

F6Living *Villa*







Exclusive City Center Apartments & Town Houses

12 exclusive apartments for families or singles — 2 luxurious townhouses

Elegant contemporary architecture with generous floor plans and state-of-the-art facilities

Sunny balconies or terraces for all units, private garden and playground on the premise

Floor-to-ceiling windows, oak parquet, natural stone tiling and floor heating in all units

50 % of apartments accessible for people with special needs

Berlin Capital of Germany



Germany's capital Berlin with its vibrant cultural and art scene is one of the fastest growing cities in Europe.

Closing one of the last remaining building gaps in Berlin's trendy center-east district of Lichtenberg, our apartment & townhouse project is located perfectly within walking distance of the district's cozy cafés, restaurants, riverside parks, schools and grocery stores.

Beyond that, the city center, shopping malls and airports are reached in short time from this lovely neighbourhood.

A boat ride on the Spree River, outdoor fitness in Treptower Park or a long night in Berlin's famous club and bar scene, it's all within close reach of your new home once you relocate to Germany's booming cultural and artistic capital.

Distances: City Center (18 min), Airport (~20 min), Shopping Mall (16 min), Parks/Recreation (3 min), Riverside (14 min),



Berlin Lichtenberg

Fischerstr. 6, 10317 Berlin



Everything within reach:

Bakery (2 min), Bus (2 min), Parks/Recreation (3 min), S-Bahn (350 m), Restaurants/Bars (600 m), Supermarket (800 m), Riverside (14 min),



Property Details

Plot size: 775 m²

Total space: 1.493 m²

Start of Construction: IV 2020

Ready for Occupancy: IV 2021

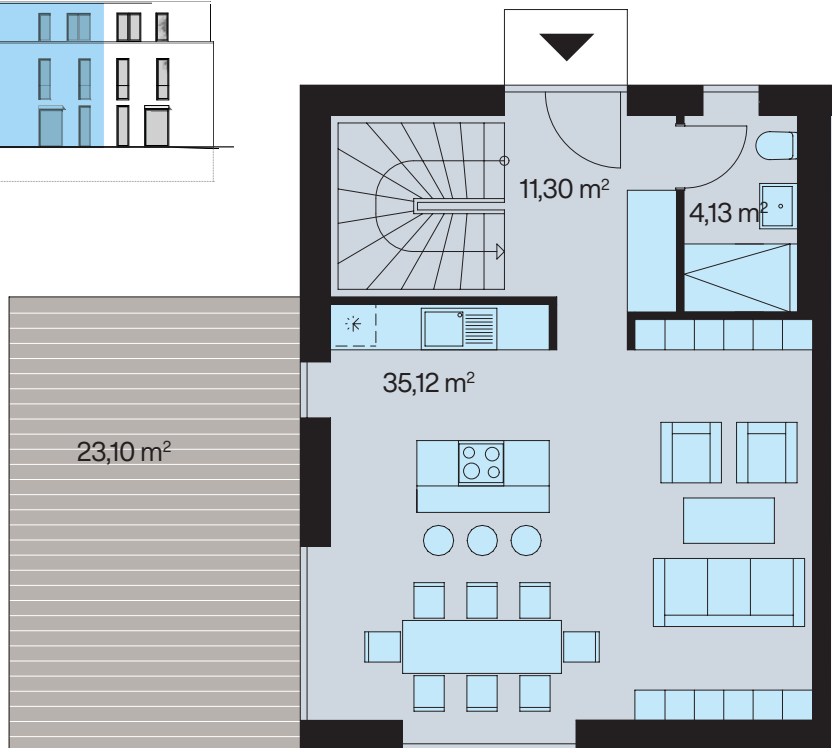
Unit Overview

All units are constructed with minimum inner load-bearing walls giving the owner flexibility with the floor plans and leaving the option of creating larger units by combining two apartments.

No.	Location	Living Rooms	Living Space m ²	Balcony / Terrace m ²	Total Space m ² *
Apartments					
01	Ground Floor right	2	74,28	35,00	115,28
02	Ground Floor left	2	45,82	17,00	68,82
03	1st Floor right	2	74,28	3,52	83,80
04	1st Floor left	3	73,82	3,52	83,34
05	2nd Floor right	4	111,77	7,18	124,95
06	2nd Floor left	1	34,32	-	40,32
07	3rd Floor right	2	74,28	3,52	83,80
08	3rd Floor left	3	73,82	3,52	83,34
09	4th Fl. right	2	74,28	3,52	83,80
10	4th Fl. left	3	73,82	3,52	83,34
11	5th Fl. right	2	58,48	5,40	69,88
12	5th Fl. left	2	58,43	5,40	69,83
Villa					
01	Garden Bldg. right	4	183,50	67,20	250,70
02	Garden Bldg. left	3	185,40	67,20	252,60

* DISCLAIMER: All space calculations are estimates and may deviate up to 2 % on acceptance. Floor space is calculated in accordance with German Industrial Regulation No. 277 (DIN 277).

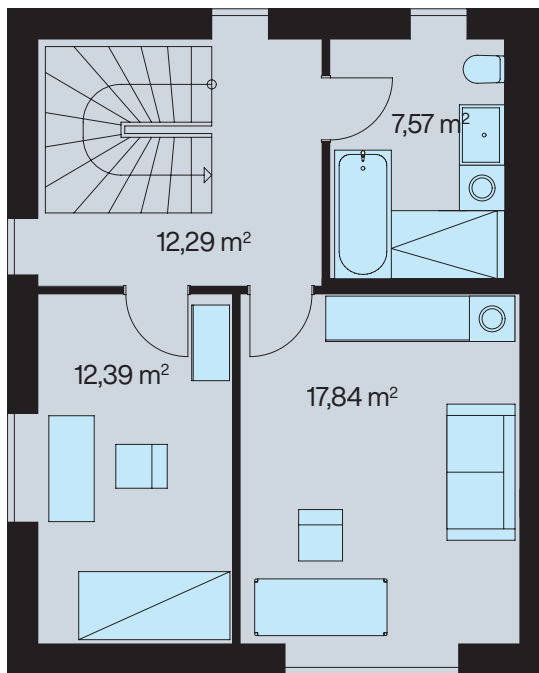


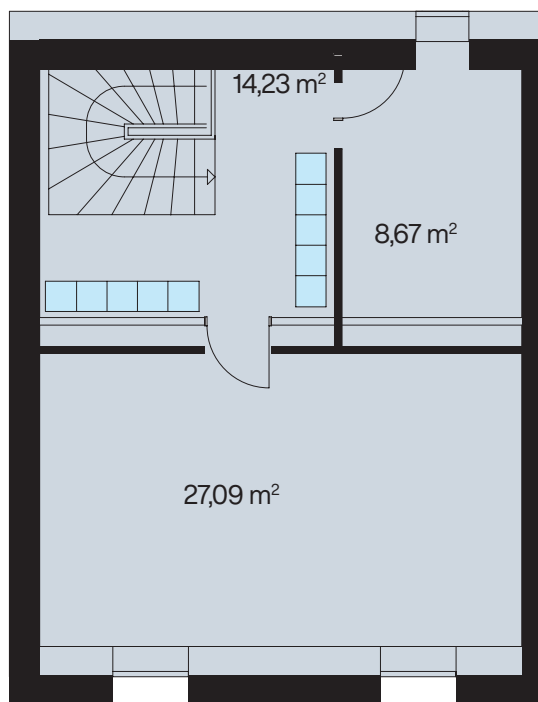
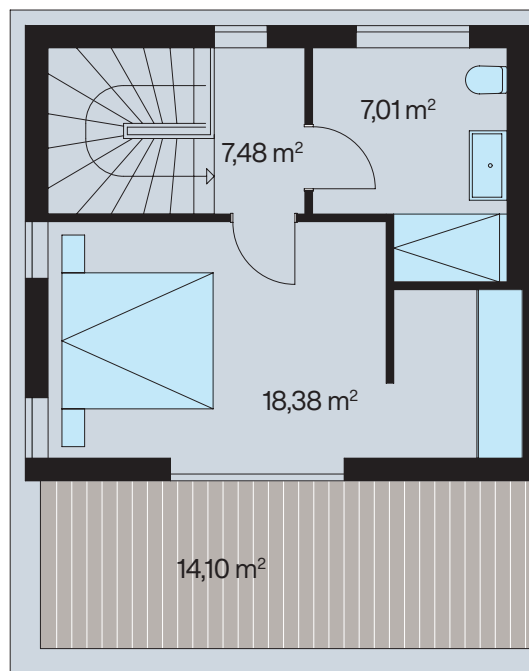


Floor Plan

Villa A (Left)

Hallway, Staircase	11,30 m²
Living, Cooking	35,12 m²
Bath/WC	4,13 m²
Ground Floor	50,55 m²
Hallway, Staircase	12,29 m²
Child	12,39 m²
Study	17,84 m²
Bath/WC	7,57 m²
First Floor	50,09 m²

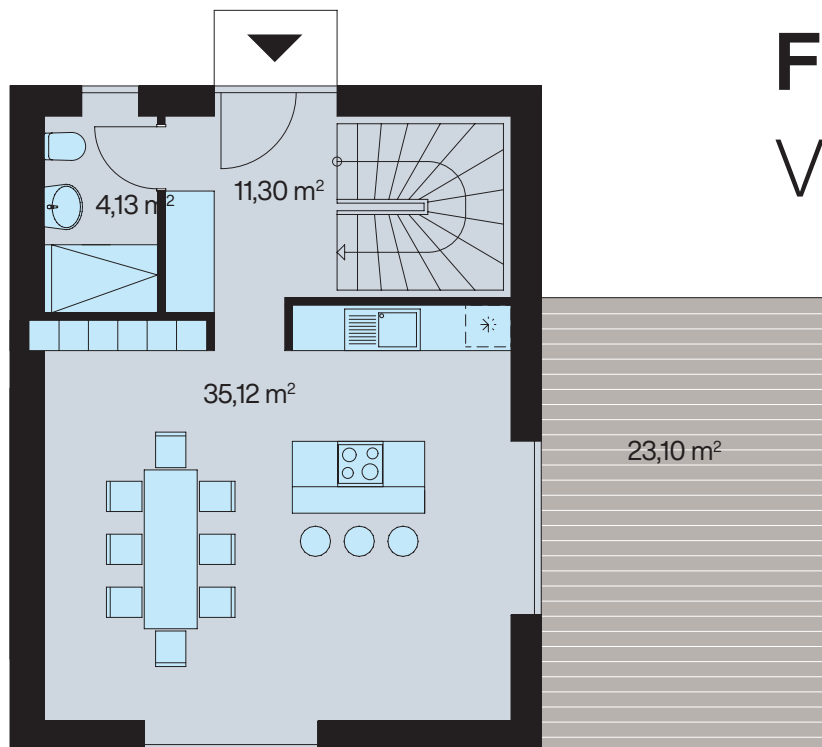




Floor Plan

Villa A (Left)

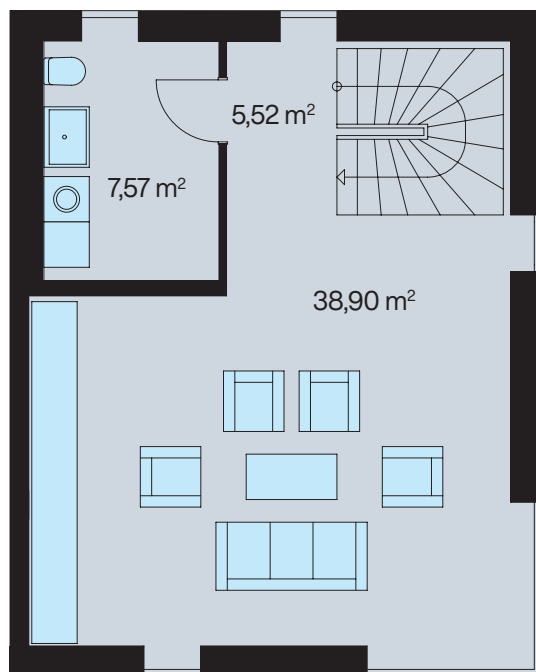
Hallway, Staircase	7,48 m ²
Sleeping	18,38 m ²
Bath/WC	7,01 m ²
Top Floor	32,87 m²
Hallway, Staircase	14,23 m ²
Boiler	8,67 m ²
Gym, Leisure	27,09 m ²
Basement	49,99 m²
Interior	183,50 m²
Garden Terrace	23,10 m ²
Roof Terrace	14,10 m ²
Private Garden	30,00 m ²
Exterior	67,20 m²
Total	250,70 m²

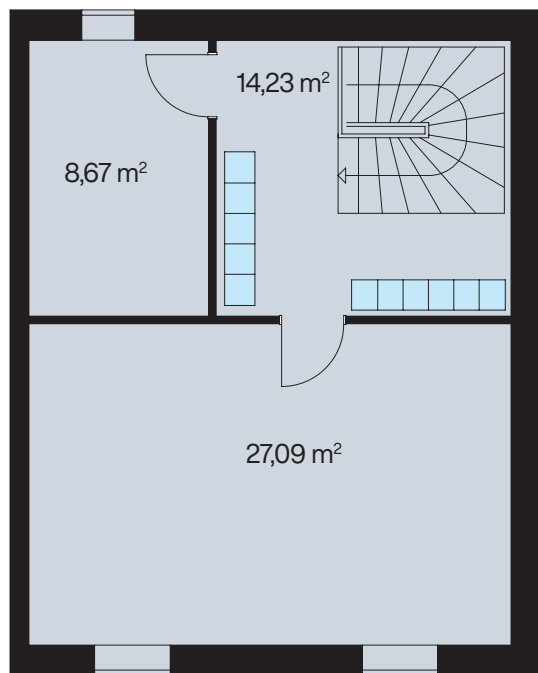
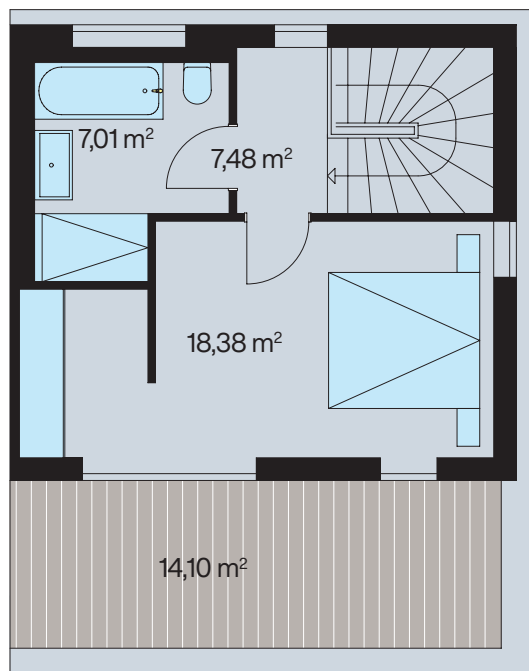


Floor Plan

Villa B (Right)

Hallway, Staircase	11,30 m ²
Living, Cooking	35,12 m ²
Bath/WC	4,13 m ²
Ground Floor	50,55 m²
Living	38,90 m ²
Staircase	5,52 m ²
Bath/WC	7,57 m ²
First Floor	51,99 m²





Floor Plan

Villa B (Right)

Hallway, Staircase	7,48 m ²
Sleeping	18,38 m ²
Bath/WC	7,01 m ²
Top Floor	32,87 m²
Hallway, Staircase	14,23 m ²
Boiler	8,67 m ²
Gym, Leisure	27,09 m ²
Basement	49,99 m²
Interior	185,40 m²
Garden Terrace	23,10 m ²
Roof Terrace	14,10 m ²
Private Garden	30,00 m ²
Exterior	67,20 m²
Total	250,70 m²



Building Features

Interior Furnishing

All living and sleeping areas are laid out with elegant solid wooden parquet flooring. Bath and kitchen areas are laid out with natural stone tiling. All bathrooms come with high-class installed bathroom and shower furnishing by Duravit™ and Hansgrohe™. All units have data network cabling in addition to normal electricity cabling.

Construction

All construction and materials are state of the art, authorized by and in accordance with construction regulation (BauO BLN, BauGB), German Industrial Regulation (DIN), Energy Saving Regulation (ENEV, EEG) as well as structural and fire protection requirements.

The building is constructed on a cellar foundation specially isolated to protect against groundwater intrusion and to provide ground freeze/heat protection.

The outer walls are constructed as 24 cm fair faced brick and concrete walls with highly energy efficient mineral insulation. Ceilings are constructed from quality steel reinforced concrete further stiffened for maximum structural integrity. Further energy efficiency is achieved by a composite thermal system with mineral coating on the building fronts. The balconies are integrated via Schöck ISOKORB™.





Building Features

For further energy and noise efficiency all windows are double glazed, conserving heat and ensuring a tranquil living space devoid of outdoor noise. For safety ground level windows are made from RC-2™ security glass.

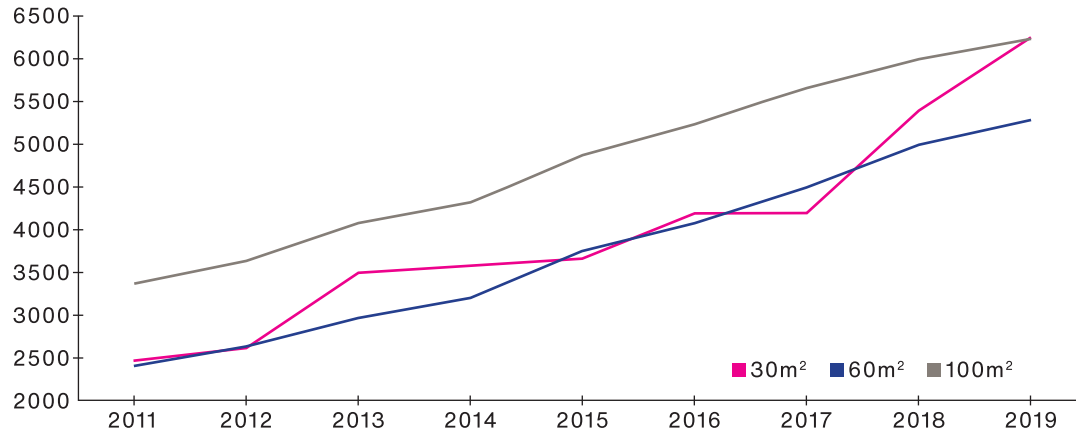
Utility Supply

All units are heated with a highly efficient gas central heating system and are further supplied with energy from at least 15 % renewable energy through through thermal heating pump systems.

The building is connected to TELEKOM™ high-speed Internet and telecommunication lines.

Electricity as well as fresh water in drinking-quality are supplied through connection with the municipal water utility.

Investment Data



The property can also be regarded as an excellent investment opportunity. Real estate prices in Berlin AAA locations like “Lichtenberg” have gained in value by up to 15 % p.a. in recent years, while still being far away from peak prices in fully saturated markets of other European capitals like Paris or London.

Rental expectation per month: 18 € / m²

Rental expectation per year: 216,00 € / m²

Yearly income from a 75 sqm apartment: 16.200,00 €

Commission

All units in this project are offered exclusively by AN Grundbesitz GmbH. A commission of 7,14 % incl. taxes applies to all purchases made.

Owned by

Anytime Anywhere Investment & Development Ltd. Co.
Alameda Dr. Carlos D'Assumpção, n.º. 336,
Centro Comercial Cheng Feng, 17º andar P,
China Macau S.A.R.

Constructed by

Hemega Bauconcept
Unter den Eichen 101
12203 Berlin



Retailed by

AN Grundbesitz GmbH
Unter den Eichen 101
12203 Berlin
Tel: +49 30 8972 7797
E-Mail: info@
an-grundbesitz.de



AN Grundbesitz GmbH