

Berlin rated the top City for 2017

Details of our latest Berlin project below unit release will be today at 5pm. Berlin recently outranked all European cities for investment prospects according to PwC and the Urban Land Institute.

See link: <http://www.pwc.com/gx/en/asset-management/emerging-trends-real-estate/europe/emerging-trends-in-real-estate-2017.pdf>

Berlin's growing tech sector and thriving young population has resulted in a surge of demand that means value is increasingly difficult to find. I am pleased therefore to present The Alfred; an affordable and modern development close to public transportation in the emerging eastern district of Lichtenberg.

The Alfred Essentials

- 1/2-bed apartments adjacent to the green expanse of Tierpark
- Overlooking the famed Castle Friedrichsfelde
- 25 minutes total travel time to CBD
- Within walking distance to four universities
- Apartment sizes from 570 to 1012 square feet (53 to 94 square metres)
- Freehold title
- Estimated completion Q4 2018
- Up to 70% LTV available
- Projected gross yields of up to 4.3%
- **Starting from EUR199,934**

Click the link for: [Brochure](#)

Click the link for: [Floor Plans](#)



Property prices in the German capital have sky-rocketed in recent years, with average top market segment prices rising to EUR526 per square foot (EUR5,659 per square metre) according to CBRE. The Alfred's average price of EUR363 per square foot (EUR3,909 per square metre) is highly affordable in comparison. The development is well-connected too with Berlin's CBD in Alexanderplatz only a short 14-minute train ride away via the U-Bahn.

Lichtenberg Investment Case

Demand in Lichtenberg is being driven by renters looking for better value outside the city centre. Rents in the borough are below Berlin's average median, although this is not likely to last long. Lichtenberg witnessed one of the largest rental increases of any district in Berlin according to CBRE/Berlin Hyp in 2015 at 8.7%.

Easy transportation to the CBD, low rents and large unit sizes in a green environment is drawing a young working population to the borough. According to CBRE, a 7.6% population increase is forecast for the area by 2030, which is higher than the 7.2% average increase forecast for Berlin. Lichtenberg also has below average unemployment rates compared to the rest of the capital.

The area's Brutalist architecture, beautiful parks and authentic international eateries are attracting aspiring architects and artists and the area is gaining a reputation as an up-and-coming borough. In addition to rising rents, the area has the second-lowest housing cost ratio in Berlin at 17.7% which indicates that Lichtenberg will likely see further investment and

regeneration similar to its neighbour, Friedrichshain, which is a positive signal for investors looking for solid returns.

Berlin Market News

- [Our Berlin Market Update](#) explores what makes the city Europe's shining light.
- [Why Berlin is Europe's top real estate investment destination](#)
- [How Berlin is luring Londoners](#)
- [Berlin property market shifts from renters to buyers](#)
- [BBC reports that Brexit will drive start-ups to choose Berlin over London](#)



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**Head Office: Vladislavova 46/3, 110 00 Praha 1, Czech Republic,
Tel: +420 224 942 421 Fax: +420 224 942 426**

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