

**PRESS RELEASE**

Tours, 7 February 2024

## **Arkéa Flex and Foncia inaugurate their first progressive housing project in Tours**

Arkéa Flex, a subsidiary of Crédit Mutuel Arkéa and a pioneer in the construction of flexible, adaptable housing, and Foncia, 1<sup>er</sup> syndic de France, have inaugurated the region's very first fully modular condominium in the Monconseil eco-neighbourhood in Tours, built by developer Crescendo and designed by MU architecture. With flats that can be upgraded and customised to meet changing lifestyles, this co-ownership embodies a new vision of housing, with sustainable buildings that avoid the need for major renovation or rebuilding work.



MU architecture

### **Foncia, Arkéa Flex's preferred partner**

As lifestyles evolve, people's relationship with their home has changed, with a new demand for a **home that can be adapted to each stage of their lives**. This approach is also a response to the need for more sustainable buildings, eco-designed to reduce the carbon footprint of buildings over the long term.

As a market leader, Foncia has long been **thinking about the housing of the future**, based on greater adaptability and flexibility. The innovative Tours condominium embodies this new generation of adaptable housing that will be able to

**change size according to occupants' needs.** Thanks to Arkéa Flex's patented technology, the purchase or sale of condominium lots will make it possible to enlarge or reduce the size of flats, from T1 to T5, to meet the needs of residents.

As a subsidiary of Crédit Mutuel Arkéa, Arkéa Flex's expertise is part of the **cooperative banking group's property business**. Created in 2023, this dedicated business line aims to promote responsible, protective real estate that serves local communities by supporting home ownership, accelerating energy and environmental transitions, and contributing to local vitality.

The first apartment block to benefit from Arkéa Flex technology, located at 12 rue du Père Goriot in Tours, has **271 cells ranging from 15 m<sup>2</sup> to 24 m<sup>2</sup>** with an average surface area of 21 m<sup>2</sup>. A total of **114 flats were** sold by Crescendo.

As the managing agent of this new co-ownership, Foncia will assist the successive owners with any work that may be required, and will ensure that it continues to evolve.

### **A new vision of co-ownership**

Foncia, through its Foncia Immo Neuf subsidiary, which is entirely dedicated to the new-build sector, has been working alongside Arkéa Flex and Crescendo from the earliest stages of the Tours project, assisting them at several key stages, from **analysing the co-ownership charges to identifying the various service providers**.

*"The inauguration of this condominium in Tours is a symbol that it is possible to think about housing differently in order to respond to changes in our lifestyles and aspirations for more energy-efficient buildings. We're delighted to be embarking on this new phase with our partner Foncia, combining our patented technology with its expertise as France's 1<sup>er</sup> syndic to provide the best possible support for French people at every stage of their lives."* **Florent Lemaire, Executive Director of Arkéa Flex.**

"Thanks to the Arkéa Flex modules, Crescendo is putting residents back at the heart of the real estate process with flexible, scalable buildings that will be able to support all the needs of residents and their changing lifestyles." **Didier Boulin, Chairman of Crescendo.**

*"This partnership with Arkéa Flex demonstrates Foncia's commitment to providing the best possible support to our customers as their needs evolve, to our developer partners as they anticipate the uses of the future and, more broadly, to all French people in their property projects. Thanks to our expertise in supporting developers and managing condominiums, we're going to be able to bring to life this fine project for future-proof housing."* **Krystel Bruneau, President of Foncia Immo Neuf and Sales Director of Foncia ADB.**

*"We're very proud that Arkéa Flex's first project is coming to life in Tours, in a fast-growing district with a growing need for housing. As a key player in local life, with 70 employees, Foncia Val de Loire helps to create social links and will be able to highlight the development solutions offered by this co-ownership"* **Dominique Lepage, Chairman of Foncia Val de Loire.**

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#### About Foncia

Foncia, No. 1 in France in condominium management, rental management and property rental, is a subsidiary of Emeria, the European leader in residential real estate services. In 2022, with 600 branches in France and more than 10,000 employees, Foncia managed 70,000 co-ownership properties and 400,000 rental properties. Foncia carried out more than 17,000 transactions and 31,000 holiday rentals.

Foncia assists more than 3 million clients every day at every stage of their lives. From the first decision to rent or buy a property, to live in it, build assets or supplement income, Foncia manages the life project of both the property and its owner from start to finish.

In 2023, Foncia was awarded the "Innovation Leaders" label, which recognises the most advanced French companies in terms of innovation.

For more information, visit [foncia.com](https://foncia.com) and follow Foncia on [Instagram](#), [LinkedIn](#) and [Twitter](#).

#### About Arkéa Flex

Arkéa Flex is a subsidiary of the Crédit Mutuel Arkéa group. The Crédit Mutuel Arkéa group comprises the Crédit Mutuel de Bretagne and Sud-Ouest federations and their member local mutual banks, as well as around forty specialised subsidiaries (Fortuneo, Monext, Arkéa Banque Entreprises et Institutionnels, Arkéa Investment Services, Suravenir, etc.). It has over 11,000 employees, 2,600 directors, more than 5.1 million bancassurance members and customers, and total assets of €189.1 billion. Crédit Mutuel Arkéa is one of the leading banking institutions based in the French regions.

[www.arkeflex.com](https://www.arkeflex.com)

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