



INVEST IN EUROPE'S MOST EXCITING PROPERTY MARKET: BERLIN

Spreetal Living is a modern high-spec development in Berlin's western district, Spandau. Close to Siemens City (Siemensstadt) and the soon to be realised, Siemensstadt Square, Berlin's 'City of Future', the apartments occupy an advantageous position, walking distance from one of the city's major new areas of employment and study. Already, Spandau is one of Berlin's greenest boroughs making it a popular residential area that enjoys good commuter links into central Berlin, whilst having plentiful parklands and local neighbourhood amenities.

THE DEVELOPER
CASADA

TENURE
FREEHOLD

SIZES
21-29 SQ M

EST COMPLETION
SUMMER 2024

UNIT MIX
STUDIOS

EST SERVICE CHARGES
TBC

ADDRESS
Spreetal Living, Heilmannring 65,
Charlottenburg 13627, Berlin

EST RENTAL YIELD
Up to 5.5%

TOTAL NO OF UNITS
42

CAR PARKING
TBC

PRICING
€187,500 - £269,220

AVAILABLE WITH CERTAIN APARTMENTS
Wheelchair access
Balconies
Terraces
Secure cycle store
Communal garden with playground

WHY BERLIN?

Berlin is one of the most exciting European capital cities for property investors. In recent years Berlin has seen the fastest growing house prices of any European capital city, with arguably the most competitive rental market in Europe too. Housing remains in short supply; the interest rate rises dampened new construction in early 2023 and a wave of refugees from the Ukraine are combining to exert unprecedented pressure on the market. We're seeing a dwindling supply pipeline with unprecedented rental demand, making Berlin's medium to long-term growth forecasts look extremely attractive to investors.

NO CAPITAL GAINS TAX ON PROPERTIES OWNED 10+ YEARS

#1

INVESTMENT METROPOLIS IN GERMANY

130%

INCREASE FORECAST IN NEWBUILD VALUES BY 2033, 36.4% BY 2028 (GUTHMANN)

0.8%

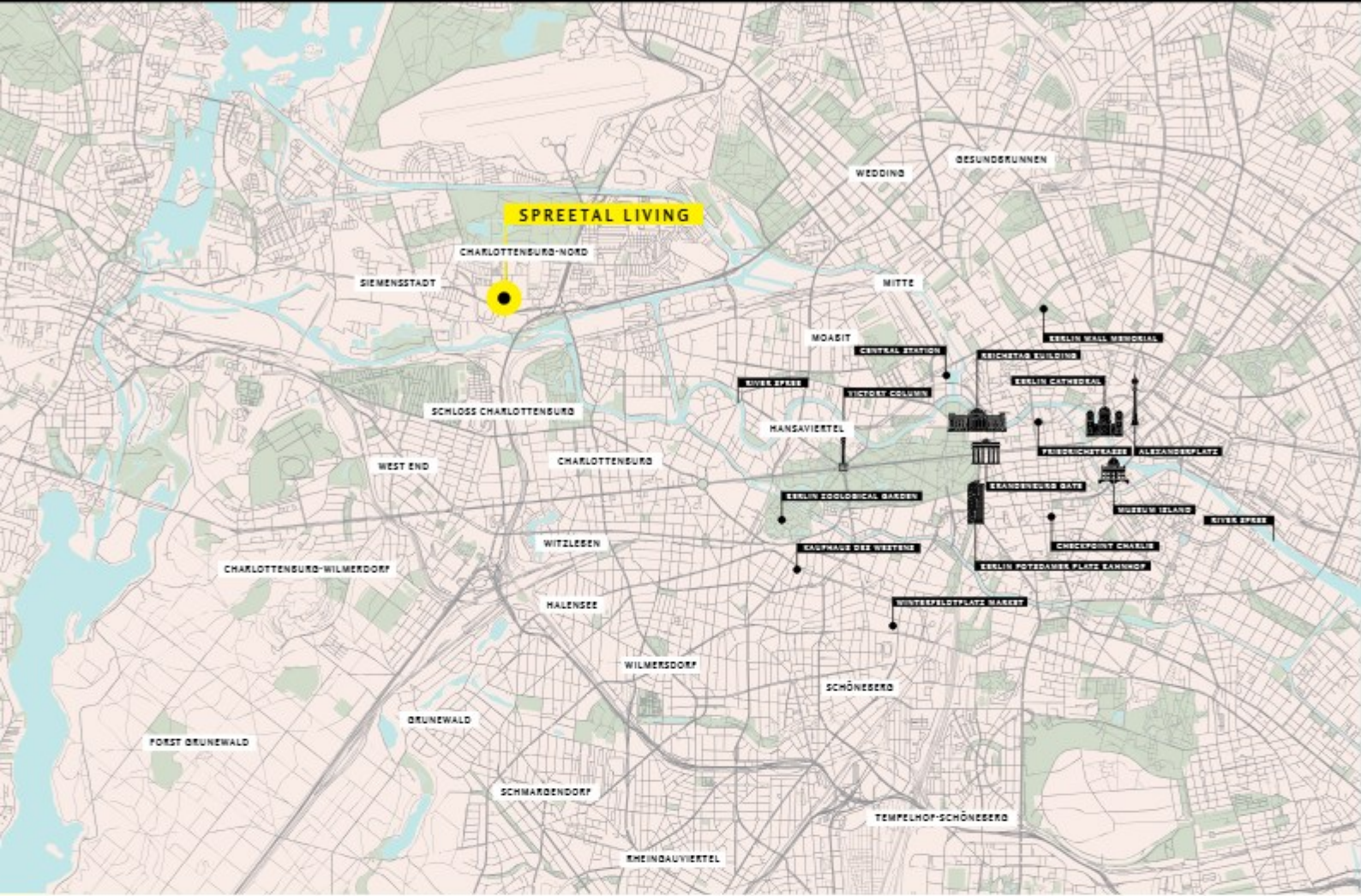
VACANCY RATE IN APARTMENT BUILDINGS (CBRE, 2023)

63%

RISE IN RENTS OVER THE NEXT FIVE YEARS (IMMOWELT)

BUYING PROPERTY IN BERLIN IS A RELATIVELY STRAIGHTFORWARD PROCESS, EVEN FOR NON-EU CITIZENS, BUT IT'S WORTH NOTING THAT FOREIGN BUYERS BUYING WITH A MORTGAGE WILL USUALLY NEED A DEPOSIT OF AT LEAST 40%.





AN ESTABLISHED NEIGHBOURHOOD WITH HUGE GROWTH POTENTIAL

- Adjacent to the Siemensstadt Campus 2.0
- 350m from Popitzweg Public Transport Terminal
- 5-min walk to Halemweg Underground
- Jungfernheide (Forest and park) 12 min walk
- Supermarket 8 min walk
- IKEA Berlin Spandau 21 mins drive
- Potsdamer Platz 28 min public transport (21m drive)
- Alexander Platz 40 min public transport (33 min drive)
- Mitte (Mediaspree) 40 min public transport (15 min drive)
- Europacity 28 min public transport (20m drive)



GETTING AROUND



From Halemweg station (a 5-minute walk), the underground line 7 takes you to the Ringbahn in just 2 stops, which serves the entire city area and to the centre of Charlottenburg (with its popular shopping mile the Wilmersdorfer pedestrian zone) in just 7 minutes.

By car, it's a 4-minute drive to access the A111 towards Hamburg and in about 10 minutes on the A115 towards southern Germany. BER Airport is around a 40-minute drive via the A100 city motorway.

WHY SPREETAL LIVING?

Spreetal Living features innovative studios, one and two bedroom apartments with oak parquet floors and upmarket brands like Villeroy & Boch and Laufen. Built over five floors, the building features an elevator and over half of the apartments have been specially designed to grant wheelchair access.

The development is located directly adjacent to a major centre of employment: The Siemens Campus 2.0 in the leafy streets that span the boroughs of Spandau and north Charlottenburg. To the south you'll find the River Spree and the Jungferheide in the north; a popular leisure destination favoured for its lido, forest walks and high ropes, and a beer garden. To the east is Plötzensee, another popular Berlin park with a boating lake and a lido. Local amenities with the development's neighbourhood include a variety of shops, various schools, day-care centres, sports and play facilities, and excellent connections to public transport.



THE BOTTOM LINE ON BERLIN

- Germany is the largest economy in Europe and the fourth largest worldwide. It is the third largest exporter behind China and the US.
- Berlin continues to outperform all other German cities in terms of its GDP growth - a 119% increase forecast between 2009-2035 as a result of its highly skilled workforce, strength in R&D and investment in innovation industries.
- Guthmann predicts the values of new build in Berlin will increase by 130% over the next 10 years, due to the undersupply of new build apartments.
- Ranked #3 by PWC in Emerging Trends in Real Estate® Europe 2023 report, after London and Paris.
- Berlin's population is expected to grow by 10% by 2035, topping 4 million residents.
- Home to four top-flight universities with over 100,000 students. The Berlin-Brandenburg region is one of the most prolific centres of higher education and research in the world.
- Berlin is Europe's 'Start-up Hub', with Berlin-based start-ups raising 58% of Germany's total venture capital invested in start-ups. There has been a 35% increase in tech jobs in the city between 2015-21
- Widely regarded as the greenest city in Europe for its volume of parkland, but also its leading-edge role at the front of green technology.
- Outstanding public healthcare provision.
- Internationally renowned public transportation system.
- A thriving food scene with 23 Michelin starred restaurants; more than any other German city.
- Student numbers in Berlin have grown by 50% in the last 15 years – access to German universities is tuition free, even for non-German nationals and international students.



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