

ACCENTRO



UNIQ

KREUZBERG

CONDOMINIUMS AS BUY-TO-LET INVESTMENT OR FOR OWNER-OCCUPANCY
JOHANNITERSTRASSE 3 - 6 | BERLIN-KREUZBERG



A unique location.
An unusual shape.
A special opportunity:
the UNIQ residential complex



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View property

Non-binding visualisation



FREEDOM



INDIVIDUALITY

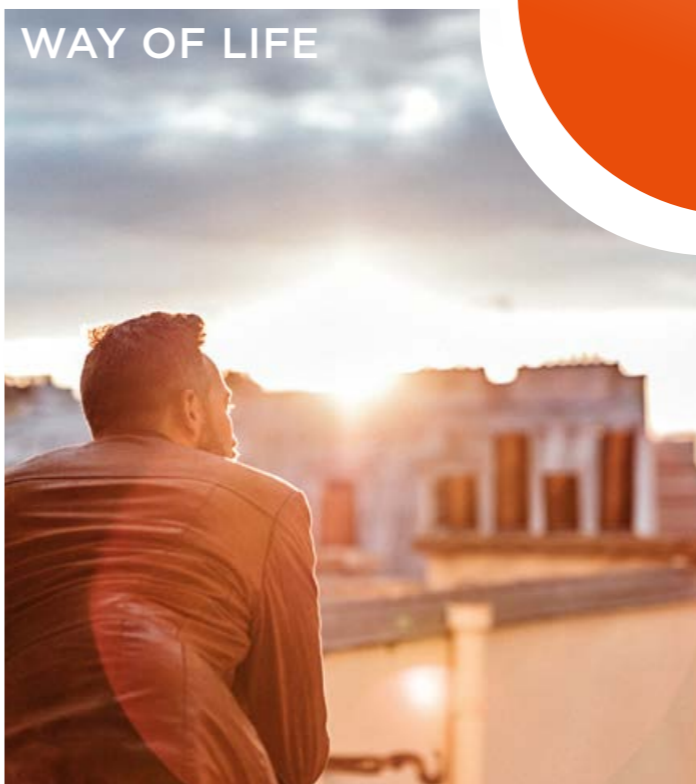


THE BERLIN TOUCH

Change has always been a constant in Berlin. High culture and sub-culture complement each other in exciting ways. Freedom and urbanity go hand in glove in this metropolis. Tranquillity is found even in the city's vibrant heart. Conflicting characteristics are built into the DNA of a unique lifestyle.



GREEN



WAY OF LIFE



STYLE



METROPOLIS



IN-SCENE



CULTURE



First Place

Most popular German city for real estate investments

Source: EY Trend Barometer Real Estate Investment Market Germany 2019

+54.54 %

growth in gross domestic product in Berlin, 2009 - 2019

Source: statista.com

18,885

flats sold in Berlin in 2018, the highest score in Germany

Source: ACCENTRO Homeownership Report 2019

34.1 million

overnight stays; 3rd place in Europe

Source: visitberlin.de

+266,000

residents by 2030, according to forecast

Source: Senate Department for Urban Development and Housing, Berlin

+60,000

extra students enrolled since 2006

Source: Berliner Morgenpost

+15,192

gastronomic venues

Source: visitberlin.de

4.2 million

visitors to the public museums in Berlin, 2019

Source: Stiftung Preussischer Kulturbesitz

PUSHING THE ENVELOPE

Wilful, singular, pushy – Berlin will always be itself. It is a metropolis of opposites, bursting with energy, steeped in history and blessed with very bright prospects. Berlin's globally renowned joie-de-vivre forms its urban character. This city, which has more museums than rainy days, attracts people by the tens of thousands each year.

TRENDY LIVING IN POPULAR KREUZBERG

The residential complex lies in one of the city's trendiest districts. Kreuzberg is the stuff of legends, popular not just among young people because of its hip scene, its nightlife action and its multicultural diversity. Creative media companies, too, appreciate the dynamic and the inspiring international style of Kreuzberg.

North of the UNIQ and only a short walk away lies Kreuzberg's boundary with the borough of Mitte. Mitte with its special energy and elegance is a magnet in its own right. This is where high culture and politics meet, galleries rub shoulders with start-ups, and where extravagant boutiques and fine-dining restaurants line the streets.

From yesterday's rifts and ruptures, a strong and autonomous style has emerged. The coexistence and interaction of the two districts accounts for the special charm of UNIQ's location.

Bergmannkiez - Easy-going lifestyle and a motley blend of cultures define the Bergmannkiez quarter, where cafés and restaurants line the streets like pearls on a string.



ONLY IN BERLIN

180

museums to visit in the city. More than rainy days per year (106 on average).

BERLIN-MITTE, Gendarmenmarkt - Take Gendarmenmarkt, Museum Island or the boulevard Unter den Linden - Mitte has an incomparably rich history and culture.

VIBRANT DIVERSITY IN THE HEART OF TOWN

Literally in the middle of Berlin – just 400 metres from the city’s geographic centre – lies the UNIQ, surrounded by a rich variety of options. They include shopping – from hip labels to posh boutiques – as well as museums, galleries, cafés, restaurants and clubs but also a number of parks in the area and the canal banks. The sheer diversity will amaze you!

CULTURE

1. Checkpoint Charlie
2. Jewish Museum
3. Berlinische Galerie
4. HAU Hebbel am Ufer
5. Museum of Technology
6. Columbiashalle venue
7. Yorck cinema
8. Maze

FOOD & GASTRONOMY

9. Brachvogel restaurant
10. Market on Maybachufer
11. Marheineke market hall
12. Neun market hall
13. Curry 36
14. Mokka Bar
15. FES – Turkish BBQ

NIGHTLIFE

16. Gretchen
17. Ritter Butzke
18. Yorckschlösschen

SHOPPING

19. Potsdamer Platz
20. Mall of Berlin

LEISURE

21. Prinzenbad outdoor pool
22. Görlitzer Park
23. Viktoriapark
24. Gräfekiez quarter
25. Bergmannkiez quarter
26. Tempelhof airport grounds





QUIET LIVING IN KREUZBERG - THE VIBRANT CENTRE

Tranquillity on the bank of Landwehrkanal. Within walking distance of Kreuzberg's hip scene. Truly an easy-going lifestyle.

ARCHITECTURE - CLEAR AND OPEN LIKE BERLIN

What makes UNIQ so unique? For starters, it is the appearance of the complex and its special style – clear lines fit for the future. The housing estate with its 136 flats and its 14 new-build attic apartments will catch your eye with its neat sinuous shape. Each balcony picks up on this curvature and thereby tempers the straight-lined aesthetics with a soft, flowing touch. In conjunction with the modernisation measures, a minimalist bright-versus-dark colour scheme will be implemented in 2020 and thereafter, which will nicely accentuate the harmonious symbiosis of shapes.



LOTS OF LIGHT, LOTS OF AIR, FOR EVERYONE

ONLY IN BERLIN

40%

of the city are
greenery, woods
or water surfaces

Wide window expanses, balconies, roof terraces – light plays a prominent role at the UNIQ. Even the generous horseshoe-shaped yard, which opens up toward the canal, enhances the brightness. Green areas, old-growth trees, two playgrounds and seating areas are great for quality time spent outside. Parking spots for cars and bicycles underline the quality of the residential environment.





Non-binding visualisation

QUALITY ON EVERY LEVEL

Berlin is a metropolis of single-person households. This explains why centrally located, smallish residential units are particularly sought after. The existing flats at the UNIQ accommodate these urban needs.

All of the dwellings—from 1.5 to 5-bedrooms—have a balcony each, and are conveniently accessible by lift. The seller will undertake extensive refurbishments of the common property, such as

- replacing the window- and French-door-elements in the 136 existing flats and in the staircases
- overhauling hallways and staircases
- overhauling the balconies
- installing external thermal insulation composite systems with rendered façade surface
- installing a new lift system with stops on every floor and extension into the attic
- installing a new gas-fired condensing boiler range with central hot water preparation
- installing new mail boxes and door entry systems

The construction measures will start in summer 2020 and are expected to be concluded by the end of 2023, including the addition of the attic floor.

136 flats
(existing)

14 attic apartments
(new-build)

ONLY IN BERLIN

49%

of all flats in Berlin
are home to single-
person households



CITY APARTMENTS - LIVEABILITY IN THE INNER CITY

The flats on the first five floors will amaze you with their varied and clever floor plans. From a cosy 1.5-bedroom city flat including a tub-equipped bathroom and separate kitchen, all the way to a family-friendly 5-bedroom flat – there is ample space for your individual needs and your personal style at the UNIQ.

Something for everyone: as owner-occupier and even more so as buy-to-let investor because the property is exempt from Berlin's rent cap due to the public subsidies involved.



THE EASYGOING SIDE OF BERLIN



Dwelling Sizes

88 x 1.5-bedroom flats

17 x 2-bedroom flats

16 x 2.5-bedroom flats

9 x 3-bedroom flats

6 x 5-bedroom flats



Non-binding visualisation

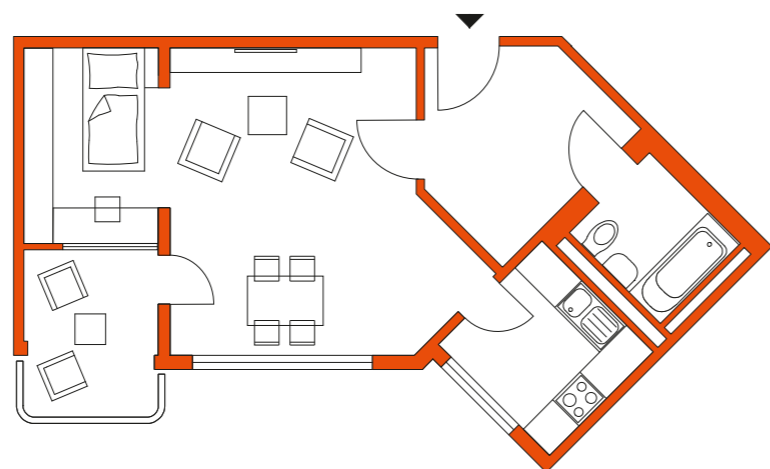


Sample of accommodation

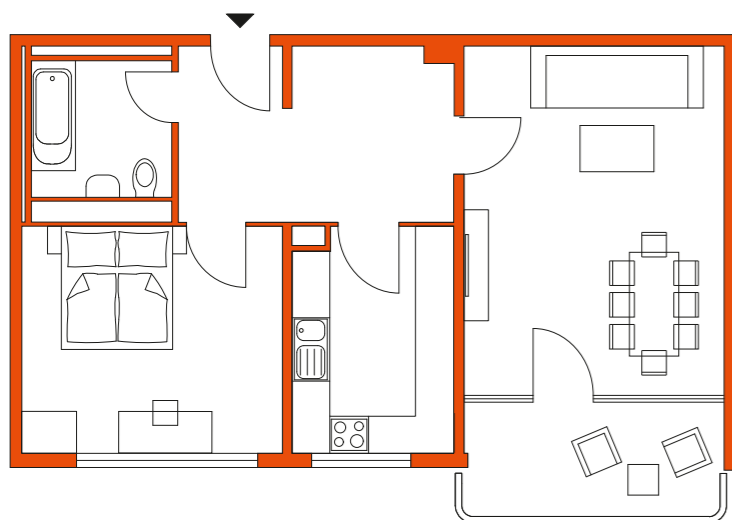
PLENTY OF CHARACTER PER SQUARE METRE:

Model floor plans, city apartments

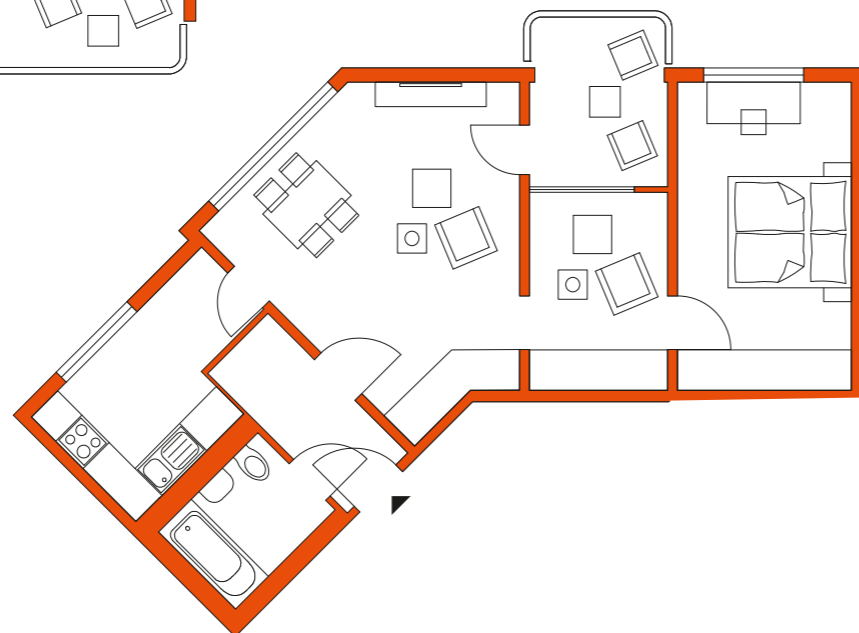
1.5-bedroom flat
c. 45 sqm
Model floor plan, GF, unit 18



2-bedroom flat
c. 64 sqm
Model floor plan, FL 1, unit 33

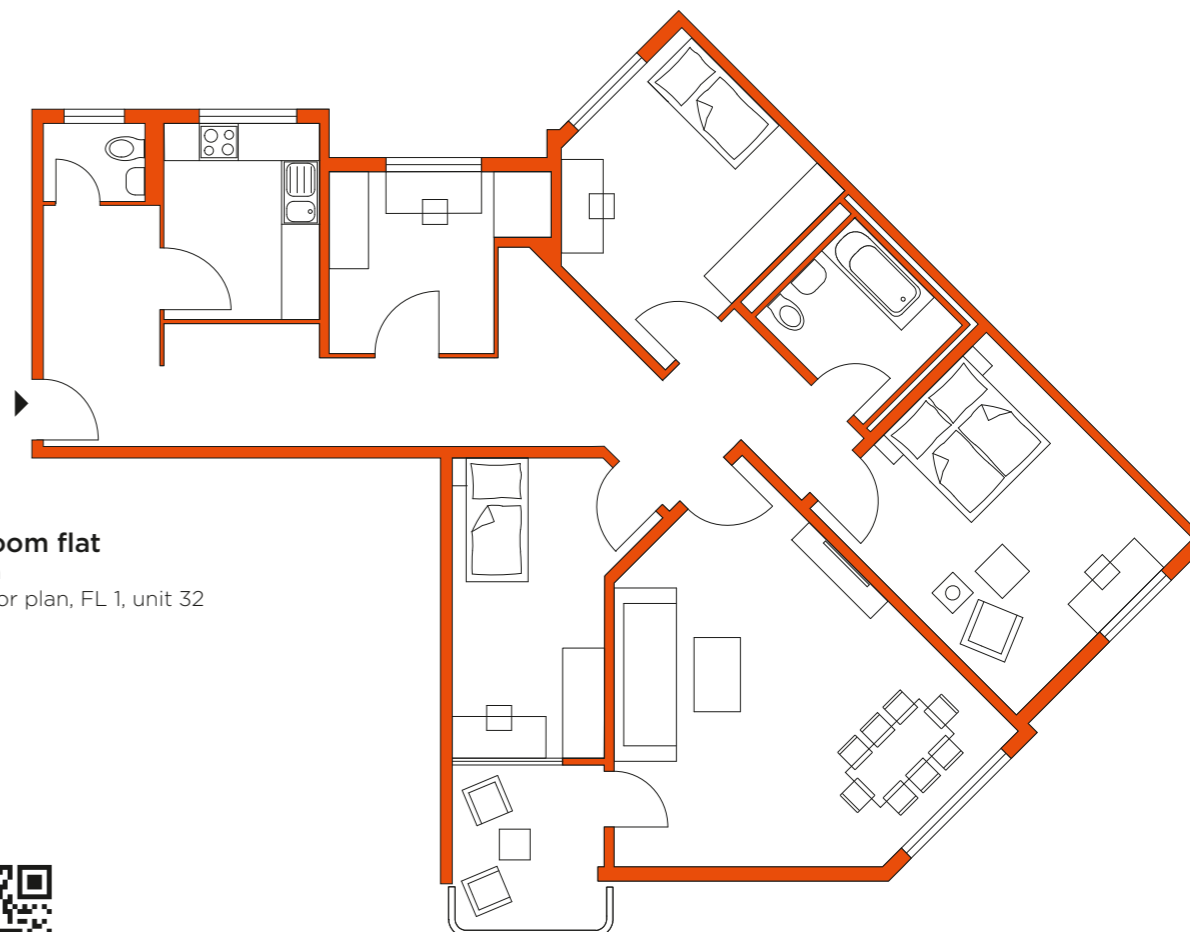


2.5-bedroom flat
c. 55 sqm
Model floor plan, FL 1, unit 45



3-bedroom flat
c. 85 sqm
Model floor plan, FL 2, unit 53

5-bedroom flat
c. 118 sqm
Model floor plan, FL 1, unit 32



View city apartments

ATTIC APARTMENTS FOR TOP LEVEL AMENITIES

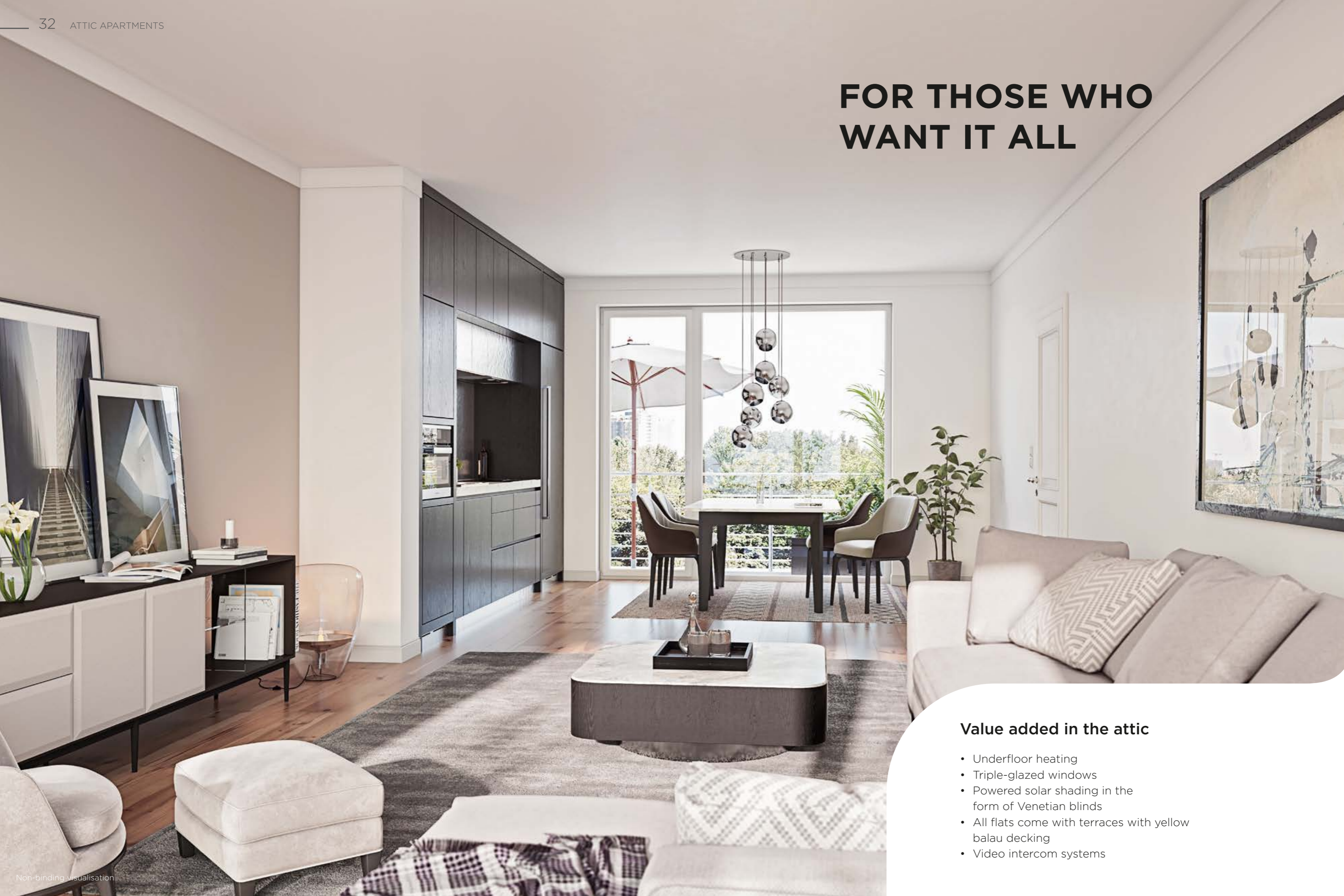




On the roof of the building, 14 exclusive modern penthouse apartments with a recessed façade are being created. Out of sight from below, these urban residences offer lots of privacy. Each penthouse flat is fringed by at least one beautiful large terrace, with expansive glazing underlining the bright and generous overall character.

To add a new natural environment, the rooftops will be extensively greened. Another pleasant amenity: The parking spots on the grounds are reserved for the residents of these penthouses.

FOR THOSE WHO WANT IT ALL

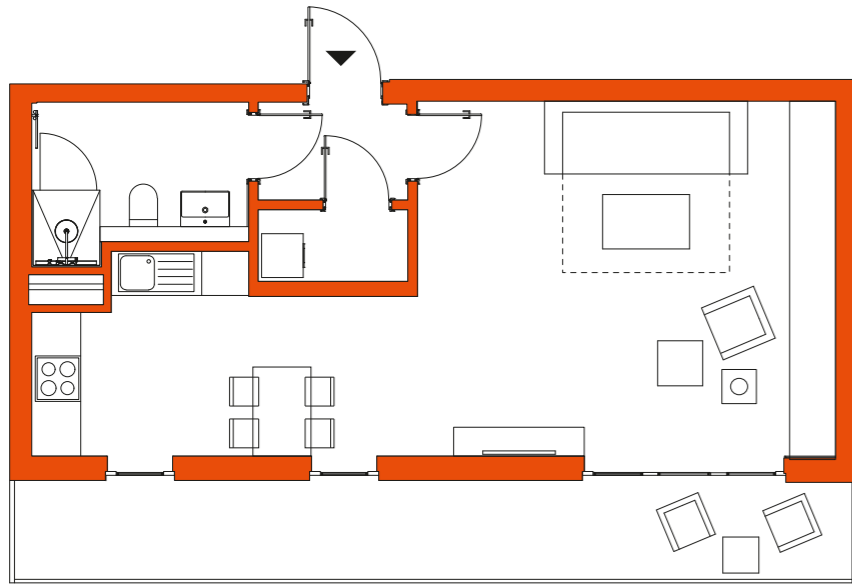


Value added in the attic

- Underfloor heating
- Triple-glazed windows
- Powered solar shading in the form of Venetian blinds
- All flats come with terraces with yellow balau decking
- Video intercom systems

RESIDENCE WITH SWEEPING VIEW

Model floor plans, attic apartments

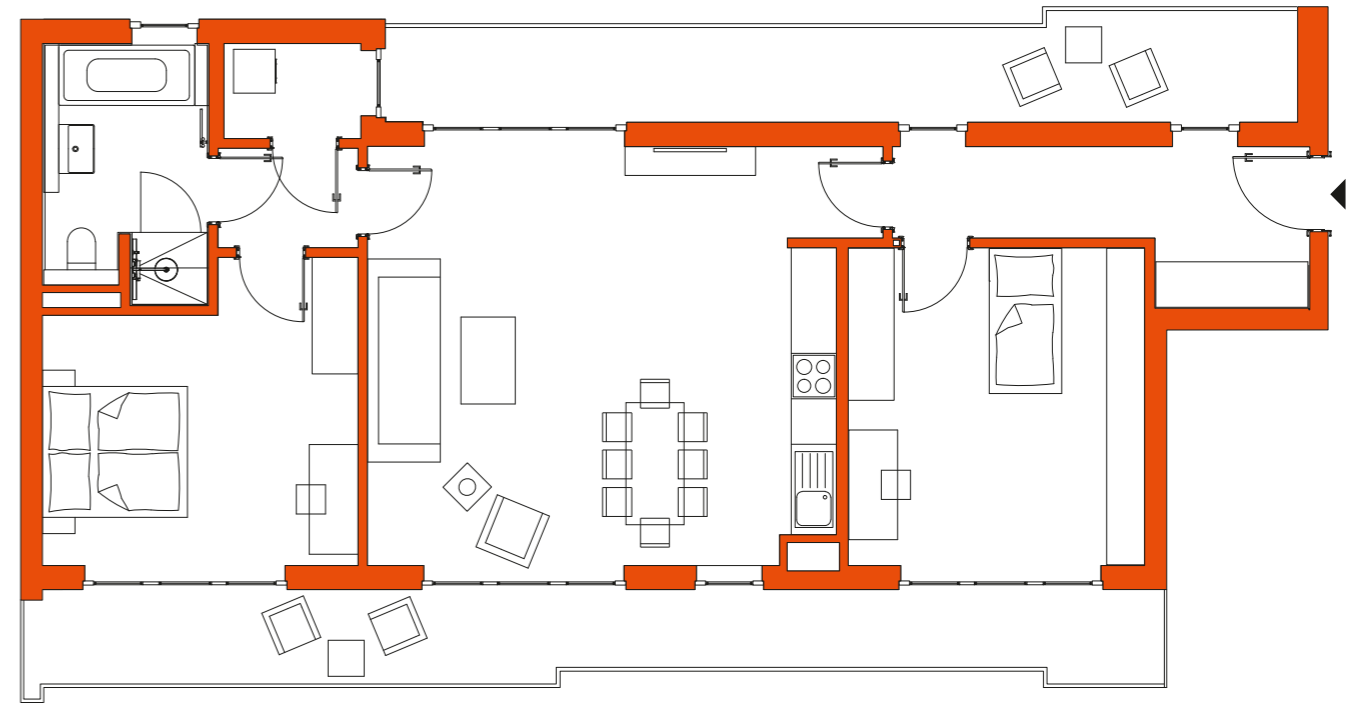
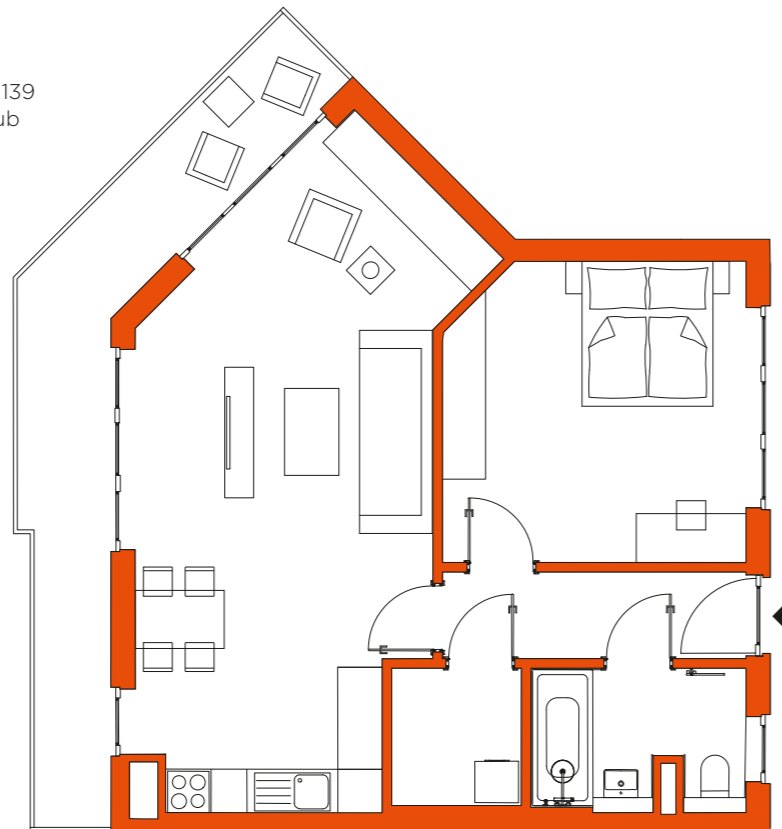


1-bedroom flat
56 sqm
Model floor plan, attic, unit 142



3-bedroom flat
85 sqm
Model floor plan, attic, unit 149

2-bedroom flat
67 sqm
Model floor plan, attic, unit 139
Bathroom equipped with tub



3-bedroom flat
106 sqm
Model floor plan, attic, unit 137
Bathroom equipped with tub and shower



View attic apartments

Floor plans are subject to change during the construction period

DESIGN AND INTERIOR FIT-OUT IN THE ATTIC

There is more to design than form, aesthetics, function: It is the visual expression of a highly individual way of life. It simply makes people happy to surround themselves with things that define them. That is why design and interior fit-out at the UNIQ is so uncompromising. The selection of amenities offers high-end products by top brands in a variety of styles – simply UNIQ!



WASH BASINS



Villeroy & Boch, style "Avento"
Wash basin of sanitary ceramic, angular suitable for 1 tap hole, tap hole punched out, colour alpine white 600x470 mm or 650x470 mm



Kaldewei PURO
made of glazed steel with Lotus effect 600 x 460 x 14 mm edge height 120 mm

BASIN MIXERS



Hansa Designo
single lever basin mixer
Smooth-moving ceramic cartridge Aerator, without waste set



Grohe Essence
single lever basin mixer
with swivel spout, incl. waste set, supersteel



Steinberg style "260"
single lever basin mixer
incl. waste set with ceramic cartridge, chrome, brushed nickel, black

TOILET | PUSH PLATE



Villeroy & Boch Subway 2.0
WC seat SlimSeat
Stainless steel hinge
Soft-closing mechanism, wall-mounted, washdown toilet



TOTO style "MH"
Toilet seat made of urea resin with coverall lid and soft-closing mechanism, easy to clean



GEBERIT SIGMA 70
dual-flush technology
Hydraulic servo lifter
white



Mepa style "MepaZero"
Push plate made of glass for dual-flush technology
white, silver or black



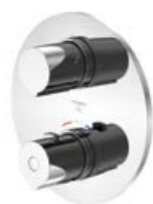
OVERHEAD SHOWER WITH WALL-MOUNTED ARM

Steinberg style "100"
 Rain shower ø 250 mm x 8 mm, with Easy Clean system
 Wall-mounted shower arm 450 mm with reinforced wall holder bracket
 Colours: chrome, brushed nickel, matte black

SHOWER SET WITH WALL-MOUNTED SLIDE BAR

Steinberg style "100"
 Shower set, consisting of: Wall-mounted slide bar 900 mm chrome-plated
 Metal shower hose 1800 mm, hand shower
 Colours: chrome, brushed nickel, matte black

TUB/SHOWER FITTING

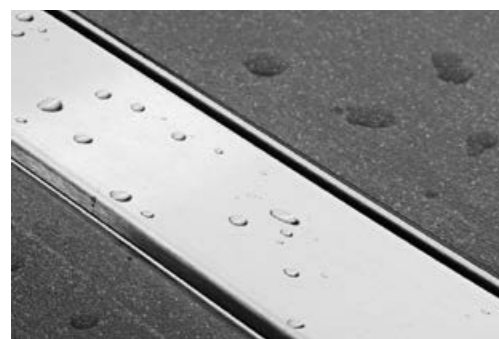


Steinberg style "100"
 Flush-mounted thermostat with 3-way selector with cover plate ø 190 mm, temperature and volume control
 Colours: chrome, brushed nickel, matte black



Steinberg style "260"
 Tub/shower single-handle mixer tap with selector and cover plate ø 185 mm with ceramic cartridge, Kerdi sealing collar, with noise insulation mat
 Colours: chrome, brushed nickel, matte black

SHOWER CHANNEL



ESS style "Basic Drain Step"
 Stainless steel shower channel
 Length: 800 mm
 Channel width: 68 mm
 Component height: 100 mm

BATHTUB



Kaldewei CONODUO
 Rectangular bathtub, fixture, 1800 x 800 mm made of glazed steel, drain and overflow centred, comfortable seating area for two persons dirt-repellent surface (Lotus effect)

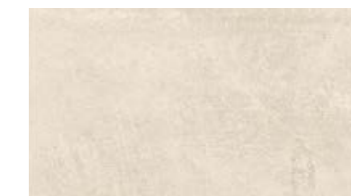
TILES



BELLAVISTA floor tiles
 300x600 mm, anthracite matte
 Porcelain stoneware, natural stone finish



Travertine natural stone
 305x610 mm; 610x610 mm



Soho porcelain stoneware
 400x800 mm; 600x600 mm
 cream natural

PARQUETRY



PARAT Dos Profi
 Oak Avantgard pre-oiled
 490x70x13 mm,
 2-layer parquet



PARAT 190 oak "Country"
 Rustic floor boards
 LHD oil/wax
 2,200 x 140 x 14 mm

INTERIOR DOOR



Dextúra
 AL14 Linea lined door or AL15 Linea

INTERIOR DOOR FITTINGS



Hoppe Aluminium
 Cover plate door handle fitting with key cover plates



Prüm Quadral
 Door handle with flat cover plate, stainless steel matte

**Minimalistically clear,
 harmoniously playful
 or richly nuanced
 classic - all meeting
 the highest quality and
 design standards.**

INVESTMENTS WITH SUPERB OUTLOOK

Three aspects make existing flats at the UNIQ highly interesting for buy-to-let investors:

Location

With its above-average economic development, high-standard jobs and high liveability, Berlin has had an extraordinary appeal in recent years. On average, the city grows by 40,000 people annually. Being a centrally located district, Kreuzberg is a highly sought-after destination for both businesses and flat hunters, and the trendy district's attractiveness keeps pushing rents upward.

Product

The share of single-person households in Germany's first city is 49 percent! The compact, well-proportioned flats at the UNIQ are perfect for serving the ongoing trend toward single living. At the same time, couples and families appreciate the comfortable fit-out features of the larger flats. Their appeal is further enhanced by the upgrades and by the thermal insulation of the building.

Potential

The brisk demographic growth, on the one hand, and the slow development of new-build housing, on the other hand, keeps increasing demand. For investors, the acquisition of modern and attractively located condominiums at the UNIQ presents an opportunity to participate in Berlin's ongoing boom cycle and to invest in assets of long-term value.

Facts & Figures

- Publicly subsidised housing construction – expires on 31/12/2028; redemption sum will be paid by seller
- Property is exempt from Berlin's rent cap
- Vacant flats may be owner-occupied; occupied flats cannot be given notice for intended owner-occupancy until 21/12/2028
- No occupancy requirement (tenants need no eligibility certificate for rent-restricted housing)
- Letting at cost rent (Art. 8, Controlled Tenancies Act, "WoBindG") of currently €7.19/sqm
- Annual expenditure grants by the IBB state-owned bank
- The new-build attic apartments are exempt both from the public subsidy program and the rent cap and can be rented out without restrictions



DWELLINGS OF EXTREME DESIRABILITY

- Centrally located in trendy Kreuzberg district
- Quiet street near canal bank
- Clear architectural language, recently modernised
- Flats of 1.5 to 5 bedrooms for various lifestyles
- All flats come with balconies
- Vacant well-appointed flats for owner-occupiers
- Tenant-occupied flats as sound buy-to-let investment

Other features of the 14 new-build attic apartments:

- Some bathrooms include both tub and shower
- Underfloor heating
- Triple-glazed windows
- Powered solar shading in the form of Venetian blinds
- All flats come with terraces with yellow balau decking
- Video intercom systems

Exclusion of Liability (Disclaimer)

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