

Sales launch for Houses 7-9 in the new nio City Quarter

Final marketing phase started in January / 190 Freehold Apartments and four Townhouses will be built at the Scandinavian Quarter in Berlin-Prenzlauer Berg

Constructions cranes are rotating above the Scandinavian quarter in Prenzlauer Berg to close fallow land: Surrounding a generous Scandinavian-style courtyard a new town quarter called "nio" (nio is the Swedish word for nine) arises with 190 apartments in nine houses, four townhouses, and an underground car park with filling station for electric cars. Developer is PREMIUM Immobilien Deutschland GmbH, a specialist for residential real estate with over 20 years experience on the German and Austrian real estate market. "Prenzlauer Berg is known in Germany and abroad as a family-friendly scene district so that the demand for new housing is huge here," explains Caren Rothman, managing director and owner of David Borck Immobiliengesellschaft, who is responsible for nio's distribution. And Rothmann adds: "With this project creation of living space and city repair go hand in hand." The future residential ensemble has two very different characters: classic and timeless following the architecture of the Gründerzeit in direction of Bornholmer Straße, modern and diverse with deliberate breaks and contrasts in direction of Finnländische Straße. In September 2015, David Borck Immobiliengesellschaft started the sale of houses 1-6. Now, the sale of the last construction stage has started including the houses 7-9, who share the same architecture like houses 4-6 and of which already 60 % are distributed. PREMIUM scheduled the start of the construction works for spring 2016.

„Many of the new residents live in Prenzlauer Berg or Mitte and are looking for a larger, more modern apartment," says Caren Rothmann. „We also address families with children, who benefit from the urban and green setting around the generous courtyard, from playgrounds, spacious storage rooms for bicycles and buggies and from the great infrastructure with shops, schools, and kindergartens. Many buyers also enjoy the choice between the different house designs, which perfectly match together as an ensemble and represent the typical Berlin mix," Rothmann sums up. Floor plans from one to five rooms, apartments over two storeys, penthouses including roof terraces, and loft-style townhouses meet the different customers' needs perfectly. And the prices from 3.400 Euro per square meter are convincing occupiers as well as investors.

The draft by Dominik Krohm, who is partner at the architect's office Klaus Theo Brenner – Stadtarchitektur, is based on Gründerzeit houses. Krohm uses classical and compact basic shapes as well as harmonious proportioned house facades in shades of grey, red, and beige for his designs of houses 4-9 along Bornholmer and Malmöer Straße. Inside of the mainly one to three room apartments with their 34 to 136 square meters, sustainable and classic materials are installed, such as modern wooden windows and elegant wooden floors. Trough floor-to-ceiling windows as well as open-plan structures all rooms are flooded with light. The home comfort is rounded off by balconies, loggias and bays in each apartment which offer a great view over the courtyard and its Scandinavian design. "Due to their compact layouts, the apartments along Bornholmer and Malmöer Straße are mostly interesting for singles, couples and investors," explains David Borck, managing director and owner of David Borck Immobiliengesellschaft. "And where do you get an affordable penthouse on the sixth floor with 62 square meters?"

Houses 1-3 with their two garden houses and four townhouses will be build along Finnländischen Straße. The plans of the spacious apartments have been designed by the renowned architects Ester Bruzkus und Patrick Batek. The duo, which is known for their creativity, makes use of contrasting surfaces like reinforced concrete, metal mesh, and wooden panels. Inside the apartments, warm and classic materials are dominating, such as wood and natural stone as well as refined floor plans with up to three terraces per apartment and generous ceiling heights. These apartments with their 1 to 5 rooms and living spaces from 40 to 148 square meters are slightly larger than their counterparts in houses 4-9 and – thanks to their south exposure – especially bright. Four two storey townhouses with separate entrances and ground-level terraces combine the qualities of single house living and the comfort of an apartment. “Here, the residents can enjoy the open atrium with its 5.4 meter ceiling height and floor-to-ceiling windows,” explains David Borck. The purchase prices for the total 194 living units start at 3.400 Euro per square meter. The completion of the whole building complex is scheduled for autumn / winter 2017.

About David Borck Immobilienengesellschaft:

When Caren Rothmann and David Borck founded the David Borck Immobilienengesellschaft mbH in 2010, both managing owners already had substantial knowledge about the real estate sector. Their vision: property management with innovative thinking. They wanted to offer their clients a one-stop service solution from financing up to a marketing concept. Whether old or new building, general distribution or retail sale – David Borck Immobilienengesellschaft takes on the complete project marketing and develops tailor-made marketing strategies. Since its founding, David Borck Immobilienengesellschaft found the perfect owners for over 1.000 living units.

About the Developer PREMIUM Immobilien Deutschland GmbH:

PREMIUM Gruppe is represented in Berlin and Vienna with over 76 employees. Since 1995, PREMIUM operates as a project developer in the area of residential properties, new houses, and renovations of multi-storey buildings. Their product portfolio covers acquisition of properties, assumptions of project development including approval procedures and structural realization up to turnkey delivery. On request, renting, administration, and ongoing services will be provided during the whole investment period for investors and homes buyers.

The Scandinavian Quarter:

The Scandinavian or Nordic Quarter owes its name to the Nordic street names like Aalesunder Straße, Andersenstraße, Ibsenstraße, Stavangerstraße, and Gotlandstraße, who determine the townscape around the city train station Bornholmer Straße and the northern border of Prenzlauer Berg. The northern part is shaped by housing estates with generous courtyards and by mansion-like residential houses of the former East-Berlin embassy quarter, while the southern part is dominated by older buildings from 1910.

Facts about nio

- Bornholmer Straße 67-70, 10439 Berlin
- Site area approximately 5033 square meters
- 190 apartments (including penthouses) from 1 to 5 rooms and 34 to 148 square meters
- Four townhouses from 124 to 143 square meters
- Investment total 55 million Euro
- Project developer is Premium Immobilien Deutschland GmbH
- Architecture & Planning: Klaus Theo Brenner – Stadtarchitektur & Bruzкус Batek Architekten
- Purchase prices from 3.400 Euro per square meter, average price 4.100 Euro per square meter
- Generous courtyard with playground and green areas
- Buggie and bicycle racks
- All living units are equipped with balconies, loggias, or terraces
- Underground car park with filling station for electric cars
- Optimal connection to public transportation via city train Bornholmer Straße
- tram: M1 from Bornholmer Str. & M13 or M50 from Schönfließer Str.
- Over 20 % of the overall project sold by the end of January 2016
- www.nio-wohnen.de/en

Timetable:

September 2015: launch of sales for houses 1-6, January 2016 sales start for houses 7-9, start of construction spring 2016, completion expected in autumn/winter 2017

Showroom Bornholmer Straße 67 - 70, 10439 Berlin Tuesday-Friday 4 – 7 p.m., Saturday 1 – 4 p.m., Sunday 10 a.m. – 1 p.m. or by arrangement. Telephone 030 / 887 742 50 or nio@david-borck.de