

# F6Living







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# Exclusive City Center Apartments & Town Houses

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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),





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# 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),



**Front Building**

# Property Details

Plot size: 775 m<sup>2</sup>

Living space: 1.250 m<sup>2</sup>

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 <sup>2</sup>	Balcony / Terrace m <sup>2</sup>	Total Space m <sup>2</sup> *
<b>Front</b>					
01	Ground Floor right	2	74,28	35,00	<b>94,78</b>
02	Ground Floor left	2	45,82	17,00	<b>57,32</b>
03	1st Floor right	2	74,28	3,52	<b>79,04</b>
04	1st Floor left	3	73,82	3,52	<b>78,58</b>
05	2nd Floor right	4	111,77	7,18	<b>118,36</b>
06	2nd Floor left	1	34,32	-	<b>37,32</b>
07	3rd Floor right	2	74,28	3,52	<b>79,04</b>
08	3rd Floor left	3	73,82	3,52	<b>78,58</b>
09	4th Fl. right	2	74,28	3,52	<b>79,04</b>
10	4th Fl. left	3	73,82	3,52	<b>78,58</b>
11	5th Fl. right	2	58,48	5,40	<b>65,53</b>
12	5th Fl. left	2	58,43	5,40	<b>65,48</b>
<b>Garden</b>					
01	Garden Bldg. right	4	183,50	37,20	<b>202,10</b>
02	Garden Bldg. left	3	185,40	37,20	<b>204,00</b>

\* 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). Balconies, terraces and basement storages are recognized with 50 % of their space, 5th Floor Balconies with 75 % of their space in the total space assumptions.

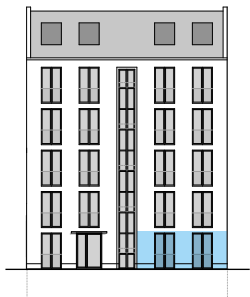


**Front** Building (Backside)



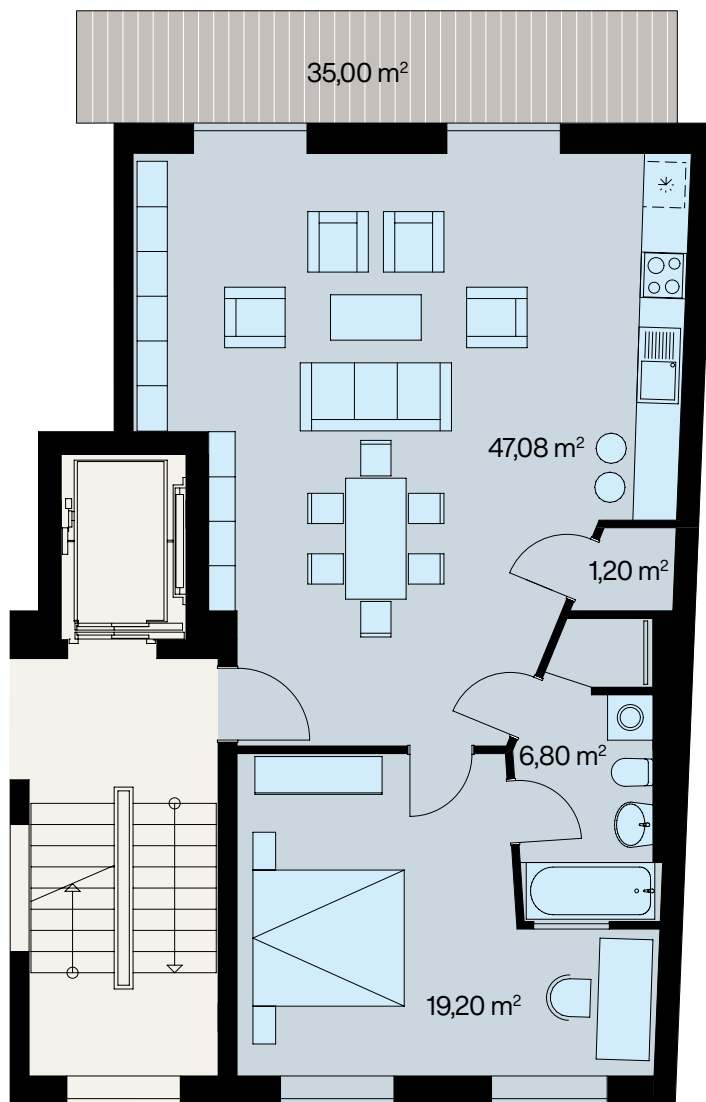
**Garden** House



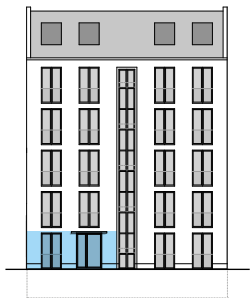


# Floor Plan Apartment 01

## Ground Floor Right

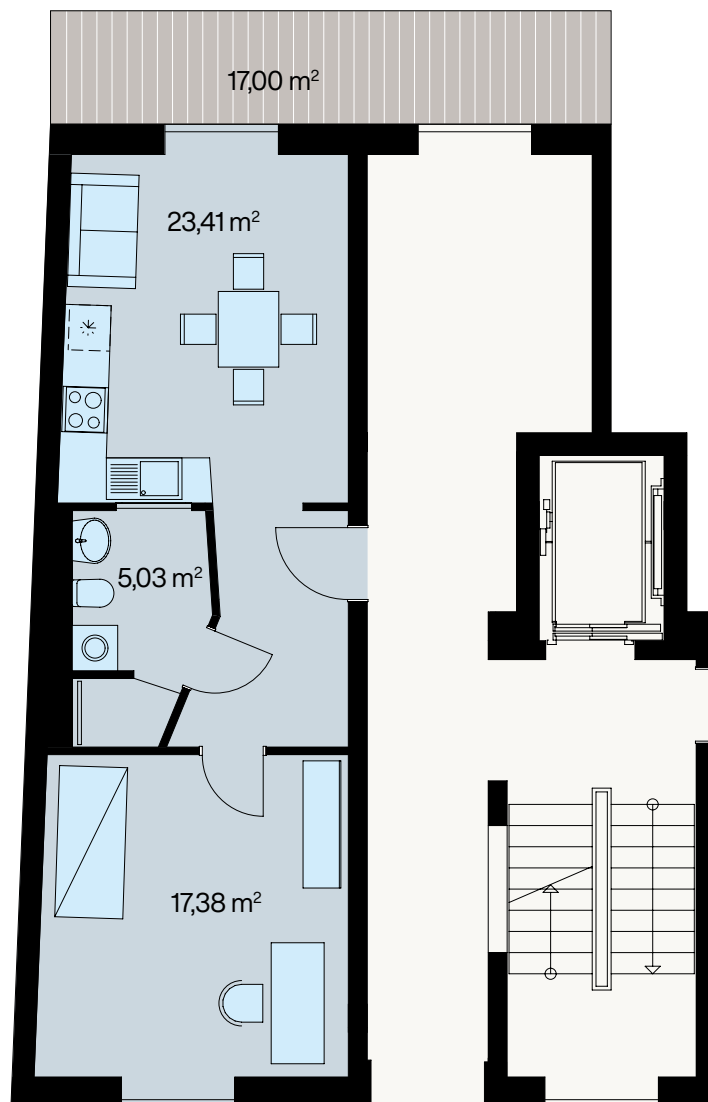


Living, Cooking	47,08 m <sup>2</sup>
Storage	1,20 m <sup>2</sup>
Bath/WC	6,80 m <sup>2</sup>
Sleeping	19,20 m <sup>2</sup>
<b>Interior</b>	<b>74,28 m<sup>2</sup></b>
Terrace	35,00 m <sup>2</sup>
Storage Cellar	6,00 m <sup>2</sup>
<b>Exterior</b>	<b>41,00 m<sup>2</sup></b>
<b>Total</b>	<b>115,28 m<sup>2</sup></b>

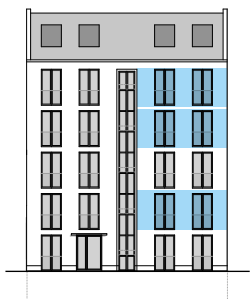


# Floor Plan Apartment 02

## Ground Floor Left



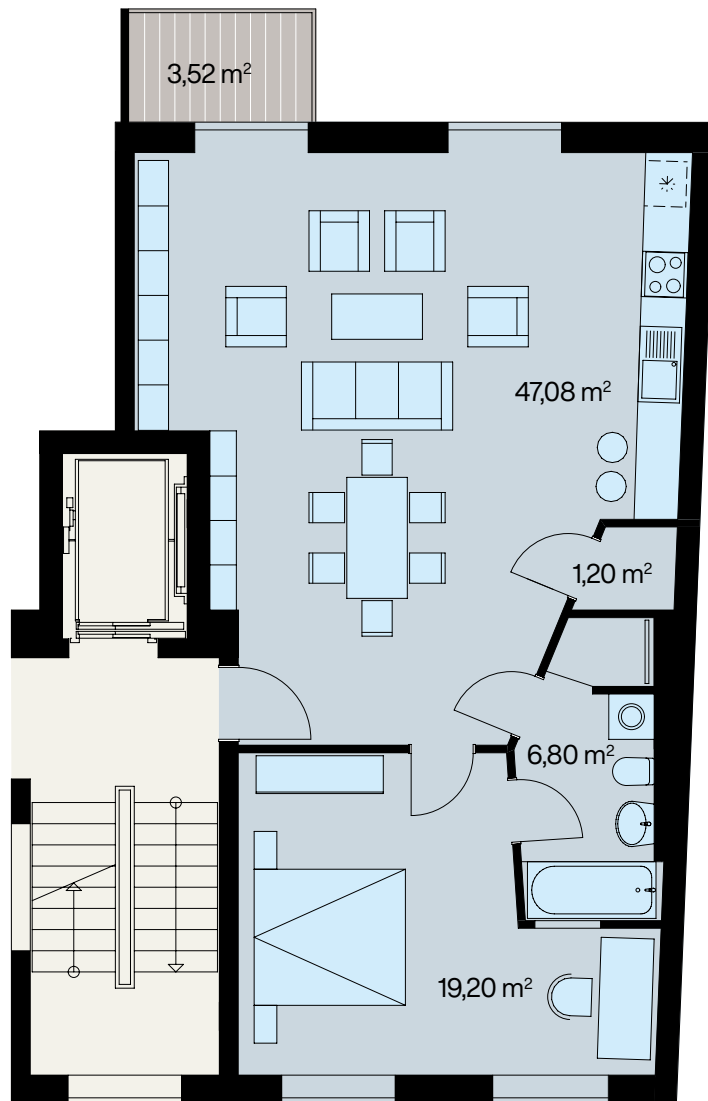
Living, Cooking	23,41 m <sup>2</sup>
Bath/WC	5,03 m <sup>2</sup>
Sleeping	17,38 m <sup>2</sup>
<b>Interior</b>	<b>45,82 m<sup>2</sup></b>
Terrace	17,00 m <sup>2</sup>
Storage Cellar	6,00 m <sup>2</sup>
<b>Exterior</b>	<b>23,00 m<sup>2</sup></b>
<b>Total</b>	<b>68,82 m<sup>2</sup></b>



# Floor Plan

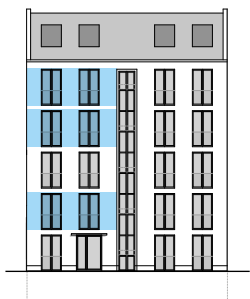
## Apartments 03, 07, 09

1st / 3rd / 4th Floor Right



Living, Cooking	47,08 m <sup>2</sup>
Storage	1,20 m <sup>2</sup>
Bath/WC	6,80 m <sup>2</sup>
Sleeping	19,20 m <sup>2</sup>
<b>Interior</b>	<b>74,28 m<sup>2</sup></b>
Balcony	3,52 m <sup>2</sup>
Storage Cellar	6,00 m <sup>2</sup>
<b>Exterior</b>	<b>9,52 m<sup>2</sup></b>
<b>Total</b>	<b>83,80 m<sup>2</sup></b>

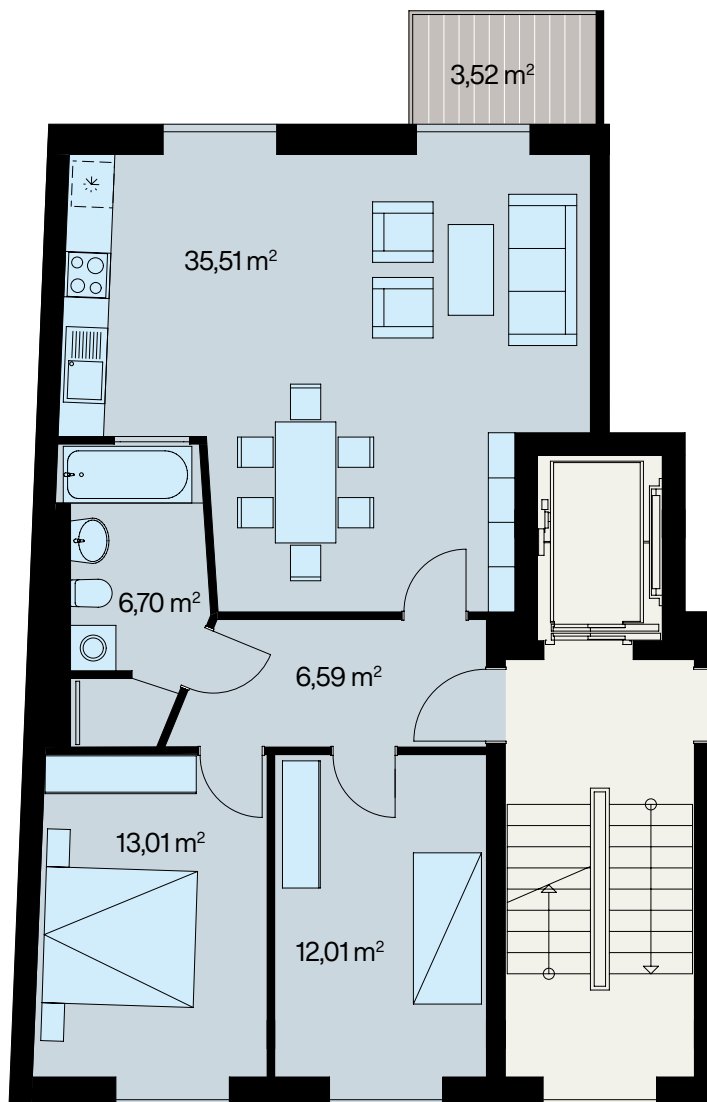




# Floor Plan

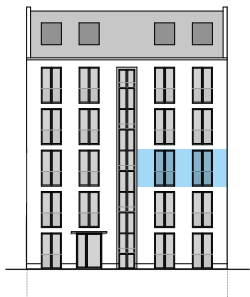
## Apartments 04, 08, 10

1st / 3rd / 4th Floor Left



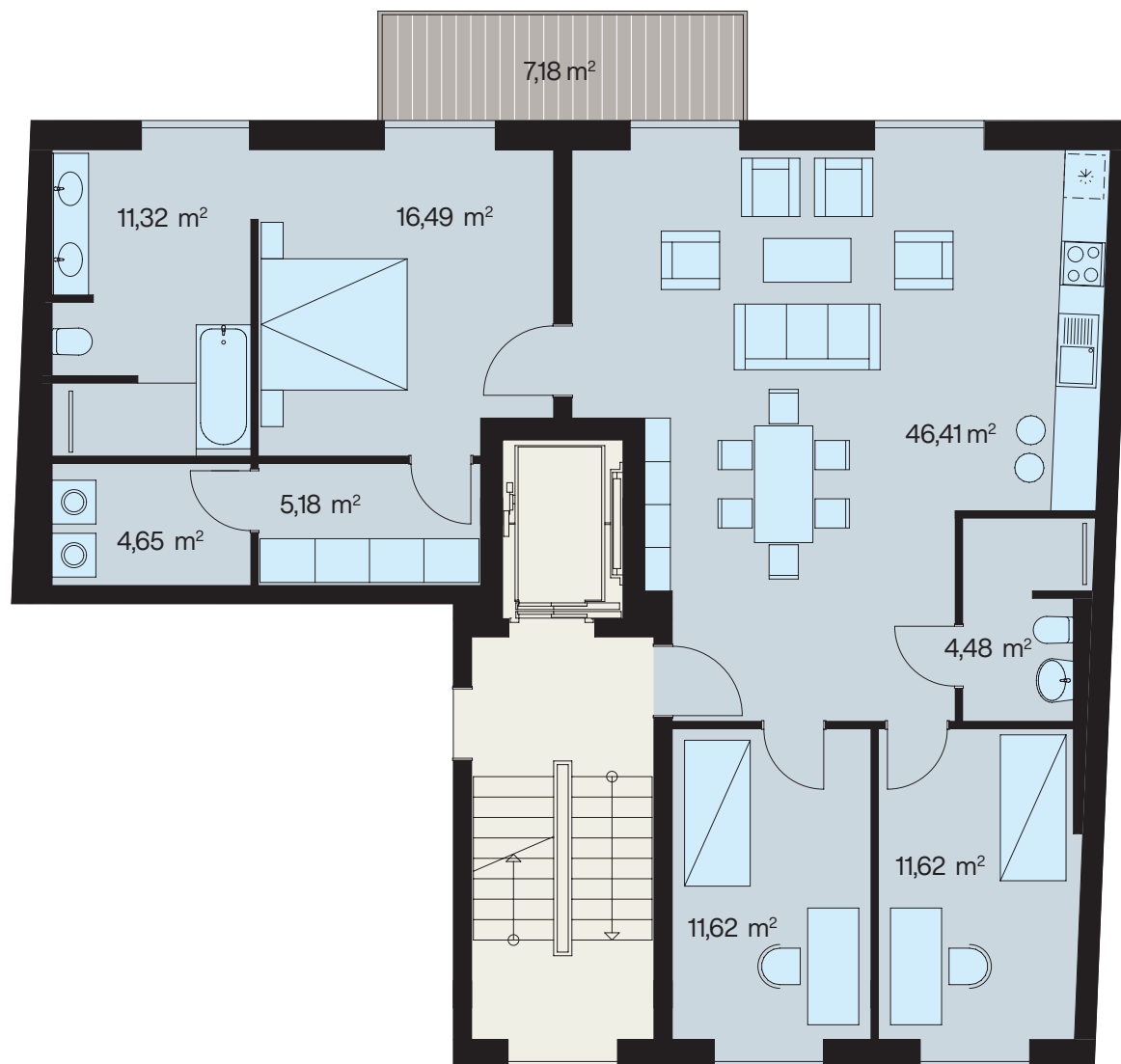
Living, Cooking	35,51 m²
Bath/WC	6,70 m²
Sleeping	13,01 m²
Child	12,01 m²
Hallway	6,59 m²
<b>Interior</b>	<b>73,82 m²</b>
Balcony	3,52 m²
Storage Cellar	6,00 m²
<b>Exterior</b>	<b>9,52 m²</b>
<b>Total</b>	<b>83,34 m²</b>





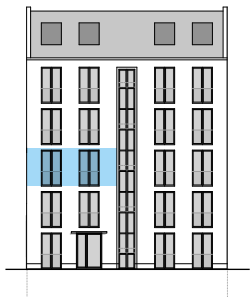
# Floor Plan Apartment 05

2nd Floor Right



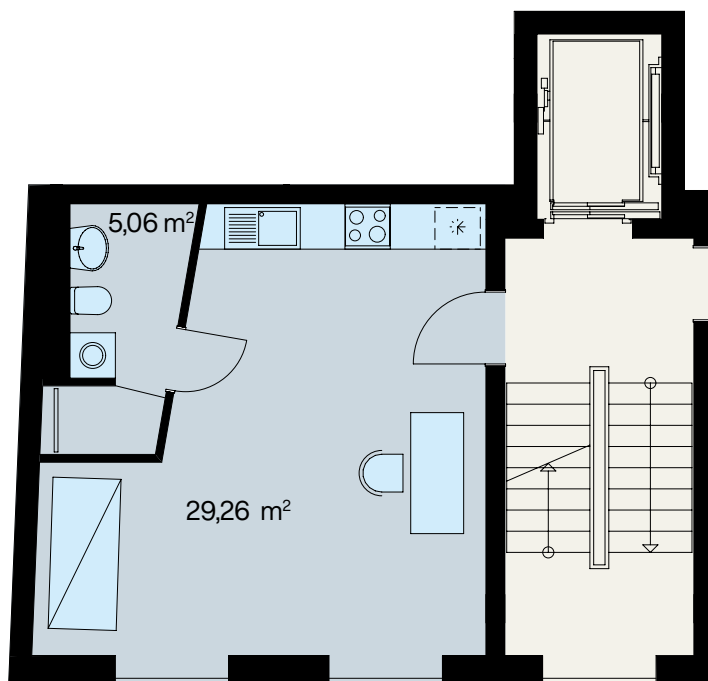
Living, Cooking	46,41 m <sup>2</sup>
Bath/WC I	4,48 m <sup>2</sup>
Child I	11,62 m <sup>2</sup>
Child II	11,62 m <sup>2</sup>
Sleeping	16,49 m <sup>2</sup>
Bath/WC II	11,32 m <sup>2</sup>
Wardrobe	5,18 m <sup>2</sup>
Laundry	4,65 m <sup>2</sup>
<b>Interior</b>	<b>111,77 m<sup>2</sup></b>
Balcony (50%)	7,18 m <sup>2</sup>
Storage Cellar (50%)	6,00 m <sup>2</sup>
<b>Exterior</b>	<b>13,18 m<sup>2</sup></b>
<b>Total</b>	<b>124,95 m<sup>2</sup></b>



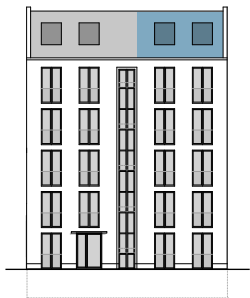


# Floor Plan Apartment 06

## 2nd Floor Left

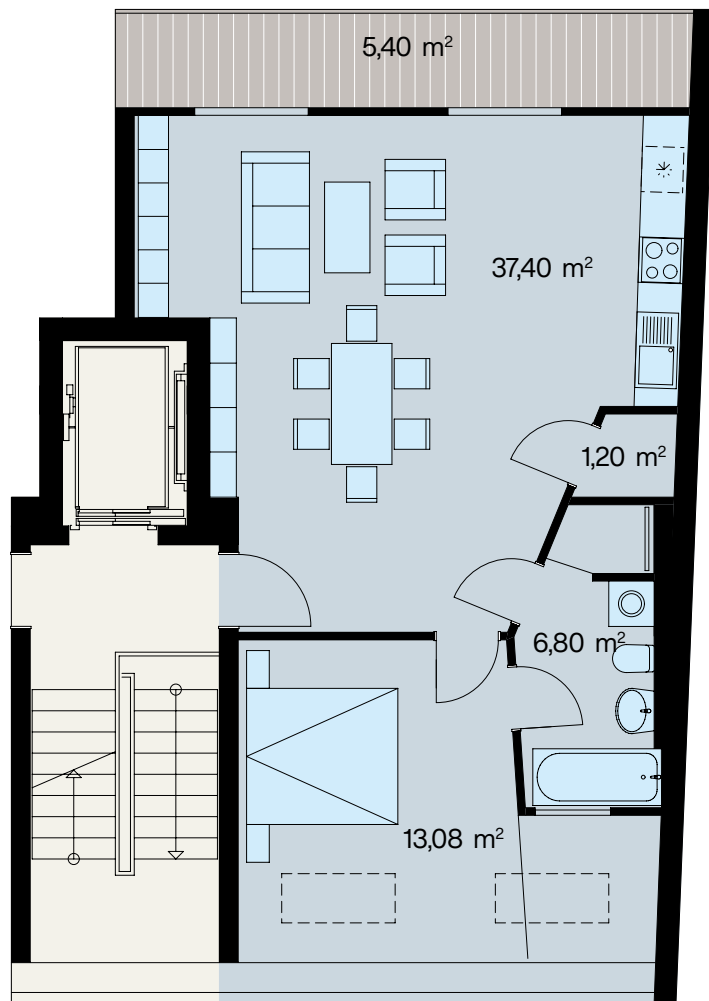


Living, Cooking	29,26 m <sup>2</sup>
Bath/WC	5,06 m <sup>2</sup>
<b>Interior</b>	<b>34,32 m<sup>2</sup></b>
Storage Cellar	6,00 m <sup>2</sup>
<b>Exterior</b>	<b>6,00 m<sup>2</sup></b>
<b>Total</b>	<b>40,32 m<sup>2</sup></b>

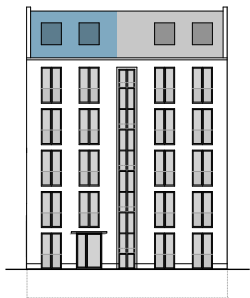


# Floor Plan Apartment 11

5th Floor Right

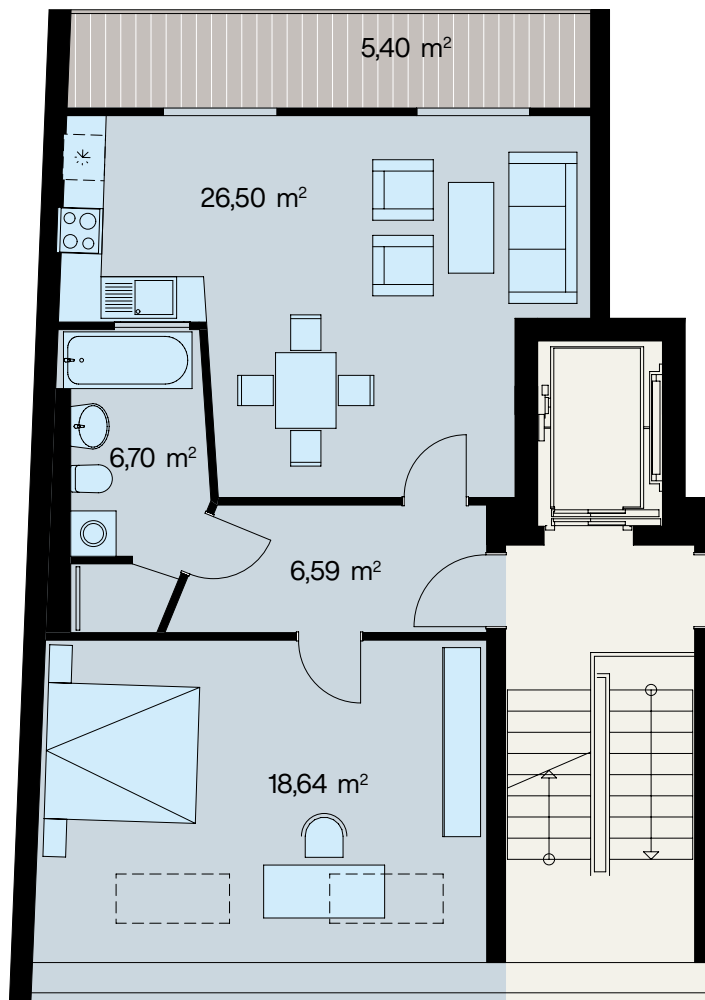


Living, Cooking	37,40 m <sup>2</sup>
Storage	1,20 m <sup>2</sup>
Bath/WC	6,80 m <sup>2</sup>
Sleeping	13,08 m <sup>2</sup>
<b>Interior</b>	<b>58,48 m<sup>2</sup></b>
Terrace(75%)	5,40 m <sup>2</sup>
Storage Basement (50%)	6,00 m <sup>2</sup>
<b>Exterior</b>	<b>11,40 m<sup>2</sup></b>
<b>Total</b>	<b>69,88 m<sup>2</sup></b>



# Floor Plan Apartment 12

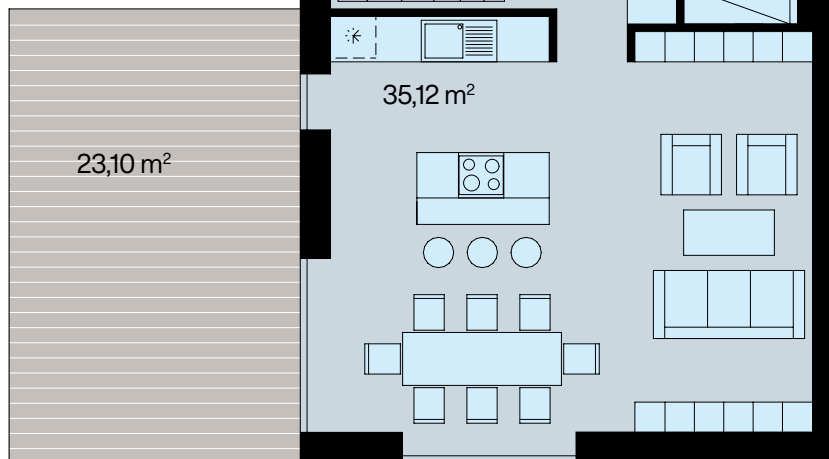
5th Floor Left



Living, Cooking	26,50 m <sup>2</sup>
Hallway	6,59 m <sup>2</sup>
Bath/WC	6,70 m <sup>2</sup>
Sleeping	18,64 m <sup>2</sup>
<b>Interior</b>	<b>58,43 m<sup>2</sup></b>
Terrace(75%)	5,40 m <sup>2</sup>
Storage Basement (50%)	6,00 m <sup>2</sup>
<b>Exterior</b>	<b>11,40 m<sup>2</sup></b>
<b>Total</b>	<b>69,83 m<sup>2</sup></b>



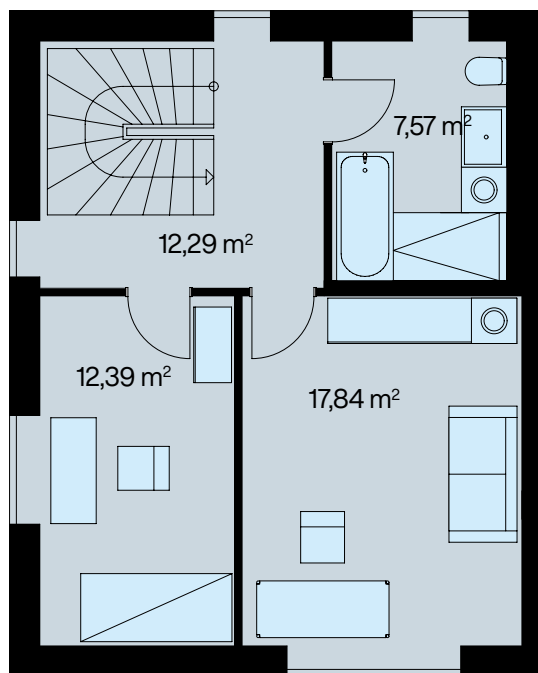


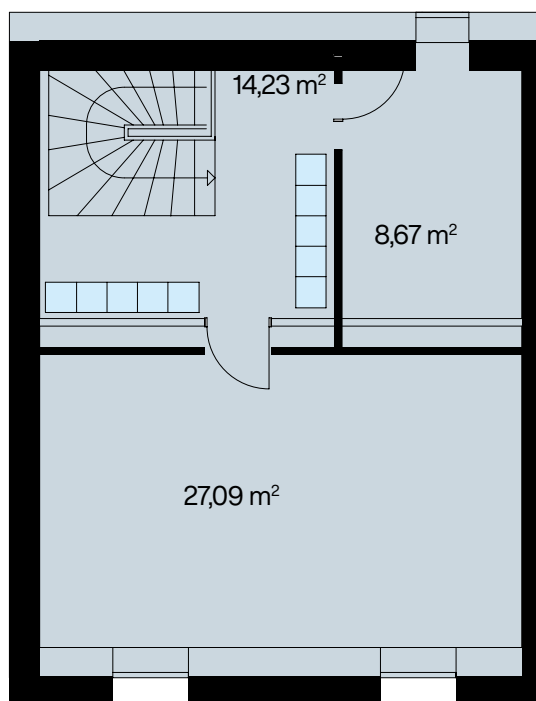
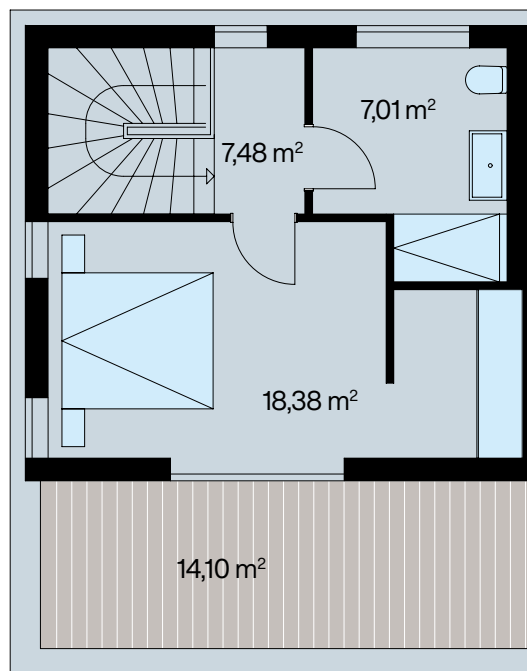
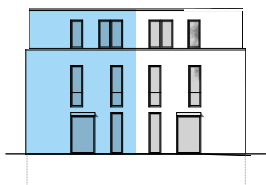


# Floor Plan

## Garden House A (Left)

Hallway, Staircase	11,30 m <sup>2</sup>
Living, Cooking	35,12 m <sup>2</sup>
Bath/WC	4,13 m <sup>2</sup>
<b>Ground Floor</b>	<b>50,55 m<sup>2</sup></b>
Hallway, Staircase	12,29 m <sup>2</sup>
Child	12,39 m <sup>2</sup>
Study	17,84 m <sup>2</sup>
Bath/WC	7,57 m <sup>2</sup>
<b>First Floor</b>	<b>50,09 m<sup>2</sup></b>



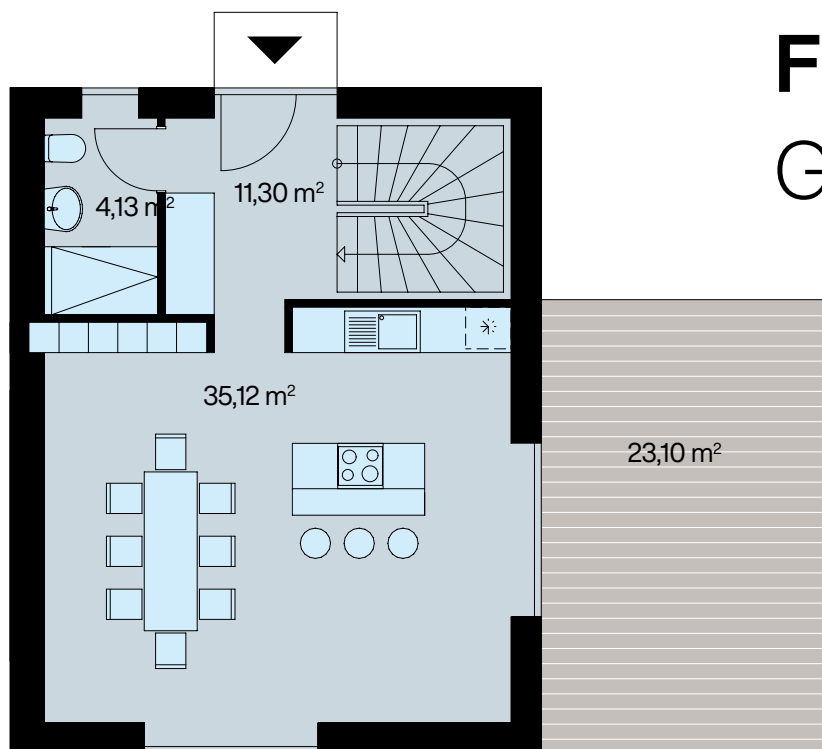


# Floor Plan

## Garden House A (Left)

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

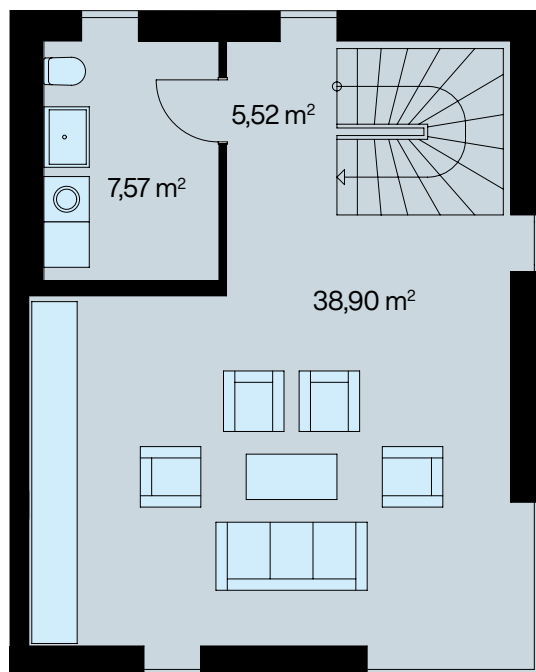


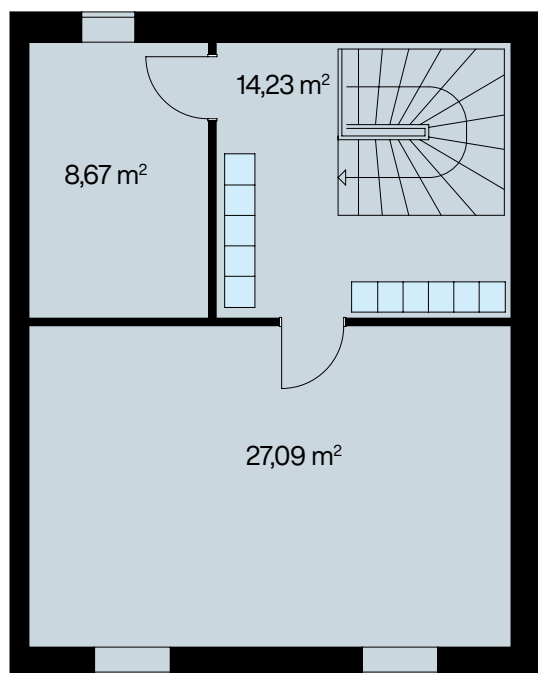
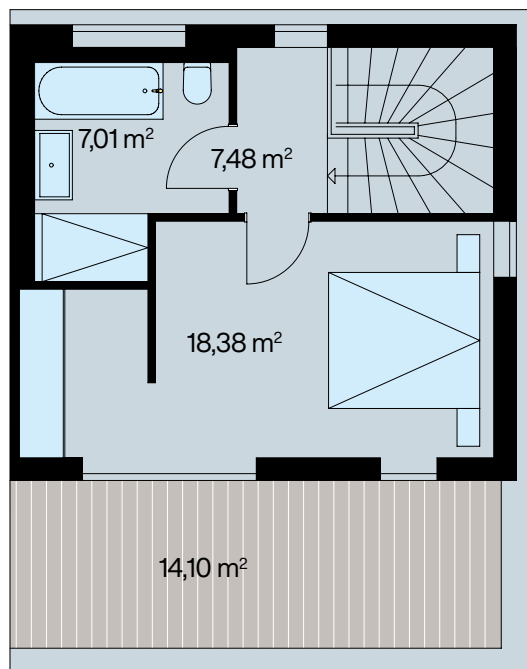


# Floor Plan

## Garden House B (Right)

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





# Floor Plan

## Garden House B (Right)

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



# 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

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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.

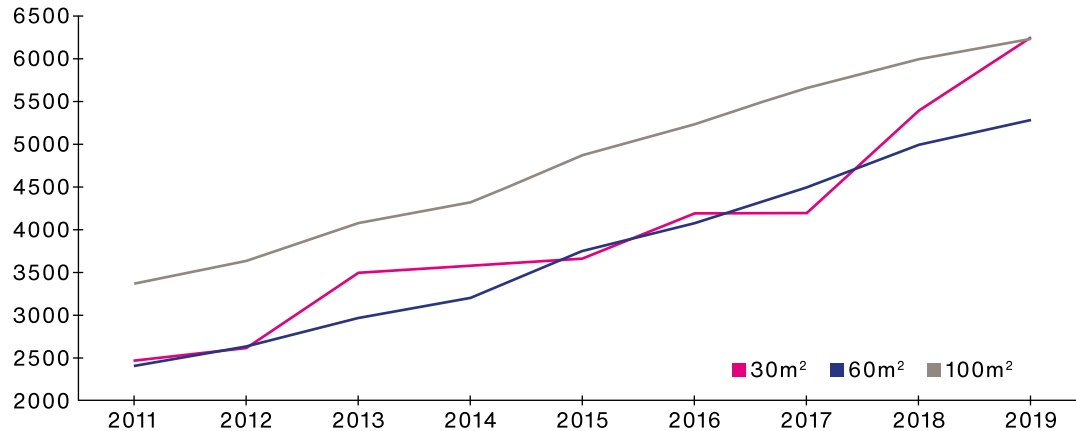
The building is connected to TELEKOM™ high-speed Internet and telecommunication lines.

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 € / m<sup>2</sup>

Rental expectation per year: 216,00 € / m<sup>2</sup>

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**

# F6Living

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## Payment Schedule

Signature of contract	50 %
Completion of shell construction	30 % (Summer 2021)
Ready for occupancy	20 % (Winter 2021)

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## Owned by

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Alameda Dr. Carlos D'Assumpção, n.º. 336,  
Centro Comercial Cheng Feng, 17º andar P,  
China Macau S.A.R.

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## Constructed by

**Hemega Bauconcept**  
Unter den Eichen 101  
12203 Berlin



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## 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**

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# Purchasing Details

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Purchasing price	7.000 €/m <sup>2</sup>
Real estate transfer tax (6%)	420,00 €/m <sup>2</sup>
Notary fees (1,5%)	105,00 €/m <sup>2</sup>

<b>Total</b>	<b>7.525,00 €/m<sup>2</sup></b>
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Commission (7,14%)	499,00 €/m <sup>2</sup>
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## Additional costs

Property tax	0,50€ /m <sup>2</sup> per month
Operating costs	1,50 €/m <sup>2</sup> per month

<b>Total</b>	<b>2,00 €/m<sup>2</sup> per month</b>
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## Care-Free-Package

Operating costs only cover public service supplies and maintenance and garden works of common areas. AN Grundbesitz GmbH offers additional services to individual requirements such as managing rentals, apartment cleaning, individual maintenance of the flat itself.

<b>Package Fee</b>	<b>2,49 €/m<sup>2</sup> per month</b>
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