

**MICRO-  
APARTMENTS:**  
the intelligent  
investment



DÖRPFELDSTRASSE 5  
12489 BERLIN  
ADLERSHOF

[www.DP5.berlin](http://www.DP5.berlin)

# This is DP5

The new DP5 building, which was completed in 2017, was designed specifically for the thriving science and business location of Adlershof. In an extremely convenient location, it offers modern, compact apartments that are ideally suited as a second home. DP5 is giving investors the opportunity to enjoy the benefits of the Berlin property market with a moderate investment volume.

Due to the attractive location all apartments were rented out shortly after completion of the project to, amongst others, employees of airlines, the media industry and to students.



The front of the DP5 building has a stylish, assured appearance, with clear lines and sophisticated gold features.

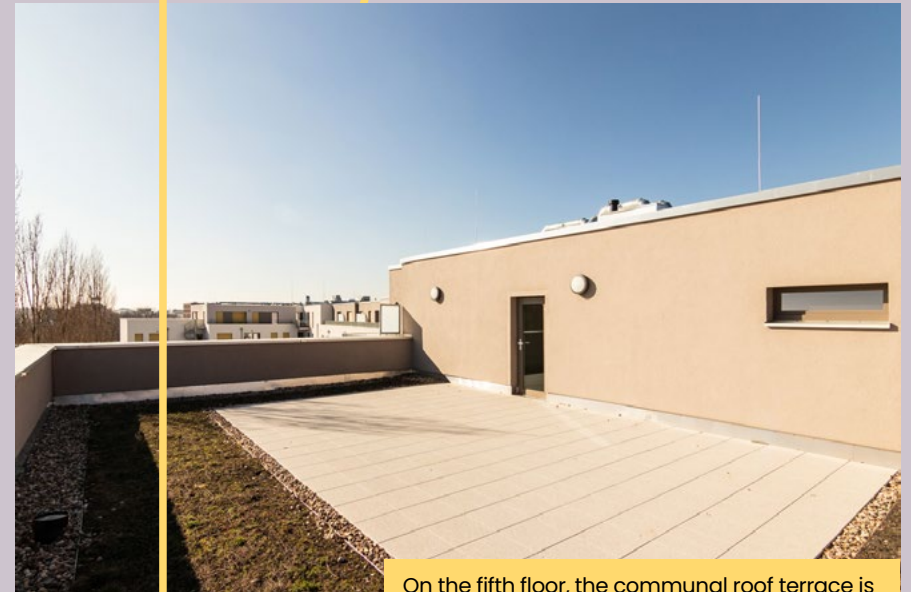
# ATTRACTIVE PROSPECTS FROM EVERY ANGLE



In total, the set of buildings has 112 apartments.



Light-flooded inner courtyard



On the fifth floor, the communal roof terrace is the perfect place to soak up the sun, relax and enjoy the company of other people.

# Facts that speak for themselves

**29 m<sup>2</sup> – 49 m<sup>2</sup>**

LIVING AREA

**20**

RENTED APARTMENTS

**1.072**

BUSINESSES AND SCIENTIFIC INSTITUTIONS IN THE DIRECT VICINITY

**6.700**

STUDENTS IN THE AREA

**23**

APARTMENTS,  
SOLELY BARRIER-FREE

**1 – 2**

ROOMS

**3**

TURNKEY APARTMENTS

**18.000**

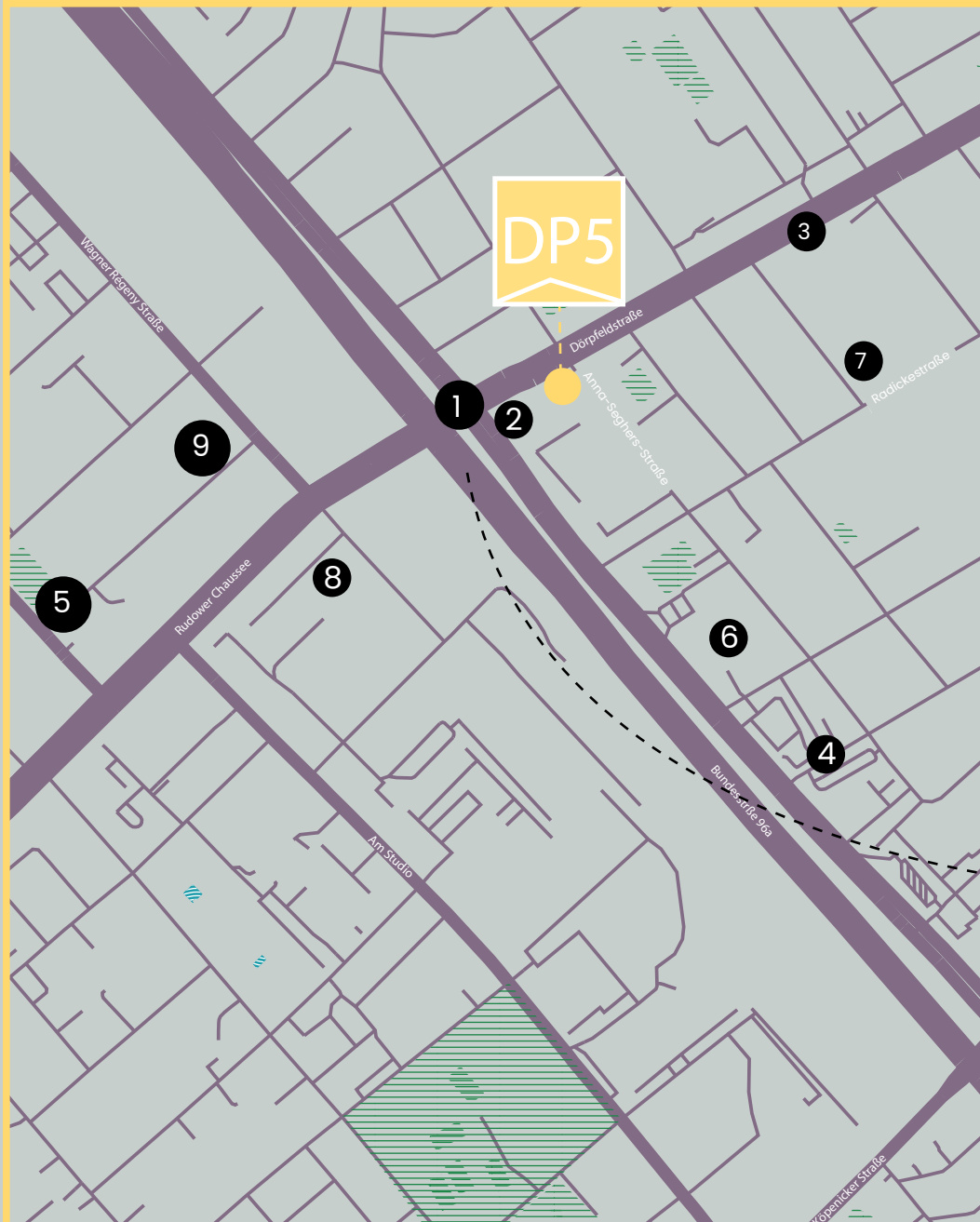
JOB IN ADLERSHOF,  
AND GROWING

# WORKING ON YOUR OWN DOORSTEP

Germany's most modern science and technology park is located just a few minutes' walk from DP5. Over 1,000 businesses and scientific institutions have set up in Adlershof, and this figure is constantly rising. For example, Allianz's new corporate headquarters, with 2,700 employees, will move to Merlitzstraße in the middle of 2019, just 600 metres from DP5. Another major employer is located less than 15 minutes away by S-Bahn: Schönefeld Airport. Who knows, perhaps one day we will also be able to say this about BER Airport.



What have flight attendants, scientists, students and Allianz employees all got in common? They are often all on the lookout for apartments in Adlershof.



- 1 S-Bahn station Adlershof
- 2 Denn's Biomarkt
- 3 Clever Fit Adlershof
- 4 McFit
- 5 Europacenter Adlershof
- 6 Netto
- 7 Cinema Casablanca
- 8 Theatre Adlershof
- 9 Allianz headquarter Berlin



**only 15 minutes by train  
to Berlin Schönefeld**

# EVEN LONG-DISTANCE CONNECTIONS ARE JUST A SHORT DISTANCE AWAY HERE



Denn's organic market to get the best fresh bread in the morning



Europacenter Adlershof



Schloss Köpenick

# Apartments

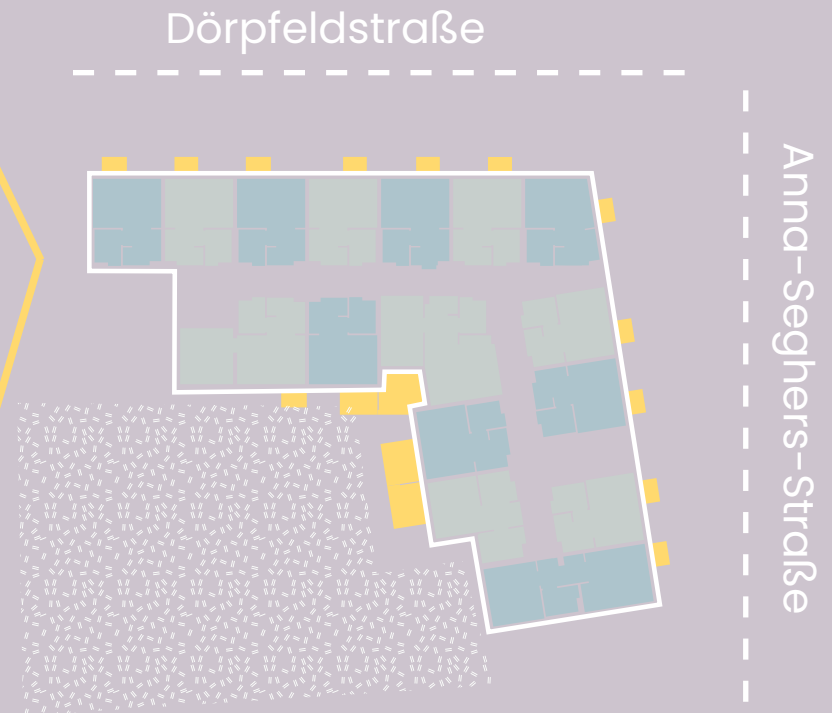




# COMPACT SPACE, LOTS OF POTENTIAL



Rendering –  
for illustrative purposes only

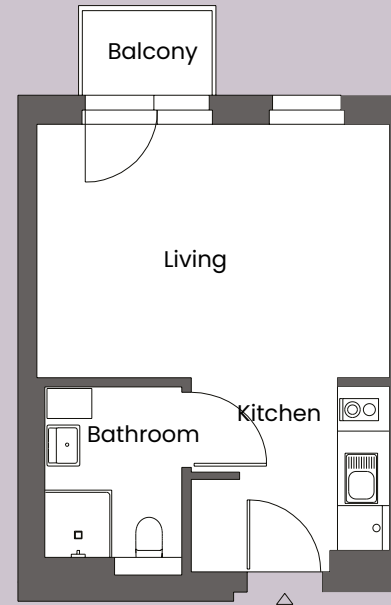


DP5 compact apartments offer an incredible range of benefits. With ceiling heights of around 2.6 metres, the sophisticated floor plans offer a surprisingly generous sense of space. Floor-to-ceiling windows reinforce this impression and also allow plenty of daylight into the apartments. The largely barrier-free architecture also ensures pleasant dimensions and convenient extra features, which enables a very wide range of potential tenants for DP5.

# ONE-ROOM HAPPINESS

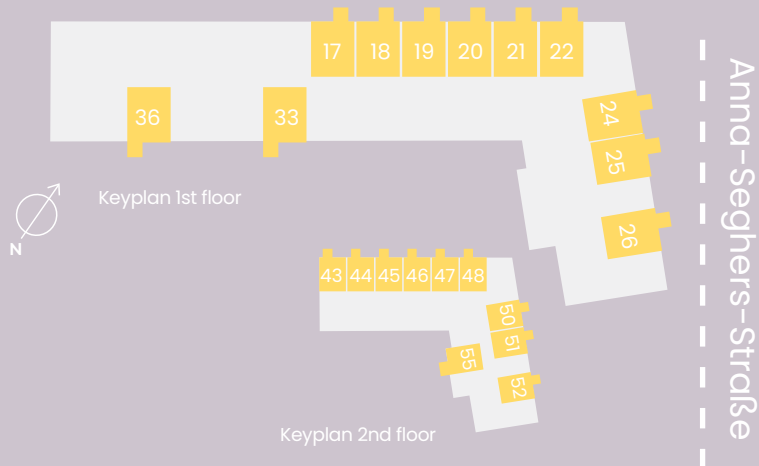


Rendering –  
for illustrative purposes only



**Living space** 27,8 m<sup>2</sup>  
**Balcony** 1,1 m<sup>2</sup>  
**Total** 28,9 m<sup>2</sup>

Dörpfeldstraße



## FIRST FLOOR

- APT 17
- APT 18
- APT 19
- APT 20
- APT 21
- APT 22
- APT 24
- APT 25
- APT 26
- APT 33
- APT 36**

## SECOND FLOOR

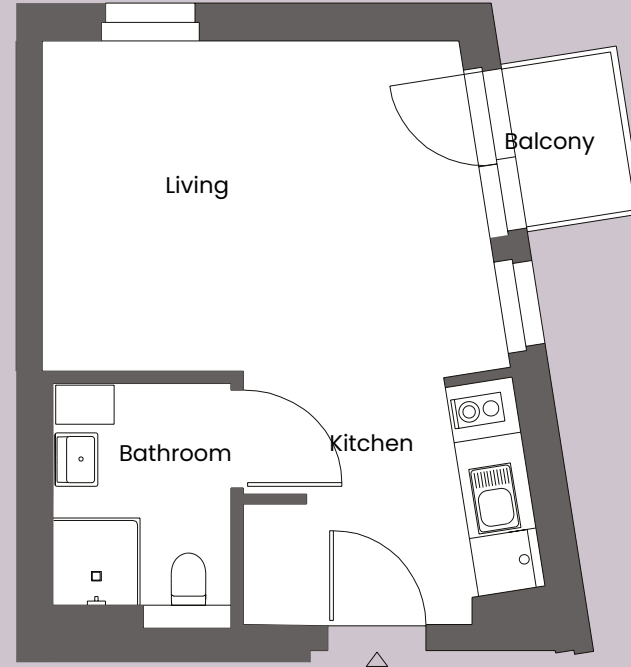
- APT 43
- APT 44**
- APT 45
- APT 46
- APT 47
- APT 48
- APT 50
- APT 51
- APT 52
- APT 55



# ONE-ROOM HAPPINESS 2

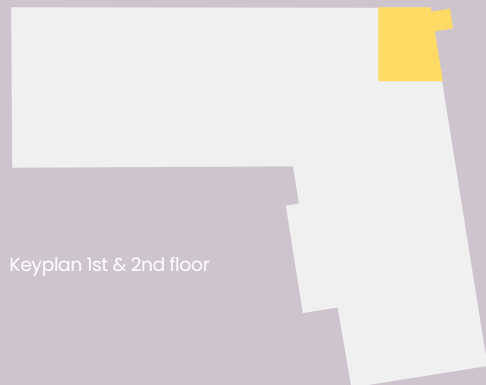


Rendering -  
for illustrative purposes only



<b>Living space</b>	27,8 m <sup>2</sup>
<b>Balcony</b>	1,1 m <sup>2</sup>
<b>Total</b>	28,9 m <sup>2</sup>

Dörpfeldstraße



Keyplan 1st & 2nd floor

Anna-Seghers-Straße

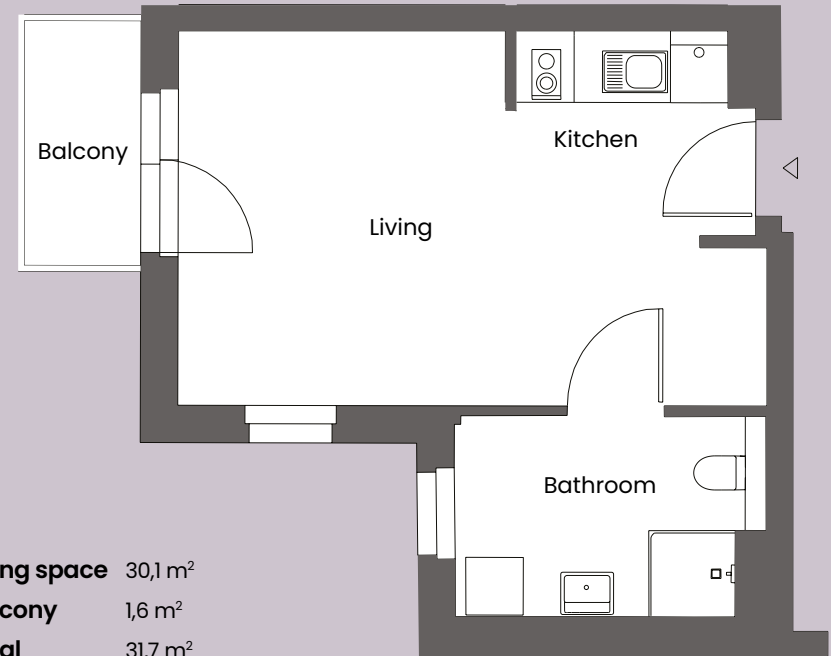
**FIRST FLOOR**

APT 23

**SECOND FLOOR**

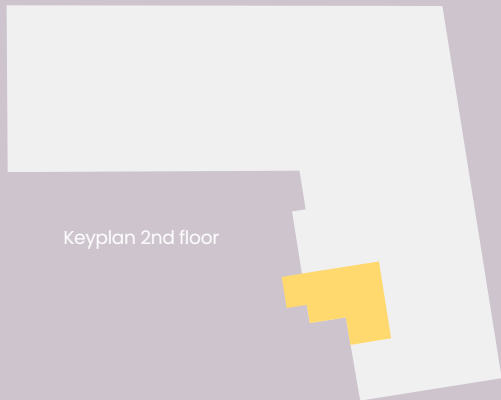
APT 49

# ONE-ROOM HAPPINESS 3



<b>Living space</b>	30,1 m <sup>2</sup>
<b>Balcony</b>	1,6 m <sup>2</sup>
<b>Total</b>	31,7 m <sup>2</sup>

Dörpfeldstraße

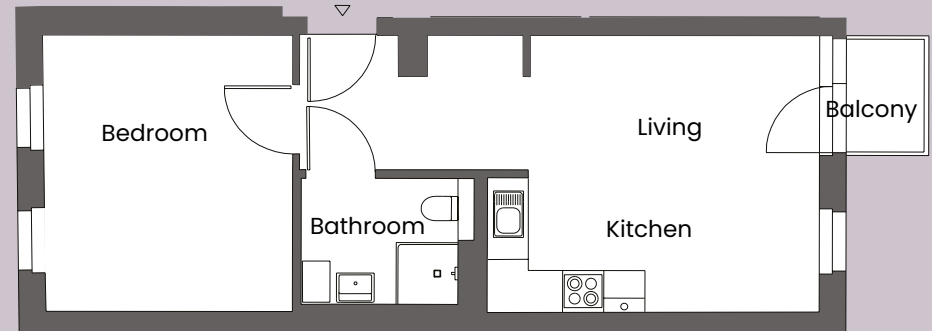


Anna-seghers-straße

## SECOND FLOOR

APT 54

# TWO-ROOM COMFORT

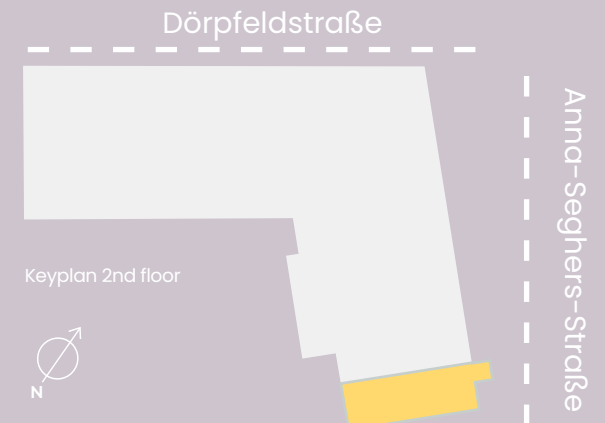


<b>Living space</b>	44,4 m <sup>2</sup>
<b>Balcony</b>	1,1 m <sup>2</sup>
<b>Total</b>	45,5 m <sup>2</sup>

All the benefits of our one-room apartments with a separate sleeping area. In an area of less than 50 square metres, the intelligent layout ensures privacy, stylish living space and charming home comfort. This is typical of DP5.

## SECOND FLOOR

APT 53



# AN INVESTMENT THAT PAYS OFF

## Yield Example Apartment 18

Apartment size	28,90 m <sup>2</sup>
price	132.651 €
price per m <sup>2</sup>	4.590 €
Net rent	473,83 €

yearly gross yield approx.

**4,28 %**

- Adlershof is already established as Europe's most modern technology park and as Berlin's leading location for science, business and media
- Adlershof continues to gain in importance and to grow, such as with the new corporate headquarters of Allianz
- Many potential tenants thanks to various employers, universities and an airport in the vicinity
- Substantial new build with attractive, popular apartment formats
- Moderate investment amount thanks to low square footage



**ACCESSABILITY**– The building and apartments have been built to be accessible to all persons on basis of DIN18040 Teil 2

**BACKYARD** – the shared backyard offers outdoor space to spend time, a lockable indoor space for bikes. The garbage is concealed inside a wooden construct.

**BALCONIES** – Every apartment has its own balcony. They are calculated at 50% in the measurement of the unit.

**BUILDING** – The buildings were completed in 2017. The 5–story building offers 112 apartments, which either face Dörpfelstraße, Anna–Seghers–Straße or the open backyard. We are offering 23 apartments on the 1st and 2nd floor.

**CABLE TV** – A cable connection is available in the building.

**CEILING HEIGHTS** – The ceiling height in the apartments is 2,60 m.

**ELEVATOR** – There is an elevator within the foyer in the apartment building accessible from the main entrance Dörpfeldstraße 5. All apartments are accessible via the elevator.

**ENERGY CERTIFICATE**  
valid till 21.07.2024. The current usage of the building (Energieverbrauchskennwert) is 44,8 kWh/(m<sup>2</sup>a).

**FINANCE** – Local taxpayers can finance up to 95% of purchase price. In the case of buyers not paying taxes within Germany, financing of up to 60% of the purchase price is available. Current interest rates vary between 1.3% and 2.5% (fixed rate for 10 years). If required, Inspiration Group can provide an independent financial advisor to prepare a mortgage estimate.

**FLOORING** – Each apartment has high quality laminate flooring in a timber look. The bathrooms are tiled.

**HEATING** – All apartments are connected to the district–heating network (Fernwärme) with a central distributing system located in the basement.

**KITCHEN** – All apartments come with a built in kitchen equipped with devices from Siemens.

**MANAGEMENT COMPANY**  
*Rohrer Immobilien*  
*Hausverwaltung GmbH*  
*Kurfürstendamm 42*  
*10719 Berlin*

[www.rohrer-hausverwaltung.berlin](http://www.rohrer-hausverwaltung.berlin)

**MAINTENANCE FUND**  
the current amount in the sinking fund is 51.063,45€. Per square meter the owners currently collect 0,50€ per month.

**MONTHLY COSTS** – A management plan with an overview of all costs can be provided. Monthly running cost per apartment is currently calculated at approx. € 3,76 per m<sup>2</sup>.

**NOTARY**  
Legal to be overseen by:  
*Herr Klaus–Hinrik*  
*Woddow –*  
*Heers&Woddow*  
*Notare und Rechtsanwälte*

*Kurfürstendamm 220*  
*10719 Berlin*  
*Telefon: +49 30 88 92 000*

[www.heers-woddow.de](http://www.heers-woddow.de)

**PURCHASE CONTRACT** – A draft purchase contract is available in German or English

**RENTAL** – Inspiration Group can take on new leasing within the project as well as manage existing tenants on behalf of new buyers. Possible rental values are available upon request from our rental department

**RESERVATIONS** – A small, refundable reservation deposit is taken to hold a unit until the property purchase is completed.

**SELLING AGENT**  
The selling agent is:  
YS Real Estate GmbH  
who operates under license  
with Inspiration Group GmbH.

**TELEPHONE AND INTERNET** Tenants can select their own telephone/internet provider. A connection router is already provided within each apartment

**TERRACE** – There is a communal roof terrace, which can be used jointly by all residents. Otherwise every apartment has its own balcony.

**VENDOR** – The current owner of the apartments before further sale is RPB Property Ltd. & Co. KG

**WARM WATER** – Each apartment is connected to the central warm water supply. Each apartment has its own water meter.

**WINDOWS** – The floor level windows are PVC framed windows with double glazing.

The following General Terms and Conditions (hereinafter referred to as „GTC“) apply to all contracts and legal transactions between YS real estate GmbH, with business location at Friedrichstraße 90, 10117 Berlin (hereinafter referred to as „Agent“), and the Customer. „Customer“ within the meaning of the GTC is the contractual partner of the Agent; he/she may be the seller or prospective seller or the buyer or prospective buyer of a real estate.

If the term „Main Contract“ is used in the GTC, this refers to the contract by which the real estate which is the subject of the Estate Agency Contract is sold or acquired by the Customer (i.e. in particular the purchase contract for the real estate, but includes also other contracts leading to the same economic result, see sec. 5 of the GTC). The party who concludes the Main Contract with the Customer (i.e. the buyer or seller of the real estate) is hereinafter referred to as the „Main Contractual Partner“.

Terms and conditions of the Customer that conflict with, deviate from or amend the GTC and which are not expressly recognised by the Agent shall not apply, even if the Agent does not expressly object to them.

## § 1 Conclusion of the Estate Agency Contract

1.1 No written form is required for the conclusion of the contract between the Customer and the Agent (the „Estate Agency Contract“). The Estate Agency Contract can also be legally effective if the Agent offers a property (e.g. on the Internet, in the newspaper or on a notice board), is identified as an agent, specifies his commission claim in the event of success and an interested party turns to him to request services from him (e.g. request for an exposé); in this case the Estate Agency Contract is concluded orally or by implication.

1.2 In case of a written Estate Agency Contract, the provisions made there shall prevail over the GTC.

## § 2 Agent's activities for both sides (seller and buyer); mutual obligations

2.1 The Agent may work on behalf of both the seller and the buyer.

2.2 The Agent and the Customer shall attempt to assist the contractual partner in the fulfilment of its obligations by providing information or expertise in order to facilitate a smooth and efficient workflow.

## § 3 Confidentiality; prohibition on disclosure

All information, including the Agent's property records, is intended exclusively for the Customer. The Customer is prohibited from passing on the evidence of a property and property information to third parties without the prior written consent of the Agent. If the Customer breaches this obligation and the third party or another person to whom the third party has passed on the information concludes the Main Contract, the Customer is obliged to pay the Agent the agreed commission.

## § 4 Duty to disclose prior knowledge; power of attorney of the seller

4.1 If the Agent provides the Customer, who is a prospective buyer, with evidence of a property that is already known to the Customer, the Customer is obliged

to reject in writing or in text form the evidence of the Agent without undue delay, but at the latest within 14 days after the evidence was provided to the Customer. In this case, the Customer shall also inform the Agent of how and when he/she gained knowledge of the property.

4.2 If the Customer does not refer to the prior knowledge according to sec. 4.1 within the period stated there, he/she is not entitled to refer to a prior knowledge. In the event that the Main Contract is concluded, he/she shall be obliged to pay the Agent's commission.

4.3 If the Customer is the seller of a real estate, he/she is obliged, before concluding the Main Contract, to inquire with the Agent (by stating the name and address of the buyer) whether the intended conclusion of the contract was caused by the Agent's actions. This intends to give the Agent the opportunity to check whether the Main Contract has been concluded as a result of his activity (i.e. providing the Customer with the opportunity to conclude a contract or brokerage of a contract).

4.4 If the Customer is a seller or prospective seller, he/she hereby grants the Agent the power of attorney to inspect the land register (Grundbuch) and official files (in particular construction files - Bauakten) and grants the Agent all information and inspection rights vis-à-vis the administrator of the community of condominium owners (WEG-Verwalter) to which the Customer is entitled as the owner of the condominium, in each case with regard to the real estate which is the subject of the Main Contract.

## § 5 Commission; substitute and follow-up transactions; reimbursement of expenses

5.1 The Agent's claim to commission arises as soon as a Main Contract is concluded on the basis of the evidence of the opportunity to conclude a Main Contract or the brokerage of a Main Contract. The commission claim of the Agent is due upon conclusion of the effective Main Contract. This shall also apply if the Main Contract is only concluded after termination of the Estate Agency Contract, but as a result of the Agent's actions.

5.2 The Agent's claim to commission shall not lapse if the Main Contract provided or brokered is subsequently revoked or otherwise cancelled.

5.3 If no other commission rate is stated in the advertisement or exposé, the commission amounts to 7.14% of the total purchase price stated in the Main Contract, including statutory value-added tax (currently 19%). The total purchase price determining the commission is the purchase price plus any other services the Customer may provide to the Main Contractual Partner (e.g. assumption of land charges (Übernahme von Grundbuchlasten), payment for furnishings (Ablöse für Einrichtungen), etc.). A subsequent reduction of the purchase price under the Main Contract does not affect the commission claim of the Agent.

5.4 The acquisition of a (ideal or real) share (ideeller oder realer Anteil) in the real estate or the granting of inheritable building rights (Erbbaurechte) and the like, as well as the granting of shareholdings, shall also be regarded as a Main Contract causing the Agent's commission if the contract corresponds economically with the purpose of the Estate Agency Contract. The conclusion of the Main Contract by a



natural or legal person (instead of the Customer) who has a close and permanent legal or personal relationship with the Customer shall also be deemed to be a contract causing the Agent's commission.

5.5 If, instead of the originally intended transaction, a Main Contract for another property is concluded between the Customer and the (intended) Main Contractual Partner or if the property is transferred by way of a compulsory execution (Zuschlag im Rahmen der Zwangsversteigerung), the Customer shall also be obliged to pay the Agent the agreed commission.

5.6 The obligation to pay the agreed commission also applies if, due to the contact between the Customer and the Main Contractual Partner, further properties of the Main Contractual Partner become known to the Customer within twelve months and the Customer acquires one or more of these properties. If a commission has been agreed with the seller of the property in question, the seller is also obliged to pay the commission to the Agent.

5.7 The Customer is obliged to reimburse the Agent for proven expenses incurred in fulfilling the Estate Agency Contract (e.g. advertisement, Internet appearance, telephone costs, postage costs, property inspections, travel costs) if a Main Contract should not be concluded.

## § 6 Limitation of liability

6.1 The Agent points out that the property information provided by him to the Customer originates from the seller or from a third party commissioned by the seller and has not been checked for accuracy by the Agent. It is the Customer's responsibility to check the accuracy of this information. The Agent, who merely passes this information on, accepts no liability for its accuracy.

6.2 In the event of a breach of duty, the Agent shall only be liable for damages and reimbursement of expenses in the event of intent, gross negligence and a slightly negligent breach of a material contractual obligation (i.e. a contractual obligation the breach of which would endanger the purpose of the contract and/or the fulfilment of which the customer may rely on because it is the only way to enable proper performance of the contract). In the event of a slightly negligent breach of a material contractual obligation, the liability of the Agent is, however, limited to the typical contractual damage foreseeable at the time of conclusion of the contract. Insofar as the Agent's liability is limited or excluded, this shall also apply to any liability of his employees or other persons used to perform the Agent's obligations.

6.3 The exclusions and limitations of liability specified in sec. 6.2 shall not apply in the event of fraudulent concealment of a defect or in the event of damage resulting from injury to life, health or physical injury.

6.4 The limitation period for Customer's claims for damages against the Agent is two years. It commences at the point in time at which the action triggering the obligation to pay damages has been committed. If the statutory provisions lead to a shorter limitation period for the Agent, these statutory limitations shall apply. The aforementioned restriction of the limitation period does not apply in case of

an intentional or grossly negligent breach of duty or, in case of (slightly negligent) injury to life, health or physical injury or in case of (slightly negligent) breach of a material contractual obligation (contractual obligation, the breach of which would endanger the purpose of the contract and/or the fulfilment of which the Customer may rely because it is the only way to enable proper performance of the contract).

## § 7 Communication

7.1 Unless a specific communication channel and, if applicable, precautions against access by third parties have been expressly agreed by written agreement, the Agent shall fulfil his contractual duty to provide information by transmitting the information by ordinary e-mail or by post. The contact details provided by the Customer in this respect are applicable until notification of a change.

7.2 The Customer is hereby informed that, in particular, communication by e-mail is not protected against access by third parties unless sender and recipient have taken appropriate technical precautions (in particular encryption).

## § 8 Applicable law and place of jurisdiction

8.1 The legal relationship between the Agent and the Customer shall be governed exclusively by German substantive law under exclusion of the United Nations Convention on Contracts for the International Sale of Goods.

8.2 If the Customer is a merchant within the meaning of the German Commercial Code (HGB), the place of jurisdiction shall be the registered office of the Agent. Otherwise, the statutory provisions shall apply.

## § 9 Severability clause

Should individual provisions of the GTC be or become invalid or unenforceable in whole or in part, this shall not affect the validity of the remaining provisions of the GTC.



[www.DP5.berlin](http://www.DP5.berlin)

**A PROJECT BY:**

INSPIRATION GROUP  
MEHRINGDAMM 33  
10961 BERLIN

INSPIRATIONGROUP.DE  
PHONE: +49 30 69819 398-13  
INFO@INSPIRATIONGROUP.DE



**EXCLUSIVE SALES AGENT:**

