

Berlin Property Listing

District - Friedrichshain

The Galleries, is located in Friedrichshain. It neighbours the centre of Berlin, Mitte, and is renowned for the Media Spree which is home to a large number of media and tech companies. Public transportation is easily accessible with the U Bahn only a few minutes' walk. Total travel time to Berlin's Central Business District, Alexanderplatz, is only 12 minutes.

One of the key attractions of this location is that it neighbours the very popular Boxhagener Platz. This area is a 10 minute walk from Schreinerstrasse and includes a multitude of international eateries, shops, bars, parks and Farmer's/Flea Markets.



Friedrichshain saw the highest rental growth of any district last year at 11%. This is a key indicator to look into for future capital appreciation. The past three years have consistently shown strong growth of 12.3%, 12.8% and 11.7% as East Berlin is becoming increasingly popular with younger demographics for its culture, history and start-up scene.

“The pioneering atmosphere in some areas of Friedrichshain is even more attractive for the “in-crowd”. The median asking rents in all Friedrichshain postcodes have risen by around 30 per cent between 2012 and 2016” – CBRE Berlin HYP Report 2017

Product Highlights

- Refurbished Boutique Residences
- 7 units exclusive to IPG
 - Remaining units are being sold locally by the Vendor but these are not refurbished and subject to rental control.
- Completion: May, 2018
- 12 minutes total travel time to Alexanderplatz, the heart of Berlin
 - 4 minute walk to U Bahn Samariterstrasse
 - 8 minutes by train to U Bahn Alexanderplatz
- 7 x 1 Bedroom
 - 48.88 – 78.87 sqm
 - 289,000 – 439,000 Euro
- Payment Schedule
 - Taxes & Fees on Exchange (9%)
 - 13% on Exchange
 - 73%, four months after Exchange
 - 7% on beginning of Refurbishment works
 - 7% on completion of Refurbishment works



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