



Press release, March 2017

15 Month after Sales Launch: 85% of nio`s Apartments are Occupied

Houses 4 - 9 Are Fully Sold, Only a Few Apartments Available in Houses 1 - 3

Bornholmer Strasse is a street with its own history. 28 years ago, the peaceful revolution of the German division took place here. Much like its surrounding area, the new building project nio at Bornholmer Strasse stands for the symbiosis of history and modernity. nio mixes Berlins classic block structures with modern architecture and historic with contemporary elements. Currently, the nine houses of the project (nio is the Swedish word for nine) grow upwards, because the foundation is already poured and the underground carpark as well as the basements are nearly finished. The building construction has started paralelly. 15.4000 square meter concrete and over 2.5000 tons of steel are beeing installed within the two underground and seven upper floors distributed over 190 apartments and four townhouses. Design and dimensions of the nine houses between Bornholmer, Malmoer, and Finnlandische Strasse are like typical multi-family houses with individual addresses. nio`s extirior view is characterised by its diverse structures and zoning who result in a striking rhythm and make every house easily recognizeable by the building lines. Especially, the diversified use of loggias, bay windows, and balconies enable an close connection between private living spaces and public city space. Moreover, the Nordic landscape architecture by Pola Landschaftsarchitekten with wooden seats, stone animals, and sandy areas as well as Scandinavian planting, and the modern indirectly lighted green paths play a central role in the ensemble. "We create a private green garden area for the residents in the midst oft he city center," explains architect Sandra Discher who works for the constructor and investor Premium Immobilien Deutschland GmbH.

Marketing and distribution for nio was excklusively taken over by David Borck Immobiliengesellschaft mbH. **Their managing director and owner Caren Rothmann reports of successful sales activities:** "Since the sales launch in September 2015, 173 of the total 194 units were sold." The last free units – 20 apartments and one townhouse – are located in the houses 1-3. "An astonishingly large number of the buyers are owner-occupiers who prefer the central location and do not want to do without the comfort of a new building," explains the property expert Rothmann and adds: "But in view of the unrestrained interest in Berlin properties I highly reccommend to take care of the dream apartment at nio soon. Because the apartments will be sold out quickly."

The property experts at David Borck Immobiliengesellschaft base the success of nio and the fast apartment sale (85 % before the completion of the groundfloor) on the good furnishing and the hype about Prenzlauer Berg, one of Berlin`s most trendy areas. "The new owners get an extraordinary value for their money," Rothmann confirms. Moreover, they observe a world-wide interest in Berlin: Among buyers from the district and New-Berliners from all over Germany, mosty people from Isreal, Hungary, Finland, and Lithuania belong to the group of new owners.

New residents will profit from the lively neighbourhood and its weekly marktes, trendy cafés, and organic shops where English is spoken as well as German. But the project is also very popular with Berliners. Caren Rothmann: „Many new residents combined smaller flats to create a larger living space for their families. It is hard to find apartments in this area – so our project comes at the right time.“



For more information about the remaining apartments as well as about the construction progress prospective buyers can visit the showroom directly at the building site at Finnlandische Strasse 7. And the online construction diary also informs about building progress.

Houses 1 - 3

Houses 1-3 with their two garden houses and four townhouses will be built along Finnlandische 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 Malmoer 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 Malmoer 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 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 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.

www.premium-immoinvest.de

About David Borck Immobiliengesellschaft:

When 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.

<https://david-borck.de/>

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

- Constructor & Investor Premium Immobilien Deutschland GmbH
- Exclusive distribution by David Borck Immobiliengesellschaft mbH
- Architecture & Planning: Klaus Theo Brenner – Stadtarchitektur & Bruzкус Batek Architekten
- Bornholmer Strasse 67 - 70, Malmöer Strasse, Finnländische Strasse, 10439 Berlin
- Site area approximately 5.033 square meters
- 190 apartments (including penthouses) from 1 to 5 rooms and 34 to 157 square meters
- 4 townhouses from 124 to 153 square meters
- Average price per square meter 4.300 Euro
- Generous courtyard with Nordic grasses, wooden playing devices and climbing trees, indirectly lighted greened paths with wooden seats, sandy areas, and stone seats planned by Pola Landschaftsarchitekten
- All living units are equipped with balconies, loggias, or terraces
- Extensive roof planting, ecological block heating station
- Buggie and bicycle racks
- Underground carpark with filling station for electric cars
- Fiber optic cable for a fast connection
- Intercom system with camera
- Optimal connection to public transportation via city train Bornholmer Strasse
- Over 85 % of the overall project sold by the March 2017
- www.nio-wohnen.de

Timetable:

September 2015: launch of sales for houses 1-6, January 2016 sales start for houses 7-9, start of construction spring 2016, Sale of all units in house 4-9 January 2017, completion expected in 2018

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