



For growing values.



Competence in real estate

Visions become
reality.

Futuro - our name stands for a promise.

The promise to recognize how the real estate market will develop in the future, based on our extensive expertise and well-founded analyses.

Thanks to our team of specialists and the extensive network of our company, we can offer our clients a comprehensive range of services in the field of real estate.

For growing values.

Ever since its foundation in 2001, Futuro Immobilien AG has been firmly anchored in northwestern Switzerland and is currently successfully active for around 300 customers.

Our customers include private or commercial developers, property owners, investors, institutional investors, pension funds, owner associations and many more.



Competence in real estate

As an all-rounder, we cover all services in the real estate sector:

- Management incl. maintenance service
- Letting
- Trade and Sales
- Appraisals
- Expert Assessments & Consulting
- Construction Management

With our expertise and great commitment, we help you answer all of your real estate questions. So with us, you always feel at home.

Visions become reality.

Thanks to our three locations in Arlesheim, Laufen and Liestal, we are always close to your property.

We can be on site quickly and are happy to take the time to examine the current situation and work with you, in order to define the right path for a sustainable solution to your real estate needs.



Our Team

Regionally anchored, professionally sound and many years of experience.

Board & Executives



Jürg Hamburger
President of the Board
Chartered accountant
Graduate business
economist FH



Michael Konrad-Burri
Board Member /
Executive
Swiss Certified Real
Estate Trustee



Niklaus Widmer
Board Member /
Executive
Swiss Certified Real
Estate Trustee



Lorenz Brodbeck
Realtor with federal
diploma
Team leader Trade



Suzanne Konrad-Burri
Finance



Roger Burri
lic. oec. HSG
Consulting / Projects

Management assistance



Katja Steingruber
Management
assistant



Laura Konrad
Assistant

First letting / Trade / Appraisals



Monika Widmer-Frei
Trade / Sales
First letting



Christian Hägler
Member of the
Chamber of Valuation
Experts SEK



Giuliano Lavino
Trade / Sales

Our Team

Regionally anchored, professionally sound and many years of experience.

Management Arlesheim



Jakob Jegge
Real estate manager
with federal diploma



Céline Krebs
Property
management

Branch Laufen



Gaby Oesch
Property
management



Claudia Kern
Real estate manager
with federal diploma

Branch Liestal



Sarah Schmid
Real estate manager
with federal diploma



Michèle Längin
Property
management

Property accounting



Dieter Hirschi
Property
accounting



Andrea Zimmermann
Property
accounting

Apprentice



Alessandro Caramel
Apprentice



Maurice Siegfried
Apprentice

Maintenance service



Theo Widmer-Mohler
Team leader



Paul Heid



Daniel Mohler

Management

Cost-conscious, active
and value-maintaining.



The management of residential and commercial properties is one of our core competencies.

We look after your property with individual solutions as if it were our own. Whether it is apartment buildings, commercial buildings, single-family homes or condominium associations: our specialists will take care of all the work related to your property.

- Representing your interests towards tenants and authorities, regular reporting to owners
- Management and re-letting of all rental properties
- Ongoing review of existing leases / rentals
- Monitoring the maintenance status of your property and advice on constructional questions
- Checking rent collection incl. reminder process
- Review of accounts payable invoices and payment processing
- Preparation of a separate property statement including heating and operating costs

We offer you customized and holistic solutions.

We manage over 2,600 properties for our clients in the region. As the link between landlord and tenant, we take on the concerns of our customers and find good, contemporary solutions.

We also support you competently in your financial matters: we have a professional property program at our disposal that books the rent collection separately for every property. That way you are constantly informed about the status of your account.

Furthermore, the maintenance of condominium owners' associations requires many years of experience in legal and administrative matters. For example, comprehensible transparency regarding a fair distribution of costs is of importance. Our experts represent the community externally and offer a complete service for the support of condominium and co-owner associations.

Maintenance service

**Reliable, personal and
always available.**



Maintenance service

**Reliable, personal and
always available.**

Regular maintenance ensures that your property retains its value.

Our well-coordinated team in the maintenance service reliably carries out all tasks and work agreed with the owners to care for and maintain your property - whether it is in the building itself or in the surrounding area.

Our on-call service is also available outside office hours for emergencies.

- Cleaning and maintenance of general indoor and outdoor areas
- Coordination of repair work with reliable tradesmen
- On-call service for emergencies also outside office hours
- Ongoing patrols of the interior and exterior areas
- Garden maintenance and garden care
- Winter service in the area of entrances and driveways
- Monitoring of building services (f.e. heating system)

We represent your interests reliably and directly on site.

The ongoing review of the condition of your real estate is crucial in order to adapt it to the current market conditions and thus ensure a profitable rental.

Thanks to regular maintenance of your property, we recognize necessary repairs or renovations at an early stage. We will draw up a concept for the agreed measures to maintain the value of your property, obtain quotations from tradesmen and coordinate the implementation after consultation.

Due to the constant introduction of new legal requirements, energy-related renovations of properties are also growing in importance. Within our large network of proven specialist companies, we will find the right offer for you.

A well-maintained property is an important part of sustainable renting. Satisfied tenants also make the landlord happy.

(First) Letting

Market-conform, sustainable
and customer-oriented.



(First) Letting

First letting is a matter of negotiation.

This is where the foundation for the financial yield of your property is laid. Whether new buildings or re-letting, our team supports you with negotiating skills, specialist knowledge and a clear overview of the regional real estate environment.

We develop a practice-oriented, market-driven letting strategy for you and implement it effectively. This way, you benefit from permanently leased objects and the full return on your property investment. We provide you with comprehensive services during the realization of complex first letting mandates.

- Analysis of the local property market
- Determination of sustainable net rental rates
- Realization of the agreed marketing concept
- Organization of open houses and viewings
- Support of prospective tenants
- Preparation of legally compliant and sustainable rental agreements, handover of the rental property

**Market-conform, sustainable
and customer-oriented.**

Thanks to our networked approach, we know the market.

As a specialist in the development of projects, we can advise you on the needs of your future tenants already at the planning stage of the construction project.

A target-oriented strategy for apartment floor plans, development and infrastructure together with the determination of realistic rents is the guarantee for a successful rental.

To market your property, we use various platforms, such as the most important digital real estate portals, regional print media, flyers as well as our showcases in Arlesheim, Liestal and Laufen. With professional photography, drone images, 3D visualizations and virtual 360° tours, we put every rental property in the appropriate light.

If you are looking to rent out a residential or commercial property, then you have come to the right place. We have an extensive list of potential clients and will find the right tenant for you.

Trade / Sales

**Responsible, strong in negotiation
and determined.**



First and foremost, negotiating means trust.

This is exactly what our work is aimed at. In us, you have a trustworthy partner at your side, who supports you with a great deal of skill and many years of experience in handling success-oriented assignments.

- Market analysis with setting of the selling price
- Legal assessment (contaminated site register, land register, electric security check and many more)
- Development of a coherent marketing concept
- Preparation of detailed sales documents
- Assistance in all financing questions
- Customized support of the prospective buyer
- Scheduling of the purchase contract signing and accompaniment to the notary public
- Organization of payment processing
- Correct handover of the sales object to the buyer

The satisfaction of seller and buyer of the property is our goal.

The sale of one's own property is often associated with a great deal of emotion, as years of memories are attached to it. This makes personal support during the transaction all the more important.

It goes without saying that everything is individually tailored to your wishes and needs. Your advantages from the cooperation in this area are obvious:

- We are constantly and intensively looking at the dynamic market environment and know the local conditions.
- We have an extensive network and are well known in northwestern Switzerland.
- We are familiar with all the administrative procedures and the extensive legal regulations.
- Our team deals with all kinds of sales: single-family homes, condominiums, apartment buildings, commercial properties or building rights.

Appraisals, expert assessments, consulting

**Balanced, recognized
and reliable.**



What counts here above all is experience.

We determine the market value of your property by orienting ourselves exclusively on current market conditions. This is the only way you can be sure to receive a balanced statement.

Whether individuals, banks, pension funds or public authorities - our real estate specialists are sought-after experts for appraisals, expert assessments and consultations. As a member of the Swiss Chamber of Valuation Experts SVIT/SEK, we are also permanently involved in the further development of valuation.

- Calculating the market value of your property
- Examination of the land register requirements
- Preparation of valuation reports
- Assessment of building rights
- Assessment of easements (for example right of residence or right of use)
- Usage and project assessments
- Estimation of rental value

We are your competent partner in all real estate matters.

Thanks to our many years of experience and our continuous training, we are specialized in the assessment of various questions concerning real estate, whether in construction or legal matters.

- Establishing of condominium ownership/co-ownership incl. partitioning and regulations as well as usage and management rules
- Establishing of building rights (contracts)
- Preparation of inheritance distribution of real estate
- Preparation of easement agreements
- Development of sustainable implementation concepts
- Feasibility studies
- Rent assessments, review of existing rental agreements
- Land division (mutations), land reallocations
- Real estate issues of the public sector

Construction Management

Project-related, experienced
and cost-conscious.



Construction Management

The demand for living space in Northwestern Switzerland is constantly increasing.

We bring years of experience and in-depth knowledge on the construction of new buildings as well as the renovation of elder properties to successfully realize your construction project together with you from the very beginning. We are happy to support you as building trustee / owner's representative.

- Assessment of building plots and site development
- Market analysis / feasibility studies
- Development of utilization and construction possibilities
- Determination of realistic sales or rental prices
- Processing and realization of land registry matters
- Assistance with all financing questions
- Awarding contracts to architects and other contractors
- Representation of the building owner in all matters

Project-related, experienced and cost-conscious.

We offer comprehensive consulting services from land search to development and management.

With our market knowledge, our know-how and our well-coordinated team of consultants, we assist builders and project developers from the planning of a project to the placement of the last home and the leasing of rental properties.

- Determining the construction costs with profitability calculation
- Review of the cost estimate
- Establishing the contractors list
- Bid and award negotiations
- Surveilling and controlling of construction management and schedule
- Supervision of construction accounting with cost control
- Acceptance of the building
- Supervision of the warranty acceptance and the repair work

Our locations & partners

Find us here to find
your dream home today.



Our locations & partners

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your dream home today.

Our Partners



Swiss Real Estate Association,
SVIT



Chamber of Valuation
Experts SEK / SVIT



Homeowners' Association
Baselland, HEV



Trade and Industry Association
of Arlesheim, AGIV



SME Liestal



Trade Association of SME
Laufental



BLKB Premium Partner



For further information, please visit our
website or call us.

Futuro Immobilien AG



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Branch Laufen

Vorstadtplatz 3, 4242 Laufen

Branch Liestal

Rathausstrasse 24, 4410 Liestal

Construction Management

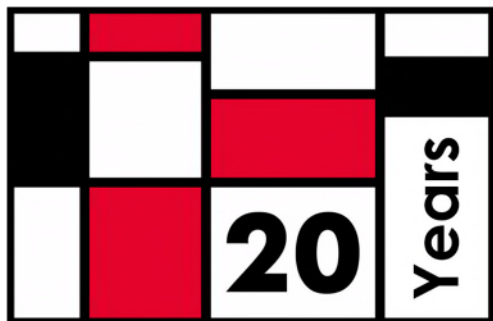
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For growing
values.