

A RENOVATED PROPERTY IN A PRIME LOCATION

LANDSBERGER ALLEE 16

BERLIN

- Renovated property in the Altbau style, only 1.5km from Alexanderplatz
- AAA location – the most central project of Inspiration to date
- 1-3 room apartments renovated in 2008
- Excellent pricing below the market average
- Opposite the beautiful Volkspark Friedrichshain



Volkspark Friedrichshain - opposite the building

Location

Berlin itself is becoming an increasingly attractive location for real estate investment. Recently, Price Waterhouse Coopers ranked Berlin as the number one city in Europe in terms of property investment potential, with a youthful population, low baseline property prices and a thriving technology and media based economy.

The property is located on the western edge of Friedrichshain neighborhood near Mitte and Prenzlauer Berg in the heart of Berlin. Areas like Friedrichshain are some of the most attractive places for young professionals to live in Europe, offering first rate public transport links to the center and every imaginable neighborhood amenity – from markets and tennis courts to theaters and excellent health care facilities.

Over recent years, Friedrichshain has evolved into one of the most fashionable neighborhoods in the city, with a strong presence of international design and media companies, and a vibrant cultural scene concentrated around Boxhagener Platz.

When you need to relax, the Volkspark Friedrichshain, one of the most beautiful parks in Berlin, is situated just across the street. There you can find the beautiful Fairytale Fountain and plenty of sporting facilities.

For those who love to shop, the malls of Alexanderplatz, are just a 5 minutes ride by tram from the property as are the offices and cultural venues of the vibrant Mitte district. The exclusive residential districts of Prenzlauer Berg are also only 10 min away, and the area contains many of Berlin's finest art galleries and restaurants.

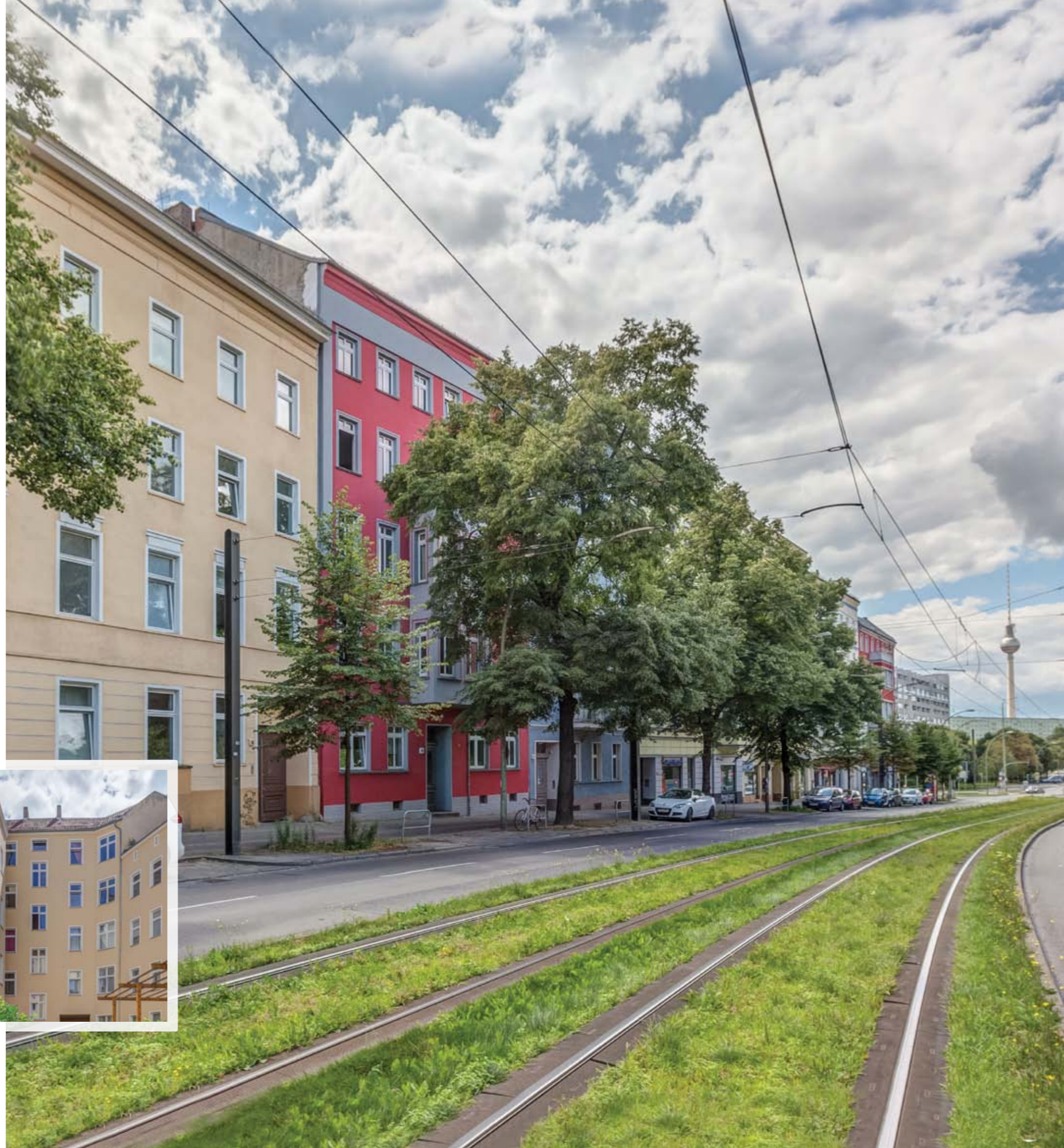
All of this means that the apartments of Landsberger Allee 16 are situated in one of Europe's economic and cultural hubs – at a time when the Berlin property market is set to take off.

- 1 Alexanderplatz
- 2 Friedrichshain Park
- 3 Prenzlauer Berg
- 4 Hackescher Markt
- 5 Museum Island
- 6 Game Museum
- 7 The Berghain



The Property

This 33 apartments property in the classic Altbau style was constructed in 1905. The property is in an excellent technical and aesthetic condition, following a comprehensive renovation in 2008, which included the renewal of the heating, water, electricity and sewage systems. Additional upgrading of the roof and cellar will be carried out by Inspiration Group.



The Apartments

There are 33 units in the property. Apartments in the front building have a direct view of Friedrichshain Park. There are two garden units in the back building. Apartment sizes range between 44-131 SqM and are all marketed at very attractive prices compared to the neighborhood average.



Price Comparison

Tenanted apartments for sale in the area:

Example 1:

- Distance: 1.3 km
- Size: 82.83 SqM
- Price: 205,110 EUR including closing costs (purchase tax, realtor and notary fees)
- 2,476 EUR/SqM.
- Monthly rent: 559 EUR
- Gross yield:3.27%

<http://www.immobilienscout24.de/expose/65297493>

Example 2:

Distance: 1 km

Size: 75 SqM.

Price: 216,463 EUR including closing costs (purchase tax, realtor and notary fees)

2,886 EUR/SqM

Monthly rent: 544 EUR

Gross yield: 3.02%

<http://www.immobilienscout24.de/expose/77575868>

Example 3:

Distance: 1.2 km

66.62 SqM

Price:203,272 EUR including closing costs (purchase tax, realtor and notary fees)

3,051 EUR/SqM

Monthly rent: 252 EUR

Gross yield:1.53%

<http://www.immobilienscout24.de/expose/77988642>

Vacant apartments for sale in the area

Example 1:

- Distance: 1.3 km
- Size: 82.83 SqM
- Price: 205,110 EUR including closing costs (purchase tax, realtor and notary fees)
- 2,476 EUR/SqM.
- Monthly rent: 559 EUR
- Gross yield:3.27%

<http://www.immobilienscout24.de/expose/81422514>

Example 2:

Distance: 400 m

Size: 62.37 SqM

Price: 284,875 EUR including closing costs (purchase tax, realtor and notary fees)

4,567 EUR/SqM

<http://www.immobilienscout24.de/expose/80460815>

Apartments for rent

The rent in a 1 km radius from Landsberger Allee 16 is between 9-12 EUR/SqM





Alexanderplatz - 10 minutes from the building

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