments are to be delivered as publicly subsidised housing. The resolution to prepare the local development plan is already in place.

The quarter will comprise a mix of one- to four-room apartments with low-barrier layouts. In urban-design terms, the scheme provides for several articulated building volumes, landscaped courtyards and public pathways linking the quarter to its surroundings.

“Developing this centrally located, inner-city site on Oppenländerstraße offers the chance to create urgently needed housing while also advancing the area in urban-design terms. The constructive and trusting cooperation with Instone provides a sound basis for this, allowing us to take the project forward together, swiftly and to a high standard,” says Lord Mayor Sebastian Wolf.

“Conversion sites such as this one offer considerable potential to create urgently needed housing where the infrastructure already exists. Together with the city, we want to develop a quarter that meets a range of housing needs and integrates harmoniously into the existing

surroundings. Our aim is a sustainable neighbourhood development that delivers affordable housing and genuine added value for the location,” says Chris Haller, Head of the Baden-Württemberg branch at Instone.

Dietmar Prexl, Chair of the Management Board of Diakonie Stetten e. V., adds: “We are pleased that the site can now be put to a new use and that an attractive residential quarter providing urgently needed housing will be created at this central location in Waiblingen. At the same time, with the Campus Hermann-Hess-Straße in the Ameisenbühl business park, we have already established a modern, inclusive replacement site for the former Remstal Werkstätten in Oppenländerstraße. We wish the project every success and look forward to a lively quarter that will enrich life in Waiblingen for the long term.”

The project is to be built to the Effizienzhaus 40 standard with QNG certification. The plans include a heating system using heat pumps and photovoltaic systems on the rooftops. Access will be via two underground car parks, keeping the interior of the quarter entirely car-free. Charging infrastructure, car-sharing options and bicycle parking are also planned.

Waiblingen is a district town in the Rems-Murr-Kreis district and lies around ten kilometres north-east of Stuttgart. Thanks to good connections to public transport and to the B14 and B29 federal roads, the town ranks among the sought-after residential locations in the greater Stuttgart area. The economic strength of the region, and the many jobs that come with it, is generating sustained high demand for housing.

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

About Diakonie Stetten e. V.

Founded in 1849, Diakonie Stetten is today one of the largest providers of social services in Baden-Württemberg. Grounded in Christian values and committed to inclusion, it works towards a world in which no one is left on the margins. Its roughly 4,000 staff support people with a range of support needs on their path towards greater self-determination and participation: people with disabilities, older people, people with mental illness, young people with special support needs, and children, young people and families. Its wide-ranging, person-centred services in the areas of housing, employment, assistance, support, care, education and counselling are well integrated and networked within local towns and communities – at its main site in Kernen-Stetten, in Stuttgart and at a further 35 locations across the districts of Rems-Murr, Ostalb, Esslingen, Göppingen, Ludwigsburg, Heilbronn and Schwäbisch Hall.

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