

Sleek studio apartments in Berlin starting at EUR 110,900

Berlin's southeast district of Neukölln is gentrifying and growing in popularity. Today, it is considered one of Berlin's trendiest neighbourhoods and reported the city's second-highest rental and capital growth in the top market segment in 2016.

Köda is a youthful and modern development that optimises space to cater to fashion-forward Neuköllners, comprised largely of students, expats and young professionals.

The units are highly affordable and based on our past performance in Neukölln, which showed 35% capital gains in just 16 months*, we expect them to sell quickly.

Köda Essentials

- 48 high-spec new build studio apartments exclusive to IP Global
- 2-minute walk to the U-Bahn station
- 17 minutes to Alexanderplatz CBD by train
- Apartment sizes from 213 to 750 square feet (20 to 70 square metres)
- Freehold title
- Estimated completion June 2018
- Up to 50% LTV available
- Projected gross yields of up to **6.4%**
- **Starting from EUR110,900**



**based on a sample case study of IP Global's previous Neukölln development Richards Quartier, within our [Berlin Portfolio Analysis](#)*

Click the link for: [Digital Brochure](#)



Neukölln Investment Case

Berlin is Europe's second-largest city and was named 2017's Top Market for Real Estate Investment by PwC and the Urban Land Institute. The capital is a booming metropolis with population growth of 400,000 expected by 2030; yet housing supply is chronically low with a vacancy rate of 1.2%, presenting a striking case for investors.

The southeast district of Neukölln has undergone such a rapid transformation that even Google Maps can't keep up with its lightening-speed progress. Following the footsteps of other gentrified neighbourhoods like Prenzlauerberg and Kreuzberg slightly further north, the previously ignored district of Neukölln has now been recycled into a trendy, distinctive and sought-after area.

The neighbourhood boasts all the amenities millennials seek such as trendy restaurants, shabby-chic cafes, a vibrant nightlife and edgy art galleries, while still having bountiful green areas such as the Tempelhofer Feld and Volkspark Hasenheide parks for picnics, sports and leisure-time activities.

Considering Berlin's growing population of young professionals, entrepreneurs, expats and students, and their attraction to Neukölln, demand for the area will remain high for years to come. Some 40% of the population is under 35-years old placing Berlin 3rd in the 2016 Youthful Cities Index and 2nd on Forbes's 50 Best Cities for Millennials 2017.

The city's startup culture is also attracting young professionals and expats with one new startup being founded every 20 hours and 22,800 new jobs created in the tech industry between 2008 and 2015. Berlin was also ranked the 3rd best European city for education behind only London and Paris, and the 6th best city overall for international students (QS University Rankings), bringing in students of all backgrounds and interests.

Neukölln has Berlin's third-lowest number of new apartment permits planned in 2015 at 556, despite being one of the city's most popular locations. Additionally, the majority of housing sites in Neukölln are protected, which further exacerbates the supply/demand imbalance, leading to further price growth acceleration.

Neukölln saw Berlin's second-highest top market segment rental growth in 2016 at 9.6% against Berlin's average of 4.6%. Capital growth has also been consistently high with Neukölln being one of the top three districts for upper market segment capital growth for the last three years. The latest figures for 2016 show that Neukölln had the second-highest upper market capital growth at 20.5% against Berlin's average of 10.5%.

Neukölln's gentrification and growth shows no signs of slowing down as people continue flock to a district that remains relatively affordable and offers so much in terms of culture, entertainment and leisure. Exceeding the Berlin average in both rental and capital growth, now is the time to capitalise on Neukölln.

Market News

- Property Wire reports on the [rising rental prices in Berlin](#) with Neukölln recording the highest growth
- Find out what makes Berlin a great place to study on our [blog](#)
- Read our blog to get a feel of the [different areas within Neukölln](#)
- [Our Berlin Market Update](#) explores what makes the city Europe's shining light
- Our [Berlin Portfolio Analysis 2014-2016](#) shows IP Global's impressive track record in Berlin, and exceptionally high returns for our clients who invested in Neukölln.
- Read our handy guide: [How to get a German mortgage](#)
- See [Airbnb's neighbourhood guide of Neukölln](#)
- This local blog explores the [trendy cafés and culture of Neukölln](#)
- JLL explores why [Germany is a new safe haven for investors in Europe](#)

- [Why Berlin is Europe's best place to live, work and buy real estate](#) – Forbes
- [Germany becomes fastest-growing G7 economy](#) - The Guardian
- The [converted Kindl brewery](#) is an example of the regeneration taking place in Neukölln



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