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Press release

LA FRANÇAISE REAL ESTATE MANAGERS ACQUIRES OFF-PLAN A SERVICED RESIDENCE FOR SENIORS IN VILLENEUVE D'ASCQ (59, FRANCE)



Credit: Paindavoine Parmentier Architectes

La Française Real Estate Managers (REM), acting on behalf of Crédit Mutuel Nord Europe and its real estate investment company, has acquired off-plan a serviced residence for seniors. The residence, located at avenue du Bois in Villeneuve d'Ascq, was acquired off-market from ICADE and Groupe Duval.

Located in the heart of the municipality of Villeneuve d'Ascq, nicknamed the “green technopole”, the residence enjoys all the medical and commercial amenities as well as the cultural offer of the residential city. The serviced residence for seniors has an ideal location in one of the greenest areas of the city (Brigode) and is in the immediate vicinity of the town centre. The property, serviced by the Lille ILEVIA public transport network, is easily accessible by soft mobility as well as by car via the N227 and the M506. The residence will have a bicycle room and two car-sharing vehicles.

The asset, which is expected to be delivered at the end of the first quarter of 2026, will provide 6,200 m² spread over 4 floors and will include 130 housing units, ranging from one to three room apartments. For the well-being of occupants, it will offer many services including a dining room, a fitness room, a hairdresser, a multimedia lounge and an environmentally friendly garden. 5 parking spaces for people of reduced mobility are planned. The residence will be operated by Happy Senior under a long-term lease. The Happy Senior Residences of the Groupe Duval offer all the day-to-day services and quality support for independent and healthy seniors.

The serviced residence for seniors aims to obtain the NF Habitat HQE Niveau Très Performant certification, which attests to the overall quality of the housing and a performance of RT2012-20%, thanks in particular to the installation of a solar hot water production facility.

Leslie VILLATTE, Director of Institutional Real Estate Investment and Development - France at La Française Real Estate Managers - Institutional Division, concluded: “We are delighted to have been able to acquire this asset on behalf of Crédit Mutuel Nord Europe, a responsible player, committed to the development of its territories. This asset is also perfectly in line with La Française Real Estate Managers' sustainable approach and presents all the fundamentals necessary to preserve its value over time.”

For this transaction, La Française REM was advised by Cheuvreux, Reed Smith and Theop.

About La Française

The major changes linked to environmental and societal challenges are opportunities to consider the future. Identifying the drivers of change and understanding how they will shape global growth and ultimately influence the long-term performance of financial and real estate assets is at the heart of La Française's mission. It is in this spirit that the asset manager forges his/her investment beliefs and develops his/her mission.

The group uses its innovative capacity and customer-focused technology to design investment solutions that combine performance and sustainability.

Structured around two business lines, "Financial Assets" and "Real Estate Assets", La Française Group serves institutional and wealth management clients in France and abroad.

La Française manages over €45 billion in assets through its offices in Paris, Frankfurt, Hamburg, London, Luxembourg, Madrid, Milan, Seoul and Singapore (30/06/2023)

La Française is a member of Crédit Mutuel Alliance Fédérale, which has long-term ratings of A+/Aa3/AA- from S&P (11/2023), Moody's (07/2023) and Fitch (10/2023).

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