

# Simple solutions for complex Apartment Buildings.



**atrium**

# Professional and efficient management

**In over 30 years of business**, we have developed a solid expertise in managing real estate properties of different size and nature, belonging to individuals, companies or institutions.

Our mission focuses on organizing and handling all the activities functional to a proper and transparent management of apartment buildings.

We operate in Italy, also in cooperation with other specialized players along the supply chain, in order to meet our customers' needs and in line with our modular approach.

**Atrium is part of Odosgroup**, an Italian player specializing in the management of apartment buildings and properties intended for purposes other than residential use.

**28**

APARTMENT BUILDINGS  
MANAGED

**+2k**

APARTMENT BUILDING  
UNITS MANAGED

**+400**

RETAIL SPACES  
IN MULTIUNIT BUILDINGS

**+€4.5<sub>mn</sub>**

FEEES MANAGED

# Our services

- **Management of apartment buildings and multi-building complexes (*supercondomini* in Italian) for retail and office use:** in compliance with regulations and with special focus on non-residential characteristics.
- **Legal and operational advisory services** to manage and develop apartment buildings.
- **Management of apartment buildings and multi-building complexes for residential use** within/connected to properties mainly intended for retail and office use.
- **Due diligence and data room services.**
- **Management of apartment building fees:** a special and tailored advisory and assistance service supporting Owners in managing common area fees due by retailers which operate in residential properties, with specific needs by virtue of their business (including down payments before budget approval or accounts reporting which differs from standard financial statements). The fee verification and validation process is therefore fully outsourced, and special attention is given to the examination of accounts reports, proper allocation of expenses, and correct cost classification based on market benchmarks.

# High-value business model

We handle all the activities provided for by legislation on property management in compliance with the following **guidelines**:

- **TRANSPARENCY**

Owners are given exclusive access to a website where all the relevant documents are promptly made available.

- **EFFECTIVENESS**

We appoint the best suppliers of apartment building services, by selecting them among the best competitors on the market.

- **RIGOR**

Our rent collection policy is rigorous and approved at the first meeting held.



# Our strengths

## **EXPERTISE**

We have developed the legal and administrative expertise necessary to offer proper solutions to real estate challenges.

## **MEETINGS**

Meetings are usually held remotely, but they can also be in-person or mixed-mode, upon request.

## **DOCUMENTS**

All documents are digitalized.

## **RELIABILITY**

We have a suitable insurance policy in place.





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