



Press release, July 2016

Over 50 % Sold of the New Building Quarter nio in Berlin

More than 100 Apartments registered already

While the excavators shuffle the first 40.000 cubic meter soil aside and the building pit is sinking deeper and deeper the David Borck Immobiliengesellschaft has already sold the 100th apartment of the new project. "More than half of the flats were sold since the construction has started," Caren Rothmann, managing director and owner of David Borck Immobiliengesellschaft is pleased to announce. "The demand for the nio apartments was very high." The property expert explains the great interest in this project with the high quality of the construction plans and the fair prices that start at 3.400 Euro per square meter. "The unbridled attractiveness of Berlin and the district Prenzlauer Berg also speak in favor of this project. After all, Berlin's reputation as an exciting and uprising city is known worldwide – but also that Berlin has affordable living space. Many want to be part of this development", Caren Rothmann sums up.

The design of the buildings is just as diverse as their buyership: The purchasers of houses 4-9 with their drafts by the architectural office Klaus Theo Brenner & Dominik Krohm – Stadtarchitekten are mainly capital investors from Berlin and all over Germany but also from Israel, Lithuania, Hungary, and Finland. While houses 1-3 (along Finnländische Straße) designed by Ester Bruzkus and Patrick Batek are mainly bought by owner-occupiers. "The apartments along Finnländische Straße are often in demand from couples and families with children who want to move from their rented flats into a condominium without leaving their district and its cafés, high quality businesses, playgrounds, and green areas," explains David Borck of the David Borck Immobiliengesellschaft. The family-friendly townhouses are still available as well. They extend over two floors and are connected via an inside stairway. Moreover, the townhouses have a separate entrance and street number as well as a private terrace in the inner courtyard.

Soon the showroom will be reopened at a new location and the visitors can again have a look at the building site. Project sponsor and investor Premium Immobilien Deutschland GmbH also plans the installation of a webcam so that the constructions can be observed comfortably online. "We offer full transparency to all buyers and interested parties," says Caren Rothmann.

The nine houses who go by the project name nio (nio is the Swedish word for nine) are build between Bornholmer, Malmöer, and Finnländische Straße and grouped around a green courtyard with a playground, rest areas and small paths.



Houses 1 - 3

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 and 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.

Houses 4 - 9

The drafts by Dominik Krohm, who is partner at the architect's office Klaus Theo Brenner – Stadtarchitekten, 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. Due to the 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. "And where do you get an affordable penthouse on the sixth floor with 62 square meters living space?" The purchase prices for the total 194 living units start at 3.400 Euro per square meter.

About Premium Immobilien:

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. The annex in Berlin opened in 2004. Their product portfolio covers acquisition of properties, assumptions of project development including approval procedures and structural realization up to turnkey delivery. The focus is mainly on investments at the beginning of the value-creation chain, which have great potential for a creative project development. The completed properties are either placed on the market as a residential complex for different investors or as condominiums.

About David Borck Immobiliengesellschaft:

Since Caren Rothmann and David Borck founded the David Borck Immobiliengesellschaft 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 Immobiliengesellschaft takes on the complete project marketing and develops tailor-made marketing strategies. Since its founding, David Borck Immobiliengesellschaft found the perfect owners for over 1.000 living units.



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

- Project developer is Premium Immobilien Deutschland GmbH
- Architecture & Planning: Klaus Theo Brenner – Stadtarchitektur & Bruzkus Batek Architekten
- Exclusive Distribution David Borck Immobiliengesellschaft mbH
- 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
- 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 54,65 % of the overall project sold by the end of July 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 April 2016, completion expected in Spring 2018

Showroom

Inspection by arrangement. Telephone 030 / 887 742 50 or nio@david-borck.de