

Luxury Berlin Riverfront Apartments

River Gardens is an impressive residence set alongside Berlin's famous river Spree, right next to the Köpenick Sports Club. The apartments are the height of luxury, and IP Global is proud to have exclusive access to ten carefully chosen units.

River Gardens Essentials

- 10 high-spec refurbished apartments – exclusive to IP Global
- 1-minute walk to the Nixenstrasse bus and tram station
- 21-minute drive to Alexanderplatz CBD
- Underground parking for all units
- Apartment sizes from 765 to 1,294 square feet (71.1 to 120.2 square metres)
- Freehold title
- Estimated completion December 2019
- Up to 54% LTV available
- **Starting from EUR376,700**



Click the link for the: [River Garden Brochure](#)



Click the link for the: [Architect Plans River Garden](#)

Köpenick Investment Case

Berlin was named the Top Market for Real Estate Investment and Development in 2017 and 2016 by PwC and the Urban Land Institute. The city's housing supply has not kept up with demand by 40% in 2016, and with a vacancy rate of only 1.2% in 2017, Berlin has been on our investors' radars for quite some time.

Köpenick offers an even more impressive and unique investment case. The southeast district has the city's second-highest population growth forecast between 2015 and 2020 at 9.6%, outpacing the 7.5% city-wide average.

The area is home to some of the city's most affluent people. Köpenick has Berlin's second-lowest unemployment rate, while Oberschoneweide, where River Gardens is located, has a 90% owner occupancy rate – extremely high compared to the city's average of 15%.

With one new startup being founded in Berlin every 20 hours, the rental demand for Köpenick stems from a growing population of wealthy senior professionals and families who have recently moved to Berlin but do not plan to stay for the long-term. Köpenick offers this group a high-quality suburban lifestyle that they crave with plenty of green space, while still not being far away from tech hub Mediaspree which is a 10-minute drive away and CBD Alexanderplatz, which is a 21-minute drive away.

Köpenick will also be only 18 minutes away by car from Berlin's future international airport. The airport will be a future employment hub and also be attractive to residents who are frequent-flyers. It is also set to further take Berlin to the global stage with much-enhanced connectivity to major global cities.

Currently, the needs of this high-flying demographic bracket are not addressed through the city centre's new build supply, driving 9.1% rental growth in 2016 – the third-highest in Berlin. With 11.9% capital growth reported in 2016, Köpenick's sales market is also thriving, which is likely to continue in the coming years.

Market News

- What makes Köpenick an idyllic place to live? Check out our blog
- See our [Berlin Portfolio Analysis](#), which explores IP Global's success in city's property market in the last three years.
- [Why is Berlin the top market for real estate investment?](#)
- [Our Berlin Market Update](#) explores what makes the city Europe's shining light
- See [Visit Berlin's guide to Kopenick](#)
- Read our handy guide: [How to get a German mortgage](#)
- Review Deutsche Bank's [2017 report of the German housing market](#)
- [Why Berlin is Europe's best place to live, work and buy real estate](#) – Forbes
- [Germany becomes fastest-growing G7 economy](#) - The Guardian



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