



PRESENTS

Gürtelstraße 31

| | |
|----------------------------|---|
| DEVELOPER | Ten Brinke Wohnungsbau GmbH & Co. KG |
| ARCHITECT | Ten Brinke (Berlin) |
| TOTAL NUMBER OF APARTMENTS | 60 |
| DISTRICT | Friedrichshain |
| LOCATION | Gürtelstraße 31 10247 Friedrichshain-Berlin |
| PRICE RANGE (EUR) | € 302,800 - € 663,100 |
| AVERAGE PRICE (PSM) | Est. 9,472 Euro PSM |
| SIZES (PSM) | 32.91m ² - 67.10m ² |
| COMPLETION DATE | June 2025 |

IMPORTANT: This document includes certain disclaimers and limitations of liability on the final page which should be read in conjunction with this material. There is always risk associated with purchasing uncompleted overseas property and third party legal and tax advice should be consulted by any person looking to make such an investment.



Computer Generated Images are intended for illustrative purposes only.





Computer Generated Images are intended for illustrative purposes only.

INVESTMENT DETAILS

Gurtel Str. consists of 60 units, a mix of Manhattan's, one and two bedrooms spread amongst two blocks. At its centre, a green courtyard area for the exclusive use of all owners in the complex. Many apartments feature a terrace or balcony which feel secluded thanks to the trees lining the development. The street is mostly residential and yet is just a stone's throw away from some of Friedrichshain's most popular spots.

The bustling neighbourhood of Friedrichshain is known as being one of the trendiest parts of Berlin. Steeped in history and now abundant with cafes, restaurants, culture and nightlife. A hit with young professionals and internationals alike. Almost 30% of the population of Friedrichshain are expats. The area is for those who want to step away from the western side of Berlin, to enjoy the more cultural, raw side and yet with easy connectivity to all parts of the city.

IMPORTANT: This document includes certain disclaimers and limitations of liability on the final page which should be read in conjunction with this material. There is always risk associated with purchasing uncompleted overseas property and third party legal and tax advice should be consulted by any person looking to make such an investment.



Computer Generated Images are intended for illustrative purposes only.

Over the past few years the area has seen vast expansion, the most notable is Mediaspree. A 3.7-kilometre-long development along the river bank, a collection of residential spaces and offices aimed at attracting global media, Tech & start-ups. Big names such as Amazon, Daimler, Universal Music, and WeWork have already set up offices. The Mercedes Benz Arena is also a resident, a multi purpose venue which can host up to 17,000 people. CEO of SIGNA named the area “a symbol of the favourable economic developments that Berlin has undergone in the past several years. It is currently considered one of the most sought-after office locations in Berlin.” Mediaspree is a clear boost to the economy of Friedrichshain which is only going to continue to grow.

Another clear sign of Friedrichshain’s progress is the move of Zalando’s headquarters to the area. Zalando is one of Europe’s leading ecommerce fashion platforms, so this move shows real promise. Neighbouring the Mercedes Benz arena this new 43,000 m² office block will house 6,000 of its 16,000+ staff members. Similarly, Amazon has shown great commitment to the area. As well as taking up offices in Mediaspree, Amazon, who’s workforce in Berlin has jumped from 0 to 2000 between 2011 & 2019, signed a lease at EDGE in Friedrichshain, 3 years before the project was completed.

The largest units have already been reserved for the owner occupier market, providing investors comfort in the knowledge that there is already strong local demand which can only intensify given the continued growth of Berlin. Recent reports from PWC and Savills show promising statistics, “(Berlin) is set to benefit from a buoyant economy, strong domestic and international demand coupled with a shortage of stock. The German capital is still a comparatively less expensive prime residential location across the 30 cities in the Index.”

Read more here - <https://www.volsung.com/insight-and-updates>

IMPORTANT: This document includes certain disclaimers and limitations of liability on the final page which should be read in conjunction with this material. There is always risk associated with purchasing uncompleted overseas property and third party legal and tax advice should be consulted by any person looking to make such an investment.



Computer Generated Images are intended for illustrative purposes only.



Computer Generated Images are intended for illustrative purposes only.



KEY LOCATIONS

| | | |
|---|---|-----------------|
| 1 | Neue Bahnhofstr. train station | 2 mins walk |
| 2 | Bio Company Supermarket | 7 mins walk |
| 3 | Boxhagener Platz | 10 mins walk |
| 4 | Simon-Dach-Straße "Restaurant & Bar Hub" | 15 mins walk |
| 5 | Raw Gelände (Nightclubs, snack bars and office spaces in a refurbished industrial center) | 6 mins by bike |
| 6 | Volkspark | 15 mins by bike |

OFFICES

| | | |
|----|-----------------------------|-----------------|
| 7 | CocaCola offices | 8 mins by bike |
| 8 | Zalando offices | 10 mins by bike |
| 9 | Universal offices | 10 mins by bike |
| 10 | BASF | 10 mins by bike |
| 11 | Mercedes Benz Arena | 10 mins by bike |
| 12 | EDGE tower (Amazon offices) | 11 mins by bike |
| 13 | Mediaspree | 11 mins by bike |

LANDMARKS

| | | |
|----|---------------------------------|------------------|
| 14 | Berlin Wall / East side Gallery | 26 mins walk |
| 15 | Alexanderplatz | 19 mins by train |



Photo by Stefan Meier on Unsplash

COMPARABLES

| SITE NAME | YEAR OF CONSTRUCTION | BEDS | FLOORS | M ² | SELLING PRICE | PRICE PER SQM | ADDRESS |
|--------------------|----------------------|------|--------|----------------|---------------|---------------|--|
| MARANE-VON-RANTZAU | 2022 | 1 | 15 | 63.53 | € 684,641 | € 10,776.66 | Mariane-von-Rantzau-Strasse 2, 10,243, Berlin Friedrichshain |
| THE FRANZ | 2024 | 2 | 5 | 59.11 | € 614,034 | € 10,387.99 | Franz Mehring Square 6, 10,243, Berlin Friedrichshain |
| PLATINUM BY PURE | 2021 | 1 | 6 | 56.17 | € 749,000 | € 13,334.52 | Mühlenstrasse 20, 10,243, Berlin Friedrichshain |

IMPORTANT: This document includes certain disclaimers and limitations of liability on the final page which should be read in conjunction with this material. There is always risk associated with purchasing uncompleted overseas property and third party legal and tax advice should be consulted by any person looking to make such an investment.



Photo by Piero Nigro on Unsplash

FRIEDRICHSHAIN

Friedrichshain is situated in East Berlin, bordering both Prenzlauer-Berg & Kreuzberg, equally sought after areas, with the river Spree at the south. Known for its industrial charm, the area is the perfect mix; flooded with culture, restaurants and nightlife, yet with pockets of leafy residential areas. Key attractions such as Boxhagener Platz, a hub for markets, cafes and restaurants make Friedrichshain a popular destination. The well known East Side Gallery (a whole 1.3 kilometers of history and art) is one of the area's biggest draws. As a balance, Volkspark Friedrichshain, one of the oldest parks in Berlin, offers a vast expanse of greenery to enjoy.

This diverse offering is why Friedrichshain is one of Berlin's most densely populated areas, with residents paying on average €10,121 per square meter in the top market segment (new builds). Despite its popularity the area has one of the lowest number of units granted planning permission, at a staggeringly low 516, compared with Mitte which had 1,927 units granted. Going forward this means that new builds in the area are scarce and in high demand.

IMPORTANT: This document includes certain disclaimers and limitations of liability on the final page which should be read in conjunction with this material. There is always risk associated with purchasing uncompleted overseas property and third party legal and tax advice should be consulted by any person looking to make such an investment.



Photo by Claudio Schwarz on Unsplash

PAYMENT PROCESS

1. Reservation fee €5,000, US\$5,000 OR HK\$40,000 (to be returned upon payment of the 1st milestone)
 2. Acquisition Costs due upon Notarisation
 3. Initial 25% first Milestone payment estimated to be due September 2023
 4. Remaining payments in line with build milestones according to German construction law (MABV)
-

FINANCING

60% LTV available*

Mortgages are subject to the bank's position at the time and they can change policy at a moment's notice. It is vital that you are on top of this process to ensure the best possible lending. We will introduce to all the relevant parties and help to assist where needed along the way.

* Subject to conditions

PURCHASE SOLICITOR

Mr. Volker Mauch & Associates

VPMK Rechtsanwälte Legal Services | Berlin
Monbijouplatz 3a, 10178 Berlin – Mitte,
Germany

T: +49 (0) 30 536 33 99 0

E: mail@vpmk.de

W: www.vpmk.de/en

IMPORTANT: This document includes certain disclaimers and limitations of liability on the final page which should be read in conjunction with this material. There is always risk associated with purchasing uncompleted overseas property and third party legal and tax advice should be consulted by any person looking to make such an investment.



Photo by Claudio Schwarz on Unsplash

MORTGAGE PROCESS BERLIN FINANCE



Berlin Finance is an independent mortgage brokerage firm under the leadership of Martin Bonnet has been providing competitive mortgage options for both international and local buyers in the German market since 1999. In collaboration with a breadth of Banks, Funds and other Financial Institutions, Berlin Finance guides you through the entire mortgage process providing direct access to financing options. As is standard practice in the mortgage market in Germany, Berlin Finance do not charge clients for their services.



WMS Lettings & Management specializes in the rental and subsequent tenant management of the Volsung investment real estate portfolio. All developments are a product of the Ten Brinke group, a well recognised developer in Germany and across Europe.

info@wms-management.com

IMPORTANT: This document includes certain disclaimers and limitations of liability on the final page which should be read in conjunction with this material. There is always risk associated with purchasing uncompleted overseas property and third party legal and tax advice should be consulted by any person looking to make such an investment.

DISCLAIMER

a) The information contained in this document and such other material issued in connection therewith (the "Content") are provided for information purposes regarding a specific property. They are not to be regarded by itself as advice on securities or collective investment schemes or other financial or investment advice; The Content may include references to, or certain information taken from third party publications like property surveys, investment guides stock exchanges and other sources from around the world. Such Content is provided on an "as is" basis and by way of a summary and we do not guarantee the accuracy, completeness, or timeliness of the Content; Such references to our information taken from third party publications are provided for your information only. The contents of these publications are issued by third parties. As such, we are not responsible for the accuracy of information contained in those publications, nor shall we be held liable for any loss or damage arising from or related to their use.

b) None of the information contained in the Content constitutes by itself a solicitation, offer, opinion, or recommendation by us to buy or sell any security, or provision of legal, tax, accounting, or investment advice or services regarding the profitability or suitability of any security or investment. You should seek professional, independent and specific advice on any such investment decision; The property market is volatile and illiquid and property prices and rental yields may fluctuate widely or be affected by a broad range of risk factors; You are advised to make your own assessment of the relevance, accuracy and adequacy of the information contained in the Content and conduct independent investigations as may be necessary or appropriate for the purpose of such assessment including the investment risks involved. You should consult an appropriate professional advisor for legal, tax, accounting, or investment advice specific to your situation, as to whether any governmental or other consents are required or if any formalities should be observed for the purposes of making such investments as are mentioned in the Content. If you are unsure about the meaning of any of the information contained in the Content, please consult your financial or other professional advisor.

c) The content of our information including plans and specifications are intended as a guide only and are subject to such variations, modifications and amendments as may be required by the relevant authorities or the relevant developer's consultants or architects. According to German law, all information only becomes validly agreed and therefor promised when included in a notarised purchase agreement between the vendor and the purchaser of a property.

All renderings and illustrations in the Content are artists' impressions only and all measurements are approximate subject to final survey and confirmation; The Content is not intended for use by, or distribution to any person or entity in any jurisdiction or country where such use or distribution would be contrary to law or regulation; Accordingly, we expressly disclaim any and all responsibility for any direct or consequential loss or damage of any kind whatsoever arising directly or indirectly from: (i) the use of the Content, (ii) reliance on any information contained in the Content, (iii) any error, omission or inaccuracy in any such information or (iv) any action or non-performance resulting from the foregoing. This exclusion clause shall take effect to the fullest extent permitted by applicable laws. We shall not be liable for the accurate performance of services owed under the respective purchase or building contracts unless we are directly a party of such agreement.



Volsung Ltd.

35F Two Pacific Place,
88 Queensway
Admiralty - Hong Kong

www.volsung.com