

# RENOVATED CLASSIC ALTBAU BERLIN

## BRITZ KIEZ, NEUKÖLLN

- CLASSIC ALTBAU PROPERTY RENOVATED IN 2008

- HIGH DEMAND AREA FOR PURCHASE AND RENTALS

- GREAT CONNECTIVITY- MINUTES WALK FROM SUBWAY AND LIGHT RAIL STATIONS

- ATTRACTIVE PRICES, FINANCING AVAILABLE

- STARTING FROM 80,000 EUR EQUITY



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# THE LOCATION

Jahnstr. 78 is located in the northern part of Britz neighborhood in Neukölln. The immediate vicinity has a bourgeois character, with the water canal promenade located a few minutes walk south of the property.

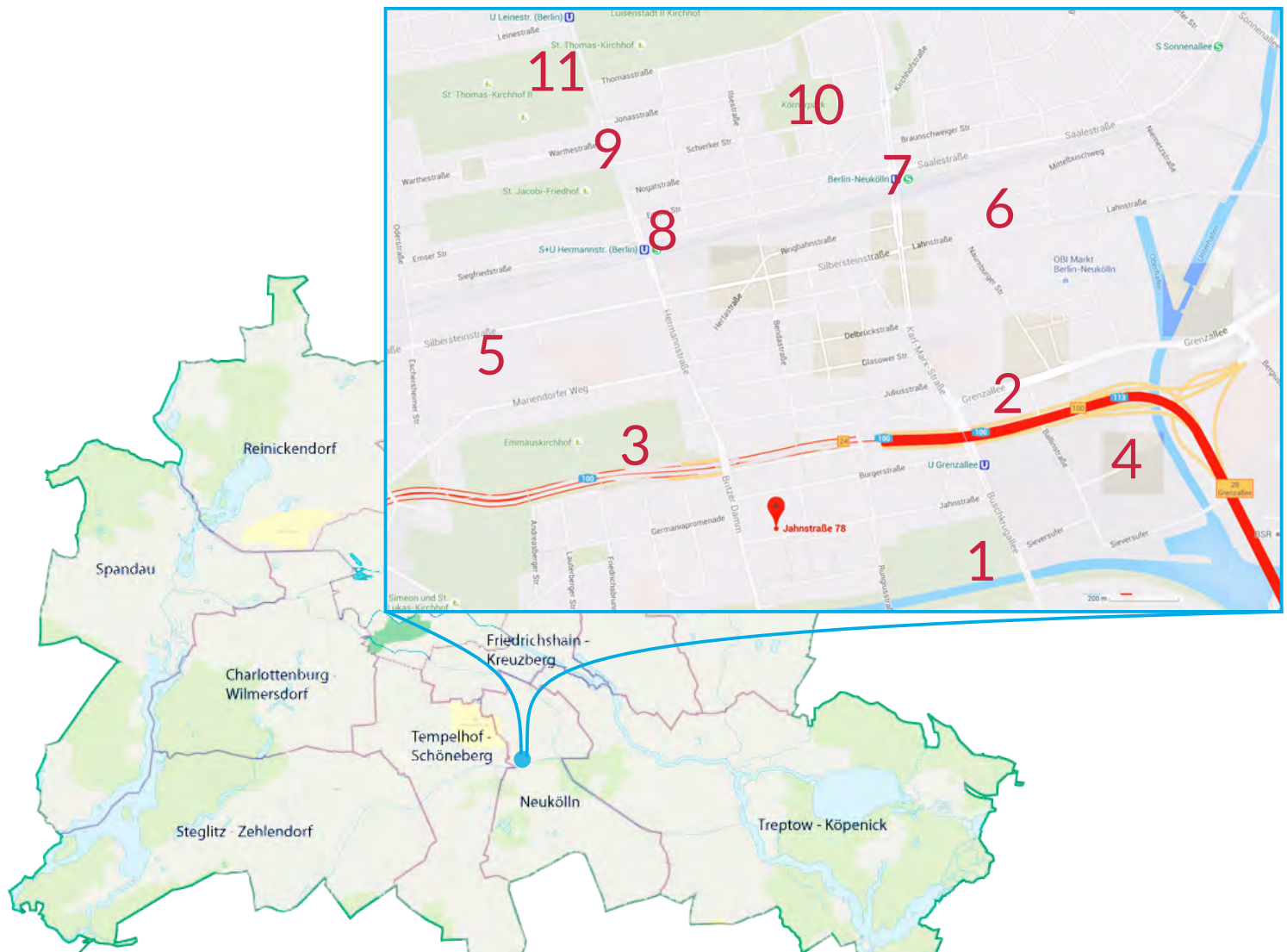
The transformation of the area surrounding Tempelhof Park in recent years has accelerated the development of this micro location, as increasing prices in city center are encouraging an intra-city movement of residents to area of the property. Jahnstr. is situated along the north-south axis of this urban transformation.

The property is situated a short walking distance from the vibrant cultural scene of Neukölln with tens of cafés and restaurants, and a short walk from shopping venues, schools and clinics.

Connectivity – U7 metro station is located a short distance from the property. Residents enjoy also easy access to the S-Bahn system at Hermanstr. station and to A-100 highway.

## LEGEND:

- 1 - Water canal and park
- 2 - Grenzzallee Metro Station – U7
- 3 - A-100 Highway
- 4 - Technology Park
- 5 - Football Field
- 6 - Supermarkets
- 7 - Neukölln S-Bahn/U-Bahn stations
- 8 - Emserstr. Culture Scene/ S-Bahn Station
- 9 - Hermannstr. Nightlife hotspot
- 10 - Körnerpark
- 11 - Tempelhof Park







NEUKÖLLN  
RATHAUS



TEMPELHOF  
PARK





# THE APARTMENTS

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There are 16 apartments in the building, 2 of which are lovely garden units. Sizes of apartments range between 38 to 80 SqM.

2 completely new penthouses will be constructed on the roof of the property. Permits have already been received and completion is expected in Q4 2016.

## THE PROPERTY

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The property was constructed in 1900 and underwent a substantial renovation in 2006-2008. New water and sewage systems were installed, and the facades and public areas were renewed.

A modern central gas heating system supplies has been installed in the property.





2ND FLOOR



5TH FLOOR



# ABOUT INSPIRATION

Inspiration is an international real estate investment firm specializing in Berlin property market. We offer complete management packages catering to the needs of our investors.

Working with an extensive network of affiliates, and adopting an out of the box approach to real estate and urban development trends. Deeply in tune with the pulse of the city – we are able to identify exceptional investment opportunities.

- Berlin Experts – 1,200 apartments sold to hundreds of international investors
- Investment Management – a one-stop-shop operation - complete in-house management by Inspiration
- Financing – fixed interest loans are available for international investors
- Offices in Berlin, Shanghai and Hong Kong





# BERLIN

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- GERMANY'S CAPITAL - LEADING INNOVATION CENTER - 37,000 STARTUPS
- CAPITAL GAIN POTENTIAL – APARTMENT PRICES ONE THIRD OF SIMILAR PROPERTIES IN LONDON OR HONG KONG
- DEMAND GAP – DEMAND FOR 20,000 NEW UNITS PER YEAR
- 10% INCREASE IN PRICES IN 2015
- FREEHOLD PROPERTY, LOW VACANCY RATES, SECURE YIELDS
- FINANCING AVAILABLE FOR INTERNATIONAL INVESTORS



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