Art of Co.

COLIVING REPORT 2025

Market Trends, Global Operator Survey, Industry Statistics, Major Innovations, Operator Profiles.

IN COLLABORATION WITH GLOBAL COLIVING OPERATORS

Content

A decade ago, coliving was an emerging concept—an experiment in shared living that many questioned. Today, it stands as a recognized and growing asset class, proving its viability both financially and socially. As this report will showcase, our global coliving operator survey indicates that 53% of the operators reaching 3+ million EUR revenue with an average yield of 10%. Over the last ten years, we have witnessed the remarkable rise of coliving operators worldwide, many of whom started their journeys just a decade ago—and I've been part of it since the beginning. In 2015, I dove into coliving as a resident, then an operator, and by 2019, I'd visited over 100 spaces globally, insights that fueled my books, including the Art of Coliving. I'm thrilled to see early pioneers still thriving, now joined by seasoned entrepreneurs steering ambitious projects. What was once an alternative lifestyle has matured into a recognized, investable asset class with proven financial and social returns.

53% of co-living operators

Reached ***€3+ million*** revenue

Yielding an average of ***10%***

I'll never forget a moment from 2017 sitting with the first operator-developer in the United States, who confessed it took them 400 meetings to secure their first green light. Back then, we wondered if coliving would fade or be swallowed by large-scale developments. Financing was a slog, and the path unclear. Today, while capital isn't flooding in, it's markedly easier to attract investment—proof of coliving's maturation.

Our latest survey underscores this shift, and even goes further, showcasing a distribution of financial institutions (banks, investors, venture capital, etc.) with banks now providing the source of investment for 27% of the operators asked in our global coliving report, being the most mature form of investment.

From digital nomad hubs to residential house-style coliving, asset-light large-scale operation, and large-scale purpose built shared living developments, four distinct models have emerged, each carving a profitable niche.

At Artof.Co, we've worked alongside trailblazing operators across Europe, North America, and Asia—optimizing operations, enhancing resident experiences, and expanding their businesses internationally. Releasing this Coliving Report 2025 at MIPIM, where we're hosting a dedicated coliving session, has a clear signal: coliving has entered the main stage of real estate asset classes, drawing family offices, private investors, and institutional funds alike. Asset-light players scale through developer partnerships, while asset-heavy innovators crack profitability—a dual evolution that's turning heads.

This report — while primarily focused on Europe — offers insights that are representative of the broader global coliving landscape. It is designed for investors seeking to diversify their portfolios by exploring coliving as a compelling opportunity across short, medium, and long-term investment strategies. It breaks down key trends, compares emerging business models, and highlights untapped opportunities in a sector that is not only financially viable but increasingly dynamic and institutionally recognized.

Ten years in, I've seen coliving grow from a leap of faith to a cornerstone of urban life. It's redefining housing, community, and returns—and this is just the beginning.

Coliving is not just here to stay—it is here to grow. And we hope you become part of it.

**Data based on our survey conducted with 21 coliving founders and companies with a focus on the European market*

Gui Perdrix

Founder, Art of Co

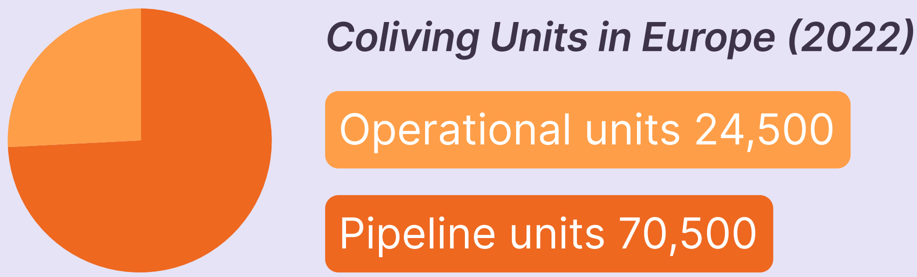
Coliving Categories In 2025

Before we dig into the report, let's take a moment to explore the current state and players in the coliving industry and key market trends as of this year.

We defined 4 coliving categories, 3 main and 4 further trends to shine some light on the most important features and moments of coliving's present and future, as we see it. Let's start by understanding the main types of coliving products and where coliving is at. In fact, let's start where it's at right now:

Coliving – professionally managed shared housing with flexible leases and community amenities – has matured into a bona fide real estate asset class by 2025.

Across North America, Europe, and parts of Asia, thousands of coliving units are operational, addressing demand from young professionals, students, and digital nomads



In Europe alone, over 24,500 coliving units (in buildings with 20+ beds) were operating by mid-2022, with another 70,500 in the pipeline. The UK has roughly 9,000 operational coliving studios as of 2024 and more under construction.

Globally, the sector's value is estimated in the high single-digit billions of dollars, with one analysis putting the 2024 market size at around $7.8 billion.

Major trends defining coliving in 2025 include a shift toward asset-heavy models, the development of larger-scale coliving projects, and the international expansion of leading operators. At the same time, institutional investors have taken note:

51% of European real estate investors plan to invest in coliving in the next three years – signaling coliving's emergence as a mainstream investment category.

The following report reviews the state of coliving in 2025, examining market size, key trends, and case studies of prominent operators across North America, Europe, and Asia

Not all coliving is alike – the sector spans a spectrum from small, flexible shared homes to purpose-built urban campuses. Four main categories of coliving have crystallized, each with distinct models and operators: **digital nomad coliving, residential house coliving, asset-light large-scale coliving, and large-scale purpose built shared living.**

Below, we break down each category and highlight illustrative case studies.

Comparison In A Matrix

- **Digital Nomad Coliving:**

Often remote coliving offerings for 10-30 residents, offering short and medium stay options, historically asset-light but shifting towards asset-heavy models.

- **Residential House Coliving:**

Residential coliving houses renovated specifically for shared living use, showing the highest stay average in the industry and asset-heavy by nature

- **Asset-Light Large-Scale Coliving Operators:**

The most prominent coliving model to date, with operators leasing or doing revenue share agreements with landlords to operate shared flats and buildings.

- **Large-Scale Purpose Built Shared Living:**

100+ unit developments designed with coliving apartments or micro-unit studios, often built from the ground up or reconverting office space.

Digital Nomad Coliving

Who is it for?

Digital nomad coliving spaces cater to **remote workers and travelers seeking community on the move.**

Volume

These are typically **intimate properties with about 10–30 units** (often private bedrooms or studios with shared common areas) in desirable locations.

Asset heavy **– Asset light**

Digital nomad coliving operators tend to be community-driven and historically, this model has been asset-light for faster expansion – operators rent villas or houses and offer short-term stays. Though the trend is shifting and some are evolving toward owning properties (asset-heavy) to secure supply.

Example

Outsite is a leading example: founded in 2015, Outsite now operates a global network of boutique coliving spaces for remote professionals. It has **28+ locations** across the Americas, Europe, and beyond, ranging from beachside villas to urban lofts. Members get a private room and workspace, plus access to communal lounges, kitchens, and events, all bookable on flexible terms.

Potential

This niche has grown with the rise of remote work; **an estimated 35 million people worldwide qualify as digital nomads**, creating a steady customer base for these smaller, experience-focused coliving spaces.

A fine example for a digital nomad coliving hub, with luxurious sights - Outsite coliving, Bali

Residential House Coliving

Who is it for?

Another segment of the coliving market involves **converting existing houses** (often single-family homes or townhouses) into multi-bedroom coliving homes.

Residential house coliving appeals to those seeking a more homey atmosphere and community vibe than a large apartment complex, and it allows operators to **densify existing residential properties** in expensive cities by adding bedrooms and shared amenities.

Volume

The houses retain a home-like feel but are optimized for 10-20 unrelated adults living together (with -ensuite baths, multiple fridges, coworking nooks, etc.).

Asset heavy – Asset light

These projects are **asset-heavy** by nature – the operator typically buys or long-leases a house and renovates it to add bedrooms and modern amenities.

Example

La Casa in France exemplifies this model: founded in 2017, La Casa acquires large houses in the suburbs of Paris (and now Lille), refurbishing them into themed coliving homes for ~10–15 roommates. Since opening its first house in 2018, La Casa has rapidly expanded to over 40 houses, accommodating more than 500 residents around Paris and Lille.

Each house offers private bedrooms (often with private bathrooms) and expansive communal spaces (kitchen, garden, living areas), and fosters tight-knit communities through curated events.

Potential

Coliving house models are accessible asset-heavy models for many entrepreneurs and investors due to their manageable size and predictability.

One of La Casa's dozens of houses in the Paris suburbs designed for on average 15 residents.

Asset-Light Large-Scale Coliving Operators

How it works?

Asset-light large-scale coliving operators manage portfolios of units (from individual apartments to entire buildings) without necessarily owning the real estate. They often master-lease properties or partner with landlords and developers, focusing on operations, community management, and branding.

These operators have scaled up rapidly in major cities, acting as a hybrid between property manager and hospitality provider.

Examples

For example, **Enter Coliving** in Spain has grown quickly by leasing apartments in Barcelona and offering them as furnished coliving units with community events and services. As of early 2024, Enter managed around 400 rooms and had plans to surpass 500 rooms within the year. It partnered with a developer (New Amsterdam Developers) to access a pipeline of new apartments, aiming for **1,000 rooms in Barcelona** in the near term.

Fllat is a rapidly expanding shared living operator with over 1,100 units across **10 cities in the USA, UK, and Panama**, with an additional 500 units in development. Utilizing an asset-light model, Fllat emphasizes affordability at the core of its operations, aiming to become a leading provider in the shared living sector. By focusing on efficient resource management and strategic partnerships, Fllat ensures cost-effective living solutions. This approach not only addresses the **growing demand for affordable housing** but also fosters a **sense of community among residents**.

Urban Campus, based in France but active in Spain and beyond, likewise designs and manages coliving buildings under the revenue share model. Urban Campus doubled its number of operating buildings between 2022 and 2024 and is expanding in cities like Madrid (where it already runs 5 residences) and Lille (where it will manage a new 121-unit coliving property in 2024.

Potential

In summary, asset-light large-scale operators concentrate on **scale and flexibility** – they can enter new markets quickly, manage diverse properties, and build a brand community, all without heavy balance sheet exposure. Many are now seeking to partner with developers to secure pipelines of new buildings purpose-designed for coliving.

Coliving units at Enter Homes Coliving, Barcelona

Large-Scale Purpose Built Shared Living

How it works?

At the other end of the coliving spectrum are **large-scale purpose built shared living operators** — companies that acquire land or buildings and develop coliving projects from the ground up or through extensive renovations.

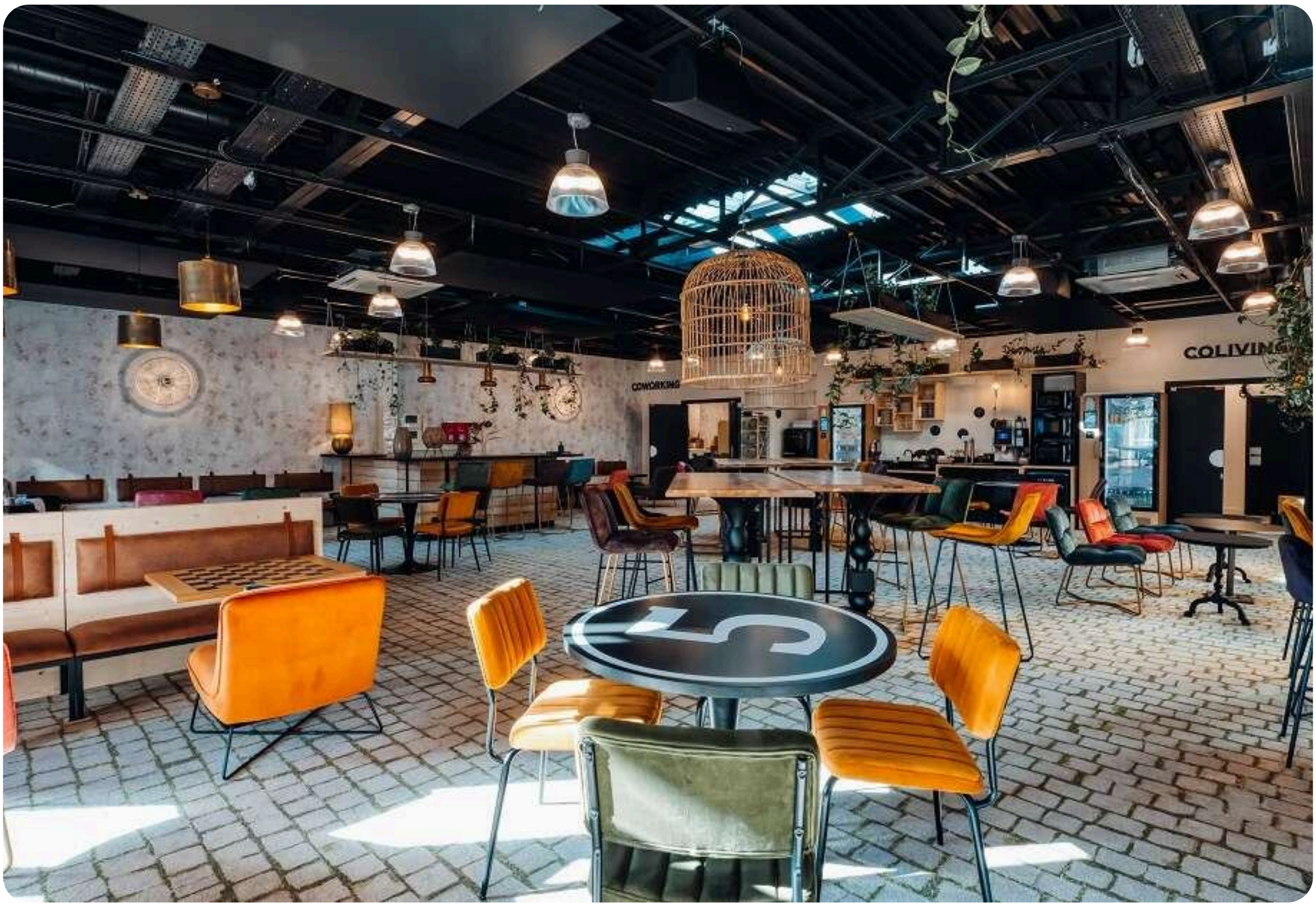
These firms act as both developers and operators, often partnering with investment funds to finance large-scale projects. The result is purpose-built coliving complexes with hundreds of units and extensive amenities, effectively blending elements of multifamily housing and hospitality.

Example

In France, **Cowool** has emerged as a key player in large-scale, hybrid coliving developments that integrate coworking and hospitality-style services. Each Cowool project comprises **100–150 units**, featuring extensive shared amenities such as cinemas, yoga studios, and collaborative workspaces. By 2024, the company had positioned itself as a leading coliving operator in France, focusing on **"big-campus" coliving models**. Its first developments were launched in secondary cities like **Cergy, Avignon, and Grenoble**, with further expansion planned across France.

Potential

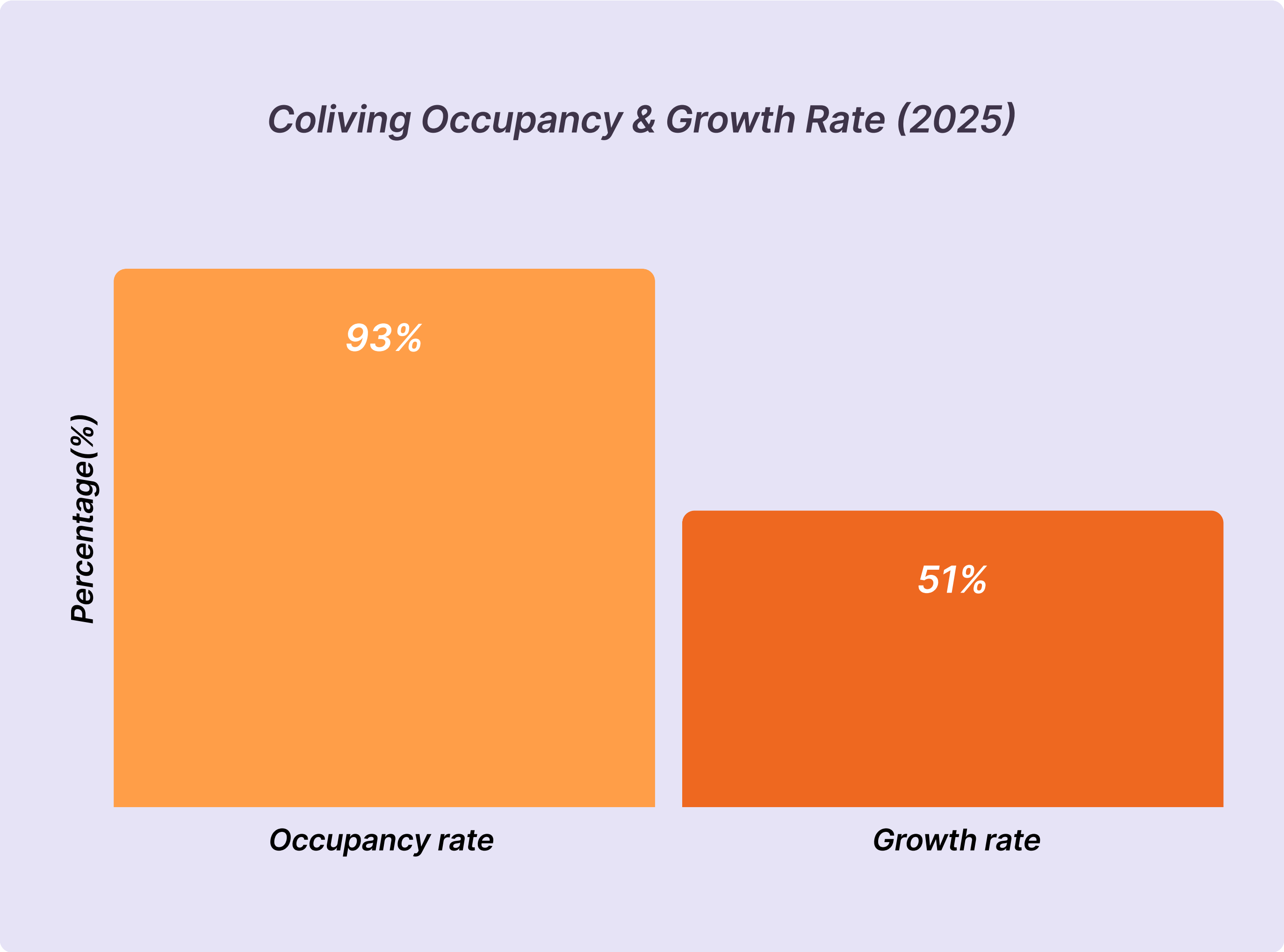
While asset-heavy coliving developments require substantial upfront capital, they offer long-term benefits such as **greater operational control, customized designs, and scalable efficiencies** that asset-light models struggle to achieve.



Cowool's first location in Avignon, France

In 2025, coliving has firmly established itself as a legitimate and attractive asset class within the real estate industry. Once viewed as a fringe trend, coliving is now supported by **hard data and solid performance**: 93% occupancy rates*, multi-city expansion, and billions in investment.

The sector's footprint – tens of thousands of operational units worldwide, and 51% growth rate in the number of operated units between 2024 and 2025** – demonstrates real scale, and new development pipelines ensure that supply will continue growing to meet demand.



Coliving's appeal lies in its alignment with evolving lifestyles: it offers flexibility, convenience, and community at a time when urban housing is expensive and social connections are valued. One of the founders contributing to our survey emphasized the shift in focus towards community support over diverse options of service with low attendance, while others accentuated the rise of rural coliving, stating well-being events, added social bonds and memberships provided by operators being the new trend. Contributing to our survey emphasized the shift in focus towards community support over diverse options of service with low attendance, while others accentuated the rise of rural coliving, stating well-being events, added social bonds and memberships provided by operators being the new trend.

*Data based on our survey conducted with **21 coliving founders** and companies with a focus on the European market

**43% of the founders answered that they operate over 500 units as of 2025

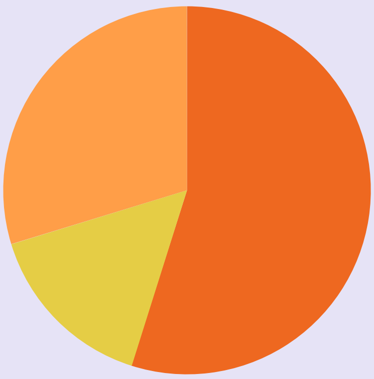
Trend #1

Shift Toward Asset-Heavy Operations

One clear trend by 2025 is the **movement of coliving companies toward asset ownership or long-term leases** – in other words, becoming more asset-heavy.

Owning or co-investing in properties gives coliving companies more stability in supply, ability to retrofit spaces to their needs, and potential for higher returns as the asset appreciates. The inflow of dedicated capital – e.g. **a Belgian fund backing Cohabs with** **$450 million**, or a French private equity firm planning an **€800 million coliving platform** – has enabled operators to buy real estate and scale with confidence. Investors seem to believe that owning the underlying asset makes coliving ventures more resilient and profitable in the long run. The growth in investment clearly shows on the data collected in our survey: 27% of the founders raised investments for their buildings with sources provided by banks, 14% with the help of angel investors and 50% through mixed sources. Many of them reported increased interest from developers and strong growth in investments.

Investment sources for coliving (2025)



14% - Angel investors

27% - Banks

50% - Mixed sources

Examples

This trend is exemplified by firms like Coloc Housing. The Belgian company follows the playbook of buying characterful houses in cities like Brussels, Leuven, and Ghent and turns them into stylish shared homes for young professionals. After being an asset-light operator for years and managing hundreds of units, as noted, ***Coloc Housing secured €23 million in fresh capital in 2024*** *to acquire and renovate more houses for coliving – a strong signal that investors see value in the company's real-estate-backed approach.*

€23M Investment

Coloc Housing Secured fresh capital in 2024.

Trend #2

Larger Developments And Successful Projects

One of the most notable trends in 2025 is the emergence of **mega-projects with 150–500+ units** especially in markets like London, New York, Los Angeles, Paris, and Madrid where rental demand is robust, featuring an extensive range of amenities and services. One operator highlighted in our survey the supply 'growing excessively' in Barcelona, represented by 'bigger and bigger buildings with massive offerings'.

As the asset class gains traction, developers are delivering buildings with triple-digit unit counts dedicated entirely to coliving - 43% of the founders asked in our survey reported 500+ units managed in 2025. These larger developments create a **self-contained community experience** with extensive amenities. 2025 has demonstrated that coliving projects can be built big and work – lease-up rates are strong, resident satisfaction is high, and some projects are beginning to trade hands at yields comparable to other residential assets.

Examples

An example worth mentioning is **Node's Hub Alcobendas project in Madrid**. While Node operates asset-light in some cities, it has also pursued large-scale developments, such as its 21-story coliving tower in Alcobendas, a Madrid suburb. Opened in late 2023, this project introduced nearly **900 units**, consisting of a mix of studios and shared flats, making it one of the largest coliving developments in Europe. The high-rise offers a full suite of amenities, including coworking spaces, a gym, a pool, and communal lounges, catering to professionals and remote workers. Alongside its second major development in Madrid, **Carabanchel**, these projects added **1,900 beds** to Node's portfolio, demonstrating the company's ambition to reach **5,000 units by 2025**.

Importantly, some early large coliving developments have also seen successful exits or refinancing, proving the model's viability. For instance, several of The Collective's big London coliving buildings (pioneering projects in the late 2010s) have found new life and investors after The Collective's administration – DTZ's COLIV fund now backs these properties under the brand "Folk", showing institutional confidence in the assets.

In Spain, the Node Alcobendas project was backed by a consortium of investors from the outset, and its rapid lease-up could set the stage for profitable disposition or inclusion in a REIT-like vehicle in coming years.
In the UK, the **Mason & Fifth** boutique coliving houses have been reported as financially successful, with high occupancy and the backing of property investment club FORE Partnership – a case that could lead to further developments and eventually an upscale coliving portfolio sale.

Node Alcobendas, an urban coliving oasis - Madrid, Spain

Trend #3

Larger Developments And Successful Projects

While many coliving operators started with a local or regional focus, by 2025 coliving has become a transnational phenomenon: the leading players have increasingly **crossed borders** to expand in new markets. *The coliving concept has proven transferable across countries – with adjustments for local culture and regulations.* The cross-border growth of coliving companies also means that best practices and concepts—ranging from design innovations to community engagement strategies—are being shared globally, enhancing the quality and scalability of coliving worldwide.

Examples

A notable example is **Cohabs**, originally founded in Brussels, Belgium. After saturating the Belgian market with dozens of properties, Cohabs entered the French market (Paris) and Spain (Madrid) and then jumped across the Atlantic to the United States. By late 2024, Cohabs owned "dozens of properties in Europe – including London, Madrid, Brussels, Paris, and Milan – **and more recently expanded into New York City**". The company then set its sights on Washington, D.C., purchasing a portfolio of 6 townhouses to renovate into coliving homes in D.C. neighborhoods, with a planned $24 million total investment (acquisitions plus renovations).

Neighbourgood, a Cape Town-based coliving operator has set a good example of this regional-to-global trajectory. They rapidly expanded locally to over 500 units across multiple locations. Initially focused on providing stylish, community-driven living spaces in South Africa, Neighbourgood differentiated itself by integrating coworking spaces and cafés into its coliving hubs, creating a **lifestyle ecosystem** that blends work, living, and social interaction.

After solidifying its presence in Cape Town with 500+ units, Neighbourgood recently announced its first international expansion—a flagship hub in San Francisco. This marks a significant step for an African coliving operator entering the competitive U.S. market and signals the growing global appeal of curated, community-driven coliving spaces.

That said, most operators still maintain a strong regional focus even as they internationalize. Often, expansion is concentrated in cities with similar characteristics: high housing costs, large young professional populations, and openness to flexible living.

Additional Trends In 2025

Beyond the three major trends above, several other notable developments are shaping the coliving landscape in 2025:

Institutional Investment and Funds

Coliving's evolution has been buoyed by serious capital entering the space. Dedicated funds and joint ventures have formed to acquire or develop coliving assets.

For example, a Savills survey in 2023 found €2.6 billion of capital ready to deploy into coliving in the next few years, and indeed we've seen moves like Ares Management committing up to €1 billion to expand Colonies' portfolio....

Such vehicles give coliving operators access to financing at scale, and they signal that coliving is now viewed as a legitimate asset class akin to student housing or private rented sector (PRS) units.

The influx of investments can also be measured in the average number of employees: in our survey, we found a 21% of growth rate in the number of employees, year-on-year comparison (2024-2025)....

Product Diversification and Niches

While most coliving targets the 20s–30s urban demographic, 2025 sees operators experimenting with new niches.

Some are blending coliving with **student housing** (offering students a more community-driven alternative to dorms), while others eye senior or **retiree coliving** (an emerging niche where active seniors live in community).

One operator filling out our survey added that student housing prospects are very price sensitive due to softening rents in the markets they operate. ‘Staying within budget and close to school/campus is the reason they choose to rent a coliving space over add-on services or creating a traditional "coliving environment".

A common theme is leveraging the “community and convenience” aspect of coliving for groups beyond just young professionals.

We are also seeing variations in length of stay – some operators offer nightly or weekly rentals (blurring into hospitality), whereas others focus on residents staying 6-12 months.

The founders contributing to our survey reported an average of 13 months of resident stay duration.

Regulatory Acceptance

After some initial wariness by city regulators (who sometimes confused coliving with short-term rentals or saw it as squeezing too many people into small units), by 2025 more cities have created definitions and guidelines for coliving developments.
For instance, London updated its planning guidance to treat large coliving schemes distinctly from micro-apartments, and some U.S. cities introduced pilot programs to allow coliving in certain zones.
This growing regulatory framework is making it easier for developers to get projects approved and for investors to underwrite them with confidence in long-term legal viability.

It is worth to mention however that stricter regulations doesn't land well with every operator: one founder noted in our survey that 'instead of innovation, these regulations are leading to more uniformity in the market' while players in the Netherlands protested that 'new regulations in the Netherlands are making it harder to rent apartments to groups. Combined with rising interest rates, high construction costs, and a favorable selling market, many small investors are choosing to sell their properties.'

Resilience and Post-Pandemic Demand

The coliving sector proved resilient through the COVID-19 pandemic and has actually benefited from some post-pandemic trends.
The rise of remote work initially raised concerns that people wouldn't want to share spaces, but it turned out many remote workers gravitated to coliving for the social interaction and "built-in community" after months of isolation. Occupancy rebounded strongly by 2022 and 2023.
Additionally, housing shortages and high rents in major cities have only worsened, making the cost-savings of coliving (via smaller private space offset by shared amenities) attractive.

As a result, demand is high – in London, there are an estimated 1.2 million renters aged 26–45 who could be target customers for coliving, according to an Experian study. This demand backdrop suggests coliving has a deep well of potential tenants in each big city, supporting further growth.

Conclusion

The industry evolved into multiple segments, from digital nomad havens to large purpose-built complexes, each catering to different audiences yet under the same overarching concept of hassle-free communal living.

Major trends include the gravitation toward owning real estate, the advent of large-format coliving projects, and the globalization of leading brands.

Institutional players are embracing the space, bringing professionalism and capital that further legitimize coliving. Going forward, investors can view coliving as a **mature investment opportunity** – one with risk-return profiles increasingly comparable to traditional residential assets, but with an upside from operational revenues and brand value.

While challenges (like local regulatory nuances or maintaining community ethos at scale) remain, the trajectory of the past few years gives confidence that coliving is here to stay. In fact, coliving in 2025 is not a radical concept at all – it has become "just another" accepted way of living in cities, and a core component of the broader living sector alongside build-to-rent apartments and student housing.

The community living model has **solidified** into a scalable, profitable asset class, offering real estate investors a compelling combination of stable rental income and **growth potential** as this modern housing solution continues to spread worldwide.

It's worth noting that not everything has been smooth sailing though. A few early coliving ventures failed – WeWork's much-hyped WeLive division folded in 2021, and U.S. operator Common Living **filed for bankruptcy** in 2023.

But rather than undermining the industry, these setbacks cleared the field for more disciplined players. The companies that survived and expanded have refined their models (often taking lessons from those failures).
In fact, Common's assets and operations were absorbed by Habyt, which has continued to serve Common's residents under its own brand.

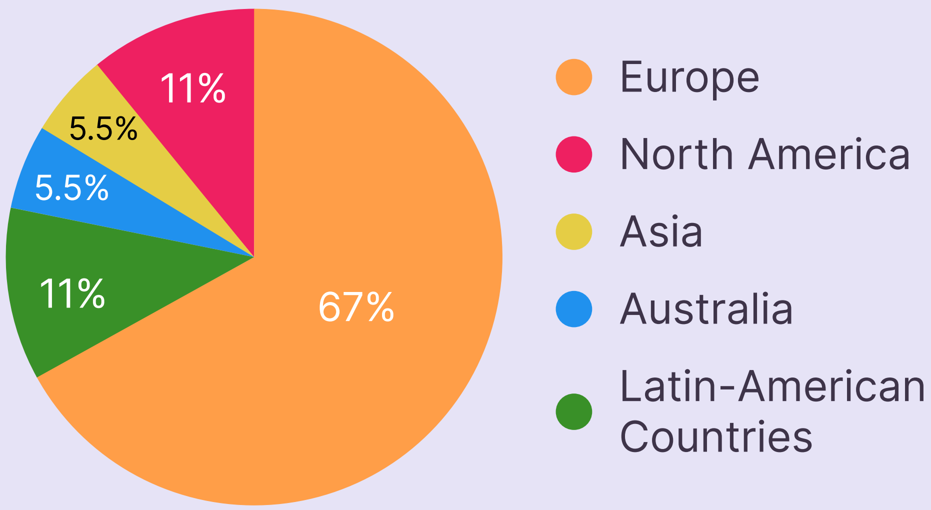
The net effect is a **shakeout that left the coliving sector on firmer footing**, which our report, based on our survey conducted with 21 coliving operator founders confirms: the operators almost doubled the number of units managed in one year, more than half of them reached over 3 million EUR revenue and 10% of average yield. Further data collected shows a more detailed picture of the business stability: we let you discover it yourself in the next pages.

Survey: Key Findings

We asked 21 operators to share their company data on a global coliving operators survey, providing the base for this report. The following data has been gathered from coliving founders themselves and analyzed by Artof.Co in order to show the key trends when it comes to occupancy, profitability, yields, and other key business performance indicators. Along the quantitative data coliving founders also contributed with their perspectives on the trends defining the coliving market, further explained in the forthcoming pages.

While the majority of the data collected stems from contributors based in Europe, participants are ranging from a number or countries like Canada, Argentina, Colombia, Australia, Singapore or the US, operating 30 to 1000+ beds. Their answers supports and complements our findings based on our research, focusing on the global coliving scene.

Geography of Coliving Companies Participating in the Coliving Report 2025



Key Stats

51%

growth compared to 2024 with 955 units in 2025

+21%

growth in average workforce with 34 employees on average

10%

average yield for operators

~ 53%

operators reached a revenue of 3+million EUR

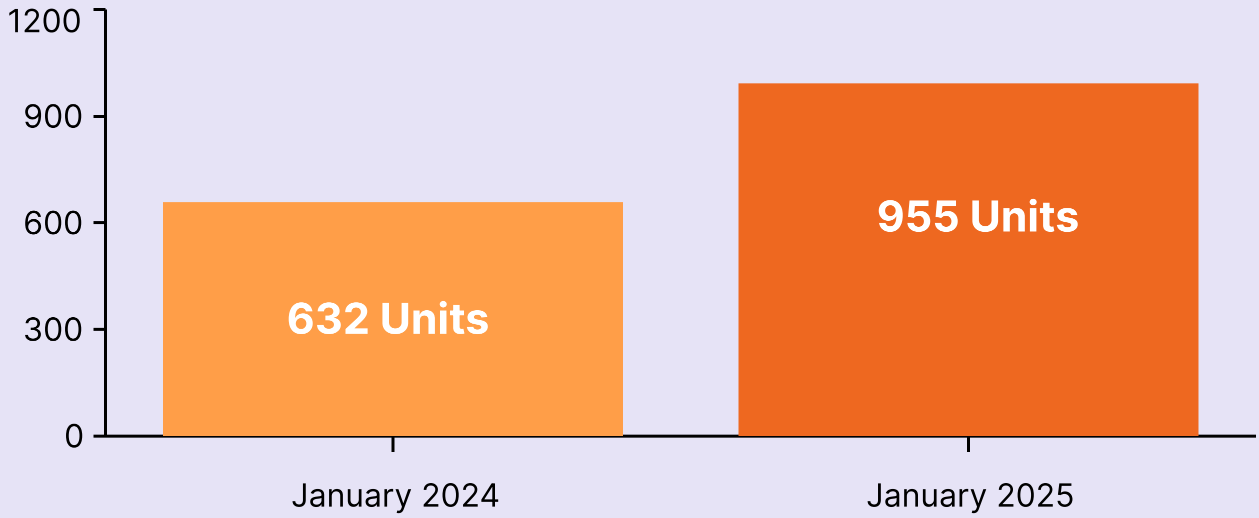
43%

operators asked manages over 500 units in 2025

35%

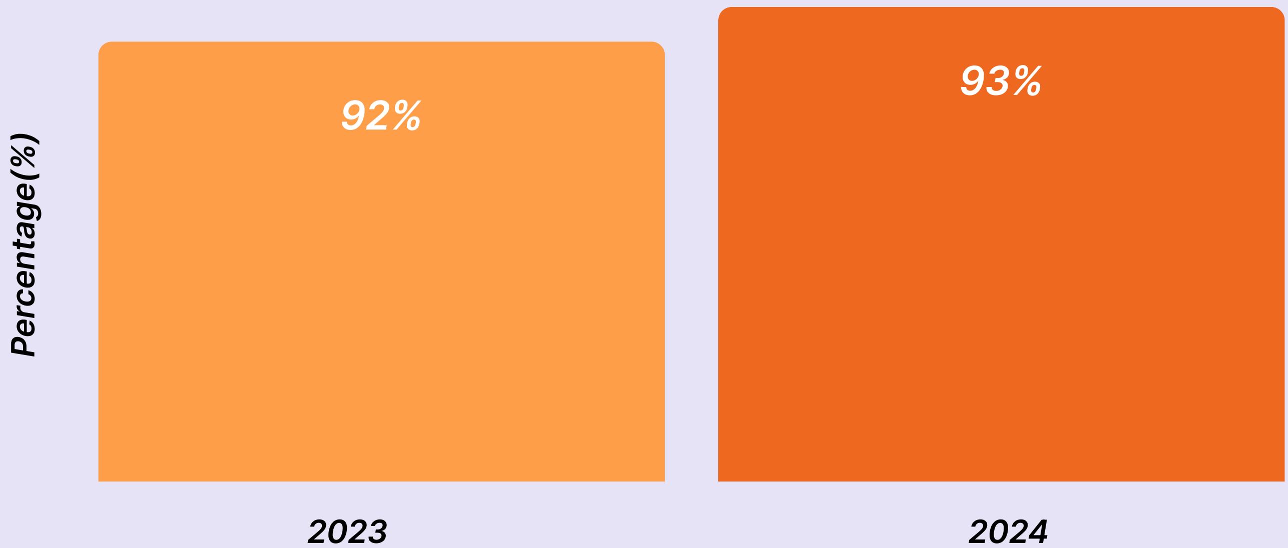
operators asked in the survey offers 70%+ private units over shared space

Number of Operating Units Year-on-Year Comparison (2024 - 2025)

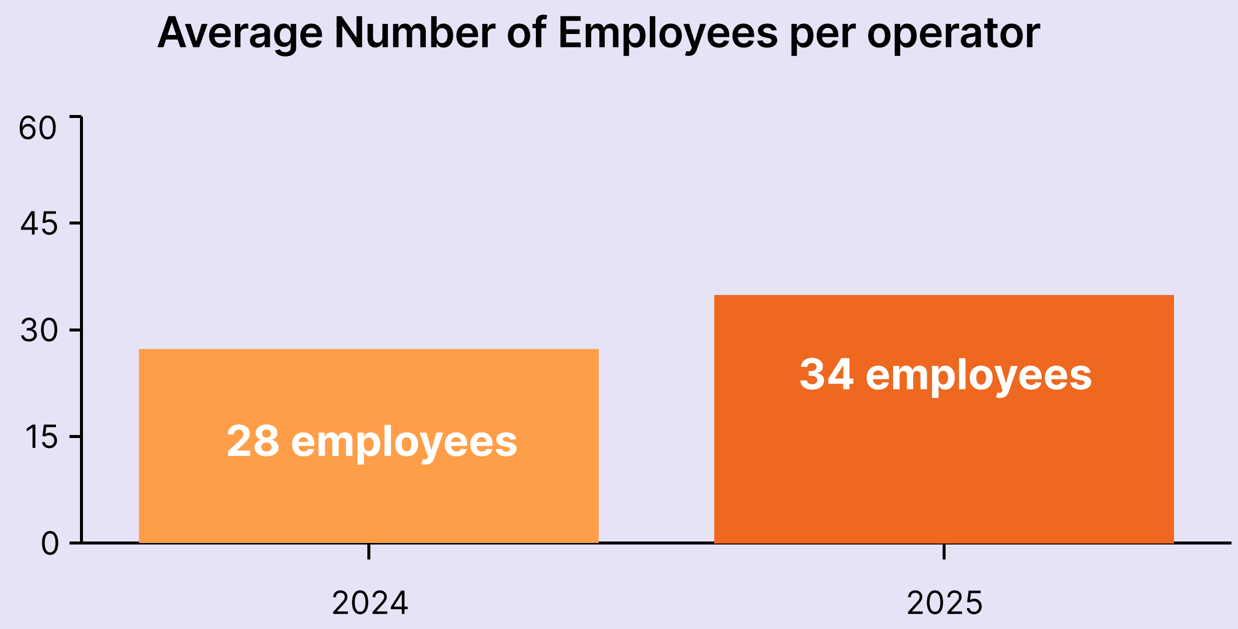


Growth rate: +51% average growth in units operated across all surveyed operators.

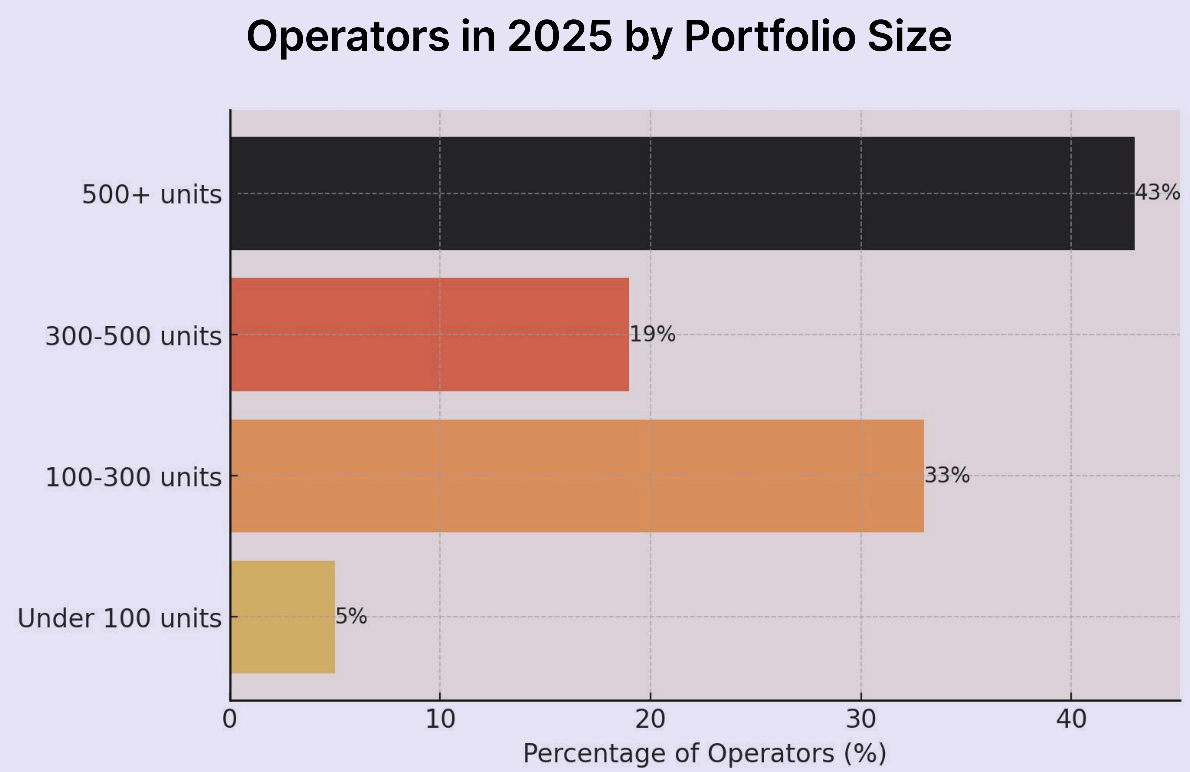
Average Occupancy (2023 vs 2024)



Occupancy Growth: +1 percentage point year-on-year.

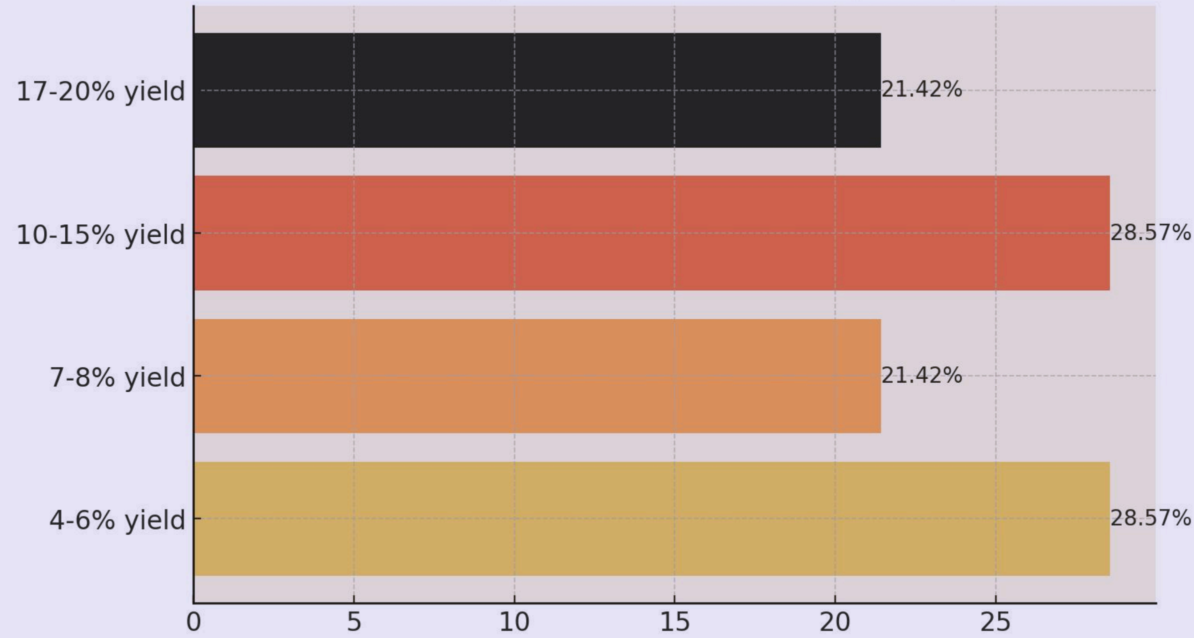


The average number of employees shows a 21,43% growth rate from 2024 to 2025.



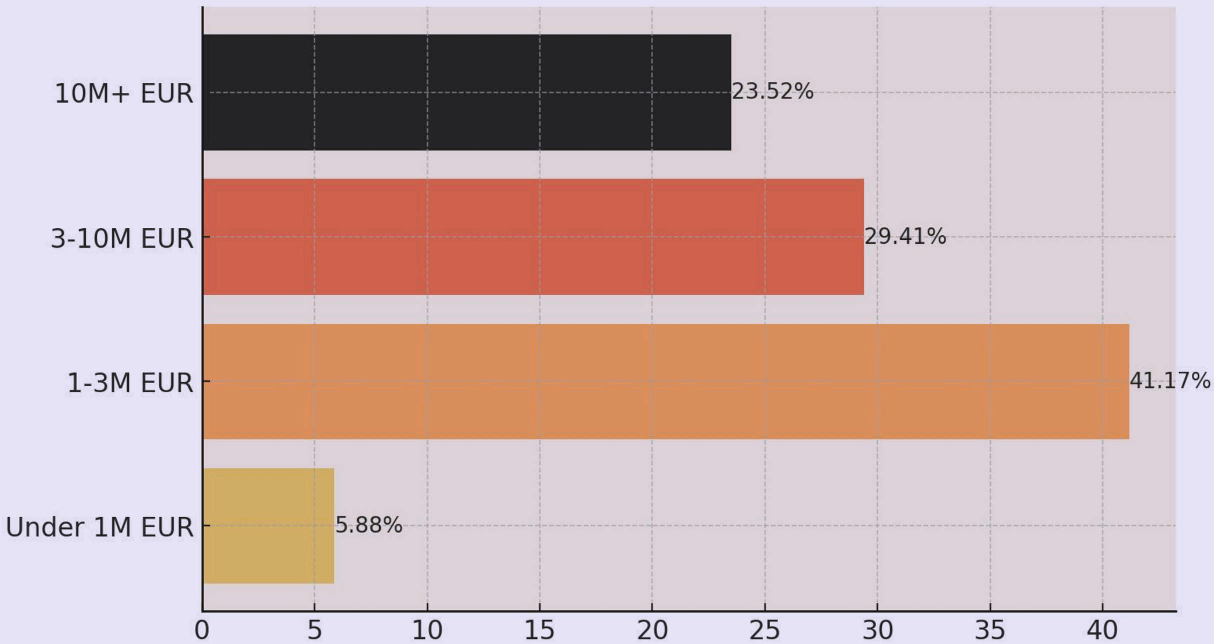
43% of the operators asked manages over 500 units in 2025

Average Yield (2025)



- Average yield: 10%
- Yield range across operators: 4% to 20%, depending on location, target segment, and lease flexibility.

Revenue Brackets

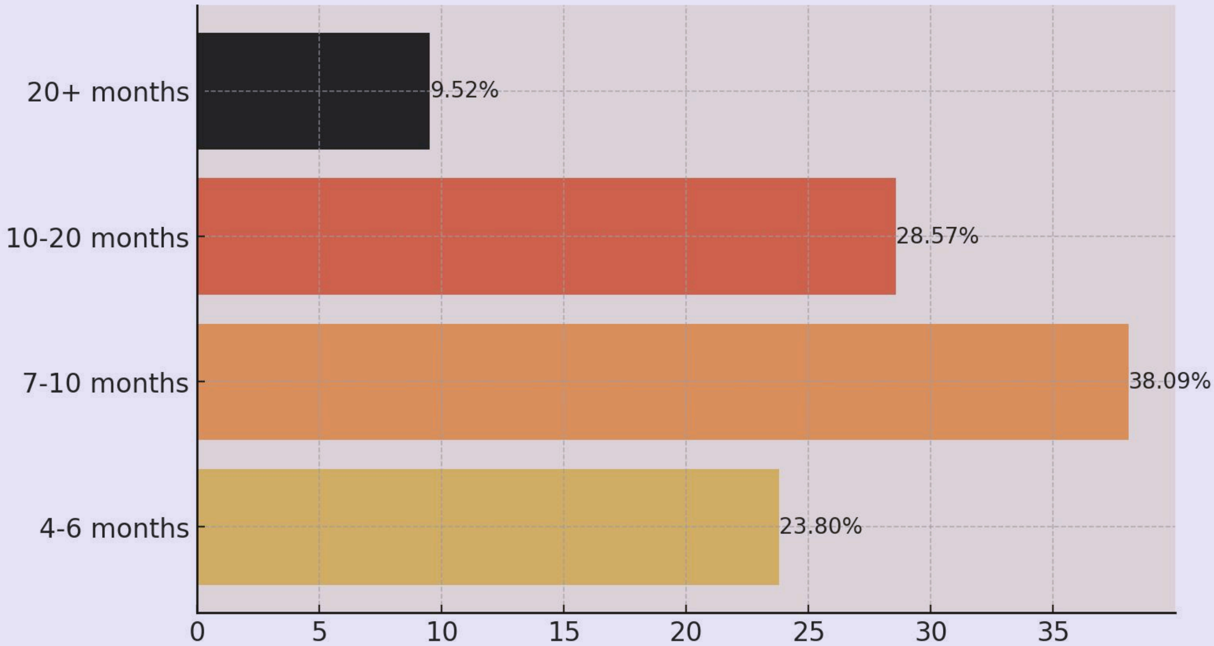


53% of the operators reached a revenue of 3+million EUR

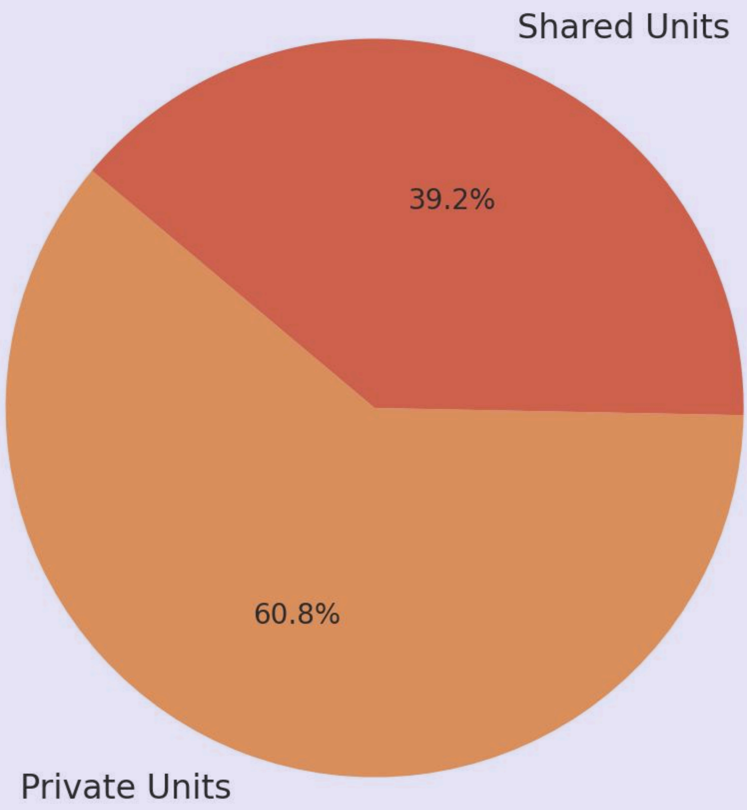
Average / Median Resident Stay

- Average length of stay: 13 months
- Median length of stay: 8 months

Stay Distribution



Private vs Shared Accommodation Distribution



35% of the operators asked in the survey offers 70%+ private units over shared space

As coliving continues to carve its niche in 2025, founders are observing a mix of growth, innovation, and looming challenges.

Trends in coliving offerings reflect a push toward quality and adaptability. Larger buildings with enhanced common spaces and superior facilities are gaining ground, often transforming vacant office spaces into lively hubs. In Colombia, building reconversions are on the rise, while Switzerland grapples with regulatory roadblocks causing some players to exit. One founder noted a shift in focus: "Simplification and basic services with community support emphasis rather than diverse options with low attendance" are prioritized, fostering harmony over complexity. Hybrid models integrating coworking and short-term stays are also emerging, as operators seek to bolster performance amid price-sensitive prospects who value budget and proximity to campuses over extras.

Investment patterns are evolving as well. One founder remarked that after two tough years, capital is rebounding with declining interest rates. "Investment has been very difficult for the last 2 years, and it is starting to pick up again." One operator noted that venture money is cooling on shared living models, but family offices seem to be a good fit when it comes to money goals and growth expectations. Investors are stepping in, particularly for rural coliving and high-quality flex living. In the Netherlands, however, new regulations regarding renting apartments to groups and high costs are pushing small investors to sell, while big players favor safer build-to-rent projects over experimental coliving ventures. Developers, including those from traditional residential and student housing sectors, are increasingly eyeing the space. The market is also diversifying. Ancillary services like deposit alternatives and renters’ insurance are expanding for tenants, while landlords benefit from enhanced property management offerings. Rural coliving is gaining traction as a lifestyle choice, and high-quality rooms are becoming standard. Yet, challenges persist. One operator observed, "Demand for rental housing is very high, while many investors are selling off their apartments," tightening urban markets and stifling innovation under rent control pressures.

As coliving becomes an asset class of its own, founders see a future of opportunity shadowed by the risk of overreach.

In Barcelona, one operator warned, "The supply is growing excessively, mostly with models based on paying high rents.” The operator believes the market is overheating and foresees a possible correction or collapse of the market in 2026, spotting signs of weakening demand as of February 2025, along with prices becoming more competitive.

Many of the operators filling out our survey however sees strong growth, increased interests in this asset class, more coliving units being created by private landlords and the market and bigger players opening up to coliving/flex living.

We at Artof.Co expect nothing less than seeing the sector growing. We hope you will be part of it.

Fllat - Coliving & Shared Living

New York City, USA

Fllat is a coliving and shared living company that offers a global network of affordable, furnished rooms on rent for flexible stays ranging from a month to a year or longer. Currently managing 1100+ active units. Our curated living spaces are move-in ready, providing comfort and convenience in sought-after neighborhoods in the USA, UK and Panama across 10 cities. With flexible leasing options and exceptional services, we ensure a seamless living experience for our clients.

Rebel Investissement Montreal, Canada

At Rebel Investment, we approach real estate differently because our ambitions—like our properties—are unprecedented. We reposition living spaces to enhance their quality and meet the needs of the regions we serve. We are the small players who think big, designing compact units that make the greatest impact on communities.

La Casa Paris, France

La Casa develops and operates Coliving houses with a strong focus on shared living experience. We are an OpCo/PropCo platform, which buys, refurbishes, and operates Coliving Real Estate. We are active in cities with a shortage of residential offering, and are building a new asset class which is here to last as it fills a gap for people who do not want to live alone!

COMPOSE Coliving Paris, France

Compose is a French player in the managed residential sector, offering ready-to-live-in flats for rent in coliving homes with shared services to make life easier for residents. Our mission is to promote a new way of living that is in tune with changes in society. Our concept? Affordable living spaces on a human scale, located in dynamic urban areas, offering services and a social link for residents, as well as more responsible consumption.

La Joie Homebase Ltd London, UK

La Joie Homebase offers exclusive, privatized and empowering experiences with tailored services designed for women aged 50–70+ who seek new ways of living embracing courage, connection, and camaraderie in the comfort of home. Our mission is to fulfill women's desire for community living, combating isolation while celebrating individuality and shared experiences.

Enso Coliving Barcelona, Spain

Enso is a coliving operator that manages spaces in prime locations across major cities around the world through a Rent-to-Rent model. The company addresses key challenges in the residential market by focusing on three main pillars: comfort, flexibility, and reliability. Comfort is delivered via carefully designed, fully furnished spaces with an all-inclusive service model. Reliability remains the cornerstone of Enso, ensuring consistent quality and trust for all residents.

Coliving Collective Perth, Western Australia

At Coliving Collective we help investors achieve high-yield, cashflow-positive returns through Houses of Multiple Occupation (HMOs) while providing affordable, high-quality accommodation. With 200+ HMOs developed, 1000+ tenants housed, and $200M+ in transactions, we deliver 9-13% gross yields for investors. Our mission is to bring 10,000 HMO rooms to the Western Australian market by 2035.

TomoDomo Coliving Zurich, Switzerland

TomoDomo is a coliving developer and operator in Switzerland. Our fully bootstrapped company is focused on creating vibrant and supportive communities that foster personal growth and meaningful connections.

Shelta Antwerp, Belgium

Sheltr is a coliving operator, dedicated to creating high-quality, vibrant, and community-driven living spaces. We offer an unbeatable rent formula, combining price & quality. The sustainable answer to traditional housing by reducing your footprint, less spending and guaranteed fun.

Enter Coliving Barcelona, Spain

Enter Coliving. Love where you live and whom you live with. Coliving in Spain with all conveniences included.

Wanna Colive Buenos Aires, Argentina

WannaColive is currently the largest coliving chain in Argentina. It has 400 operational rooms distributed in 9 properties and 3 cities and with expansion plans in different cities in Latin America. It specializes in the segment of students, young professionals and digital nomads

The Citylifer Rotterdam, The Netherlands

Founded in 2023, The Citylifer is a technology-driven and game-changing company on a mission to redefine both long and short-term residential experiences across the world. In traditional terms, they are a global coliving provider offering hassle-free, high-quality, residential solutions in urban centres. Built on four core pillars of community, accessibility, convenience, and sustainability, The Citylifer is a gateway to incredible experiences in the heart of the coolest cities in the world.

Palma Coliving Palma, Mallorca

Palma Coliving is a boutique coliving and private social club for remote workers, entrepreneurs, and digital nomads. With three prime locations in Spain, it offers beautifully designed spaces that foster productivity, community, and well-being. Our curated residences feature high-end accommodations, coworking areas, and daily events, creating the perfect balance between work and lifestyle. Recognized as one of the world's best coliving brands, we are expanding to 700 bedrooms in five years, redefining remote living globally.

Vauban&Fort Luxemburg

Vauban&Fort. Pioneering Coliving Group in Luxembourg since 2015.

WELLOW Paris, France

Wellow addresses the housing crisis by transforming vacant large apartments in city centers into comfortable living spaces. Committed to solving the housing challenges faced by young people, Wellow offers a new model of collective, urban living with an immersive, interactive lifestyle. For private and institutional property owners, Wellow mitigates rental risks, vacancies, maintenance issues, and unpaid rents, while enhancing the value of large residential properties.

Cove Singapore

Cove is APAC's flexible living platform, making it easier, faster and more flexible to rent quality ready-to-move-in homes at honest prices. Our vision is to provide comfortable homes to millions of people across the region in the next 5 years, servicing a market worth >US$50bn. The business is currently operating close to 6,000 units across Singapore, Indonesia, South Korea and Japan, and has hosted tens of thousands tenants for million nights.

CoCo Community Paris, France

COCO Community offers furnished apartment rentals and shared spaces in Paris, aiming to foster meaningful connections among international entrepreneurs, creatives, and professionals. Located in the very center of Paris, COCO provides private serviced apartments ensuring comfort and privacy. The community hosts various social events, including wellness sessions, workshops, talks, art exhibitions, and gastronomy experiences. COCO Community strives to create a modern and homely environment where like-minded individuals can live, work, and socialize in the heart of Paris.

Potential Bogota, Colombia

PLURA, born in Bogota, Colombia, integrates housing, workspaces, social engagements, and entertainment, all within the same place, offering a flexible solution that evolves with changing lifestyle of new generations by integrating three main business units delivering a 360ª experience to investors and residents

Casa Mia Coliving Singapore

Casa Mia Coliving, founded in 2019, is a Singapore-based coliving operator offering private bedrooms in shared homes with a convenient search process and a vibrant community. The company provides fully furnished living spaces with amenities such as weekly cleaning, laundry services, Wi-Fi, and other utilities. Catering primarily to young professional expatriates, Casa Mia Coliving aims to offer an easy living experience for individuals moving to or residing in Singapore.

Outpost Club New York

Outpost Club is changing the way we all "live". Every day Outpost Club challenge the residential real estate market by providing innovative living solutions. Its solutions help customers find the best possible living situation for themselves, thereby enhancing their quality of life

Micro-living and coliving developer

Offering 360º services from asset sourcing to operations and investor exits.

Lisbon | Portugal

We conceptualize, develop and manage coliving and micro-living projects — from developing affordable micro-homes with 100% financing to full-cycle management of mid-scale coliving BTR residences.

We also provide end-to-end marketing services and consultancy to coliving business while educating and connecting with the sector, helping drive the future of shared living forward.

Create with us