

Luxury Berlin Property

Konstanzer is a luxury new build in one of Berlin's most prestigious neighbourhoods, Charlottenburg. This area of the city enjoys a high quality of life and has excellent access to public transport.

Konstanzer Essentials

- New build with private terraces for all units and communal green space on ground level
- 1-bed and 2-bed high specification apartments
- 2- minute walk to Konstanzer U-Bahn Station
- 3- minute train ride on the U-Bahn to Kurfürstendamm, 30 minutes to Alexanderplatz
- Apartment sizes from 54 to 95 square metres
- Freehold
- Estimated completion June 2019
- Up to 70% LTV available
- Projected gross yields of up to **4.42%**
- **Starting at EUR396,800**



Berlin's population is booming as an increasing number of people move to the city drawn by a strong economy and job prospects. The German capital's economy has been on a strong upward trend for over 10 years now, however, as people have moved to the city building efforts haven't been able to keep up and a significant housing supply/demand imbalance has developed.

We are very excited about our latest project in Berlin, a city that has been very successful for us in the past, and would welcome the chance to share more details. Please be sure to get in touch soon as this boutique project has a limited number of units. In the meantime, please browse the resources below

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

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



Berlin Investment Case

Berlin's economy is strong and stable, with GDP reaching EUR35,627 per capita and exports to the U.S. market alone totaling over EUR1.7 billion per annum. It has also become the most prominent hub for innovation and enterprise in Europe with nearly 39,000 start-ups emerging on a yearly basis.

This economic growth has been drawing people to the city and in 2016 alone the population increased by over 60,000 inhabitants. Following this trend, the Berlin-Brandenburg statistics office expects a further increase of 7.5% between 2015 and 2030. This will put an upward pressure on property prices, which have been increasing by an average of 6.5% per annum (EUR2,130) since 2004. Furthermore, since 2009 housing demand has risen at increased levels and capital growth rates have averaged 10.9% per annum in response.

Supply and demand

Population increases in Berlin have led to a housing supply shortfall, as building efforts have not been able to keep up with the demand for new units. Berlin's housing market is structurally undersupplied with a supply shortfall of at least 80,000 units as of 2016. The Secretary of State for Construction and Housing outlines a requirement for at least an additional 20,000 units per year up until 2030. Only 11,000 units were completed in 2016 and although forecasts suggest the number of completions may have risen as high as 15,000 for 2017 this is still well below the annual 20,000-unit requirement.

The large gap between supply and demand will take a considerable amount of time to diminish and as population levels continue to grow, chronic undersupply will continue to shape the market. This imbalance presents investors with a unique opportunity, as quality units are in high demand for the city's families and young professionals moving to work in the city.

Rental Market

The Berlin rental market has also been profoundly shaped by the forces of supply and demand, evidenced by an extremely low vacancy rate of just 1.2%. This has resulted in consistent levels

of rental growth of 6.1% per annum on average since 2006, with rents almost doubling in that time. Additionally, a record 10.7% rental growth was seen in Berlin's top market segment over 2017.

Berlin Market News

- What are the key factors driving Berlin's property market? Find out in our latest [Market Update](#).
- Berlin, the city of 12 boroughs with distinct characters. Start your tour of the city [here](#).
- Charlottenburg: The Jewel of Old West Berlin. Learn more about the luxurious area in our latest blog post [here](#).
- Explore the city and find out what's on, what to eat and where to stay on [Berlin's tourism website](#).

*IP Global is **not** licensed to sell Konstanzer in Germany. If you are based in Germany you may have mistakenly received this communication. If you would like to discuss other Berlin investment opportunities that may be available in the near future, please contact us.*



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