

Bro Upkot

Investing in the
new landmark of Ghent

Investment from

> **€110.000**



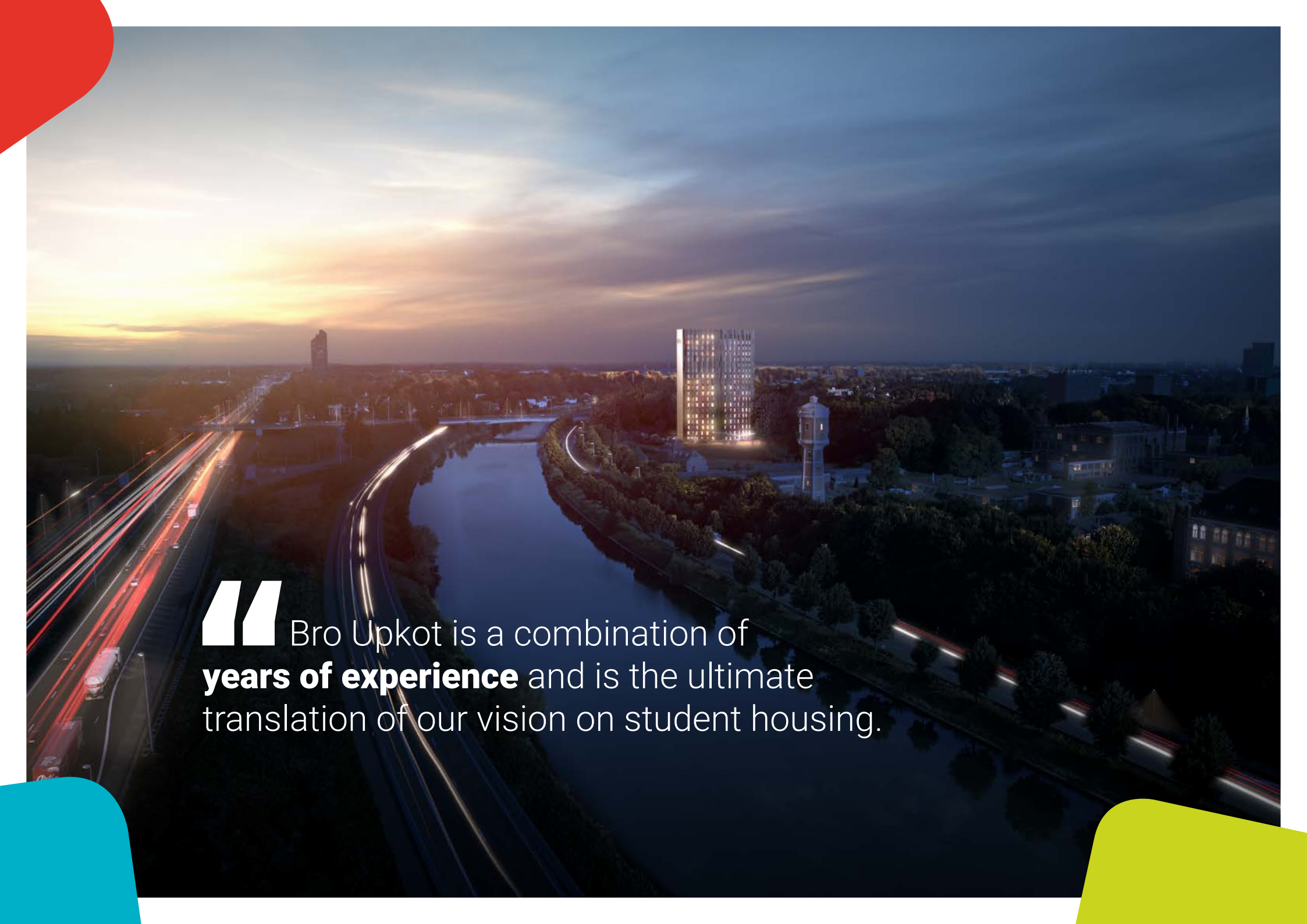
as of **01.10.2019**

Target return

> **3-5%**

Know more?



An aerial night photograph of a cityscape. A wide river flows through the center, reflecting the city lights. To the left, a multi-lane highway shows long-exposure light trails from cars and trucks. A tall, modern building with many lit windows stands prominently on the right bank of the river. The sky is dark with some clouds, and the overall scene is illuminated by city lights and the ambient light of dusk or dawn. Decorative red, blue, and yellow shapes are visible in the corners of the image.

“ Bro Upkot is a combination of **years of experience** and is the ultimate translation of our vision on student housing.



An **impressive 3D facade**
reflects the environment and
dynamics of the target group













Green environment as a
feel good factor

Architect: **archipl**



Prime location in Ghent near the largest **campuses**

 E. de Deynestraat, 9000 Ghent

- | | | | |
|----------|---|---|---|
| 1 | Campus HOGENT Vesalius
Nursing | HO
GENT | 
1600 |
| 2 | Campus HOGENT
Schoonmeersen | HO
GENT | 
9500 |
| 3 | Campus Ugent Sterre
Faculty of Sciences | 
UNIVERSITEIT
GENT | 
2000 |
| 4 | Campus Ugent
Technologiepark | 
UNIVERSITEIT
GENT | 
1100 |
| 5 | Campus Ugent
Faculty Pharmaceutical
Sciences | 
UNIVERSITEIT
GENT | 
970 |
| 6 | Campus Ugent
Faculty of Medicine
University Hospital | 
UNIVERSITEIT
GENT | 
1300 |

> **16.470 students**

A towering eye-catcher and not only on the outside

Bro Upkot is a student complex with **311 student rooms** and 41 common areas. Located in a green area **near several campuses**, it is the perfect base for the Ghent student.

The **common living areas** are the foundation of the **Upkot community**. Students can eat, relax and study there together. The **waiting lists** of Tenants for the coming academic years and our **in-house rental and management service** make Upkot Bro a worry-free investment.

311

intelligently furnished
student rooms

41

common
areas*

***INCLUDING CHILL ROOMS,
FITNESS ROOM, STUDY CAFÉ,
AND A GAME ROOM**



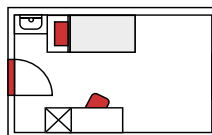
311 well-designed student rooms

By entering **into dialogue with our students**, we are keenly aware of their needs and wishes. Thanks to our different **types of student rooms**, there's something for everybody. Every student can rent a room with Upkot.



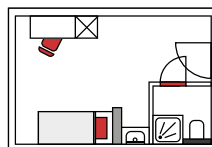
> Uproom

Furnished room with a bed, a desk, a wardrobe and washbasin



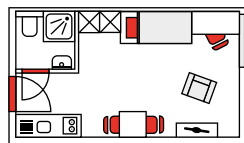
> Upcomfort

Furnished room with a bed, a desk, a wardrobe, a washbasin, a shower and a toilet.



> Upstudio

Furnished room with a bed, a desk, a wardrobe, bathroom with toilet and shower, kitchen and dining area



DISCOVER ALL TYPES
OF ROOMS ON
WWW.UPKOT.BE



It's all about
community
& **service**



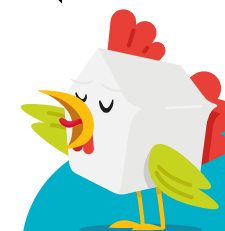


The inviting facilities allow the students to connect optimally

- **Studycafé** with a panoramic view
- Outdoor seating arena,
fit-o-meter and beach volleyball field
- Game room with VR experience and fitness room
- 35 bright kitchens



IMMERSE YOURSELF IN OUR
UPKOT COMMUNITY AT
[WWW.FACEBOOK.COM/UPKOT](https://www.facebook.com/upkot)



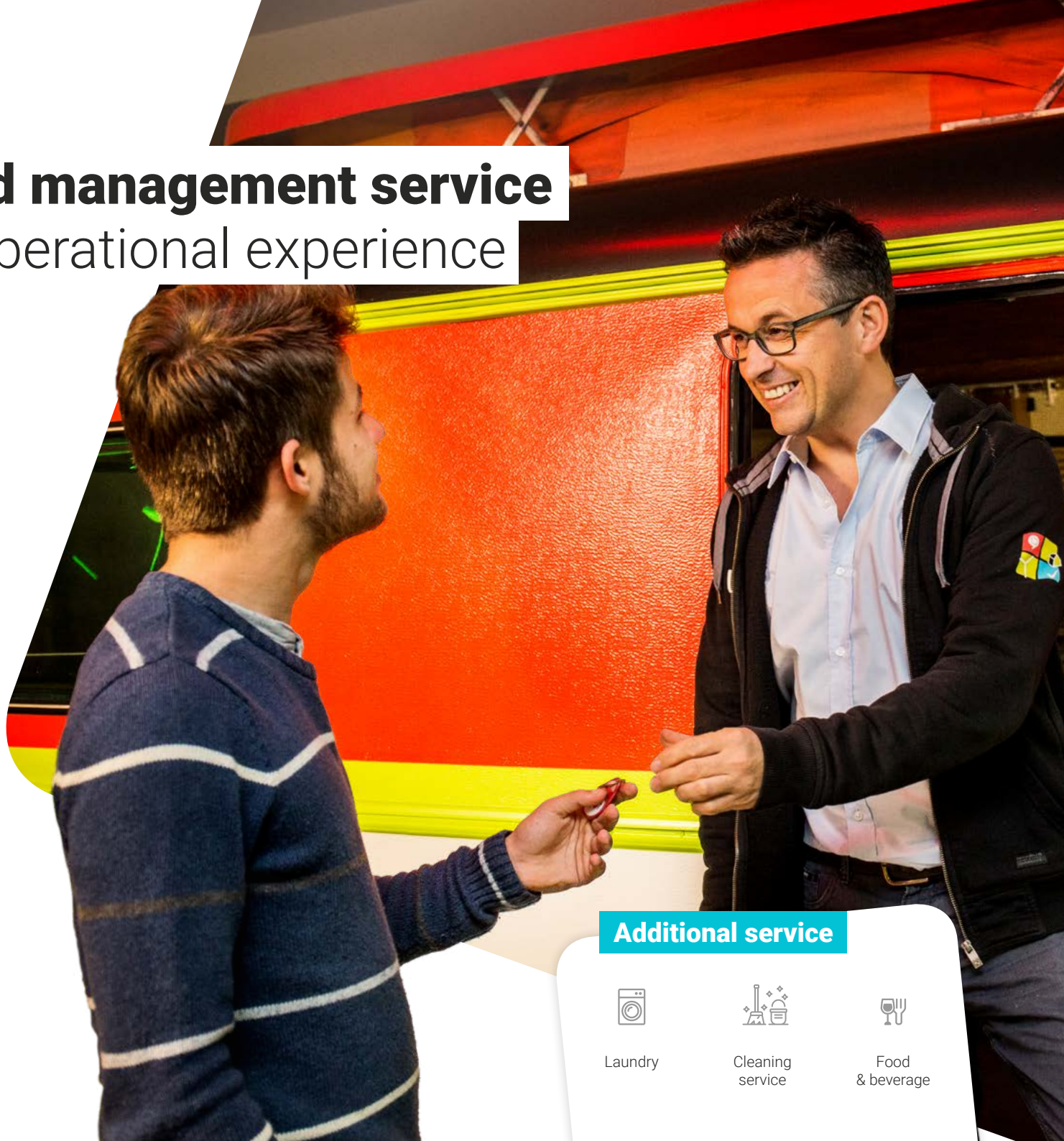
A rental and management service with tonnes of operational experience

**20
years**

expertise &
proven approach

- Resident **Upkot coach**
- 3 room **check-ups/year**
- **Upfix handyman** service
- Digital **management** processes

EXPERIENCE THE RESULT OF OUR
MANAGEMENT DURING A **VISIT TO
AN EXISTING PROJECT**



Additional service



Laundry



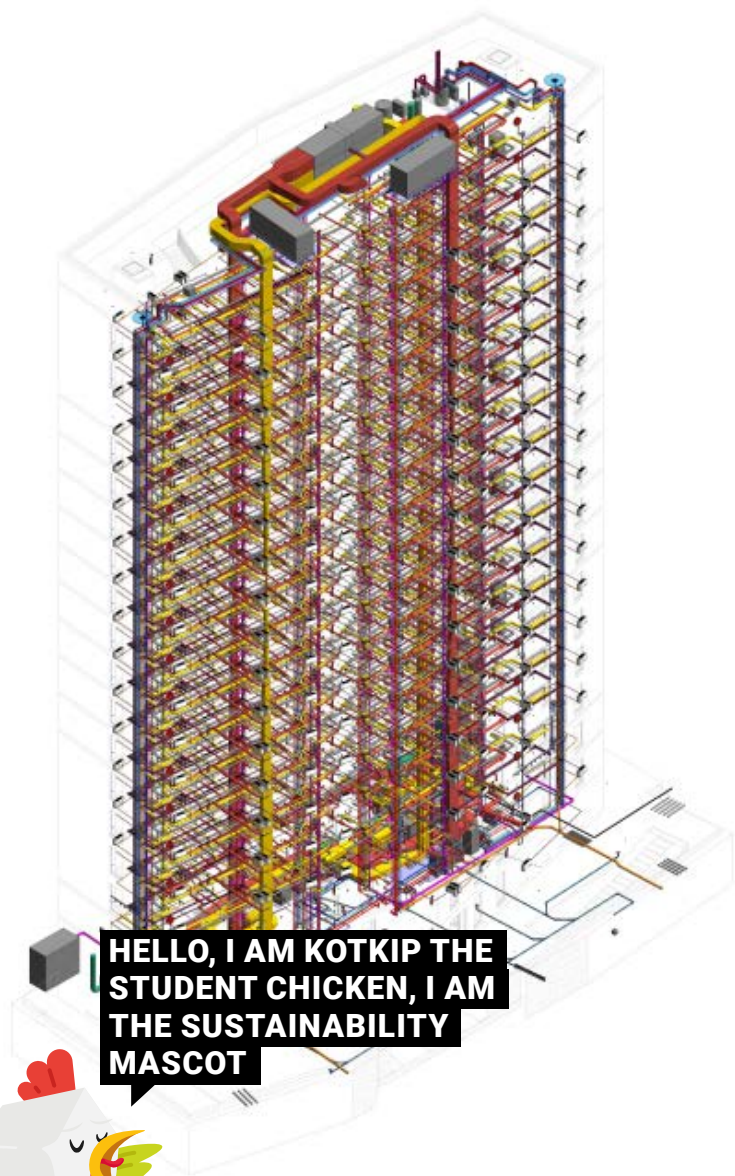
Cleaning
service



Food
& beverage



20 floors of intelligent & sustainable energy applications



HELLO, I AM KOTKIP THE STUDENT CHICKEN, I AM THE SUSTAINABILITY MASCOT



Ventilation system D



Sockets for **electric bicycles/scooters**



LED lighting everywhere



Rainwater recovery for toilets



High-efficiency glazing



Completely drawn in Revit according to BIM model



Acoustic **insulation**, intermediate floors and walls



Sustainable student chicken tips and smart waste management



139 tonnes

of CO2 saved per year through our energy applications

2

Heat pumps



“ Bro Upkot is a **powerful** translation of our **vision on student housing of the future.**

Nele Van Damme & Koenraad Belsack

At the start of the development of this project, it was immediately clear that with **BRO Upkot** we could write another unique story. A story in which we literally and figuratively lift all stakeholders involved to a **higher level**. The extraordinary **architecture** translates the dynamics inherent to students. The location on the green site and the spatial layout of the building guarantee quality and optimal experience.

Throughout the entire process, we have never deviated from our vision and quality standards: **satisfaction and convenience for Tenants and investors with a view to long-term relationships**. Our lead in the market originates from the **DNA of our company**, namely our integrated approach and our social drive. Far beyond all hypes. After all, hypes are temporary, a good and authentic concept is permanent.



Innovative architecture
& innovative building techniques



Ecological sustainability with
Limoengroen

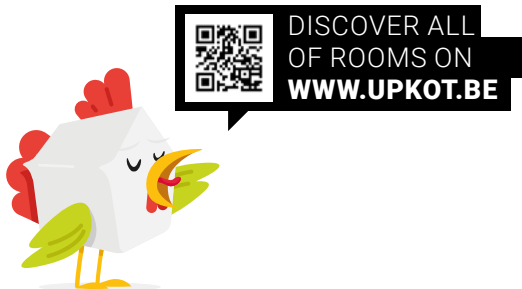
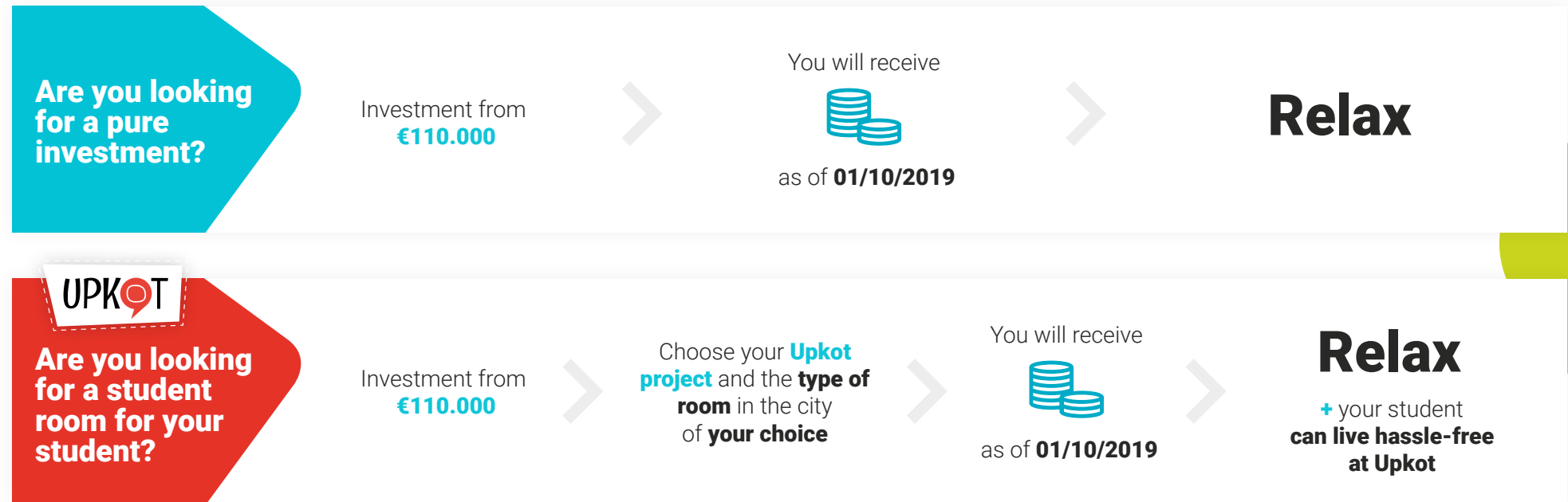


High-rise buildings in
green surroundings



Upkot coach as a basis
for social cohesion

Is it an investment for **yourself** or are you looking for a **student room for your student?**



Interested? Make an appointment

Facts & figures

€ 333.593.000

invested capital with proven return

+50

projects
realised

100%

occupation

40%

repeat
investors

EXPERIENCE THE RESULT OF OUR
MANAGEMENT DURING A **VISIT TO**
AN EXISTING PROJECT



In the words of an
investor

“ My choice to
invest in Upgrade Estate
projects is because of the
perfect communication and
the fact that they **effectively**
pay out the promised returns,
which cannot be said
of many others.

Erik Vervaet

Investment case Baudelo Upkot

Return 2014

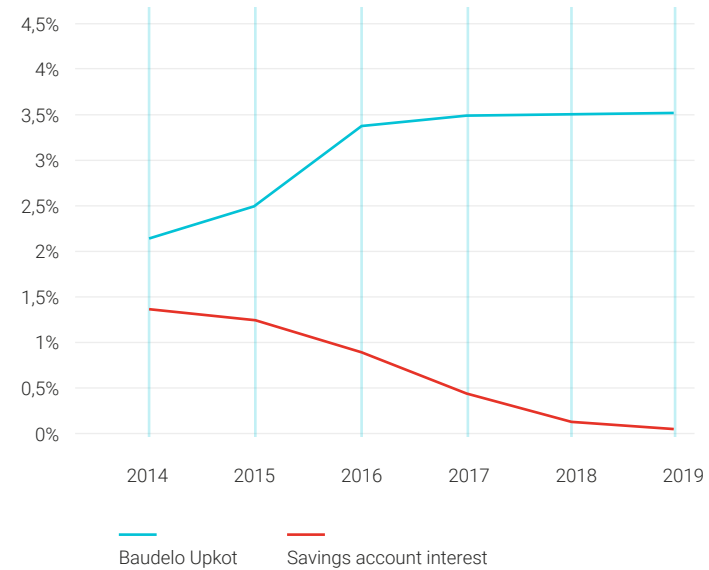
2,2%

Return 2019

3,15%



CVBA Baudelo Upkot + Hey! Upkot



Quickly and easily make an appointment via

Would you like to know more?
sales@upgrade-estate.be

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**HAVING THE
INVESTMENT
OF YOUR LIFE!**

