



**BerlinEstates**

INVEST IN BERLIN



[www.BerlinEstates.co](http://www.BerlinEstates.co)





# BerlinEstates

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“Berlin combines the culture of New York, the traffic system of Tokyo, the nature of Seattle, and the historical treasures of, well, Berlin.”

**Hiroshi Motomura, US Law professor.**

# Discover

## Berlin Property Market through **BerlinEstates**

### **Our philosophy**

Methodical analysis, market expertise and a hand-picked team of professionals covering all necessary fields to ensure the perfect transaction, are the core points of the philosophy behind the success of “Berlin Estates”.



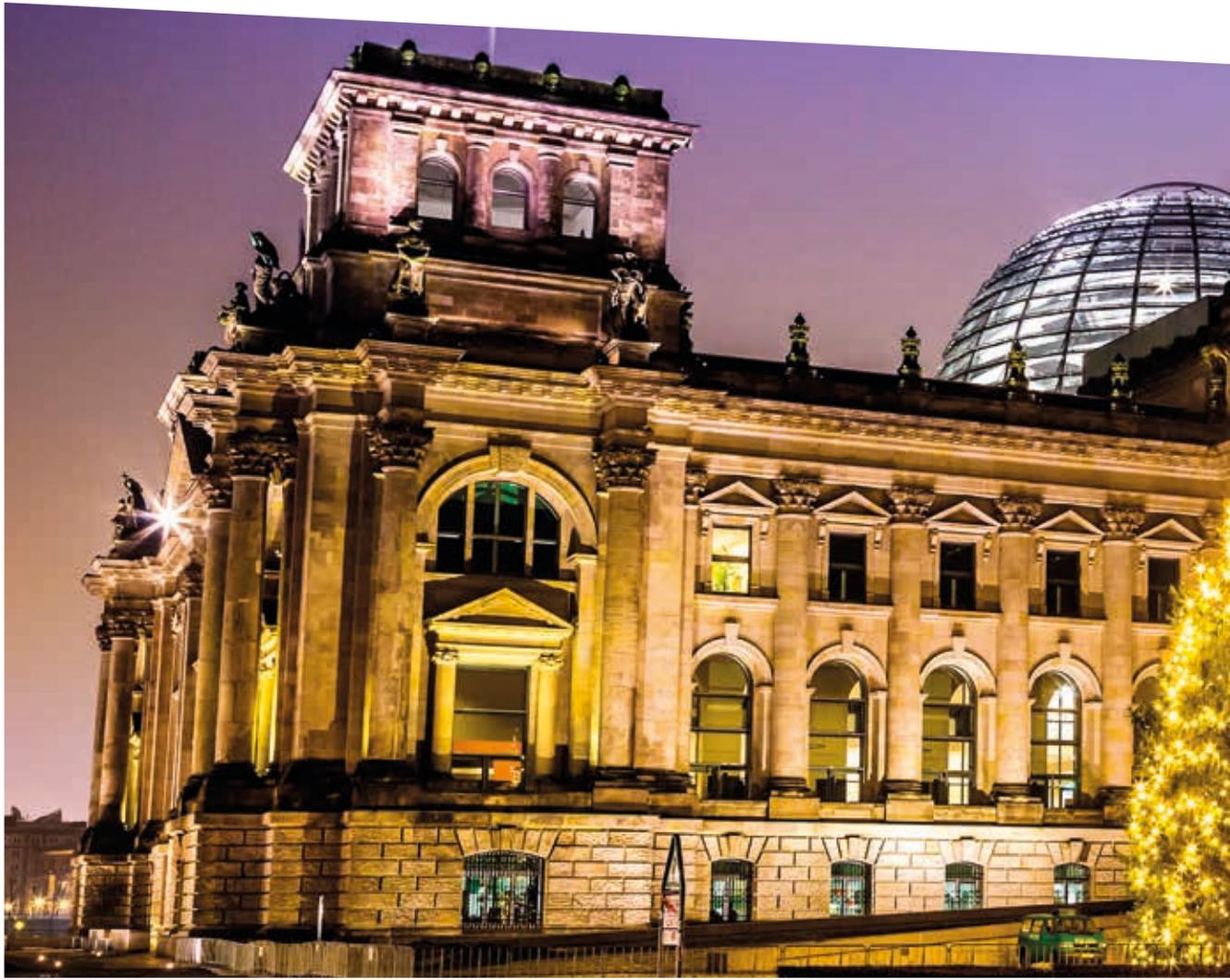


## **The Company**

Through long-standing cooperation with trustworthy and well established Berlin-based companies we aim to provide our clients a full range of services covering all aspects of Berlin property investment.



Our property portfolio consists of residential, commercial, logistics and hotel properties. Our client base includes wealthy individuals/family offices/trusts and institutional investors from Europe, Russia and the Middle East/Gulf region.



## Services Offered

“Berlin Estates” covers the whole spectrum of real estate investment in Berlin, Germany.



Reichstag Building



Molecule Man - Spree River

### **Our list of reputable associates includes:**

- Top Berlin Real Estate Companies / Developers
  - Specialized Real Estate Law Firms
  - Banks / Mortgage Financing
- Accounting / Tax Consultancy Firms
- Property Management Companies



Kaiser - Wilhelm Memorial Church



Charlottenburg Garden



Library of Humboldt University



Park in Berlin



Berlin Football Globe



Opera House



Berlin Cathedral



TV Tower



House of World Culture



Berlin Cathedral Square



Museum Island and TV Tower



Berlin Main Station



Berlin Cathedral



Charlottenburg Palace



# Importance of Berlin

Capital and largest city of Germany

World center of politics, culture, media and science

One of Europe's most prolific centers of higher education and research

Major international companies with headquarters in Berlin

New main airport opening soon

Europe's biggest convention center

Incredible art scene, home to 420 art galleries

13 million tourists in 2018

(highest visited city in Europe after London and Paris)

Home to the European film festival and host of Berlin film festival

Famous for its diverse and vibrant nightlife

One third of Berlin's area is composed of forests, parks, rivers and lakes

Host of major international sporting events

# Invest

## Why Invest in Berlin's Property Market?

Capital of Europe's strongest economy

Huge multi-sector investment from some of the world's  
biggest venture capital funds

Secure legal environment

Berlin is the government and educational center of Germany

Major international and local companies are relocating to Berlin

Demand for residential accommodation hugely outstrips supply

Home ownership in Berlin is by far the lowest in Europe (17%)

Forecast population growth 2016-2030 : 8.2%

Easy financing with low interest rates



New Synagogue



“Paris is always Paris and Berlin is never Berlin!”  
Jack Lang, French former culture minister.



# Berlin Real Estate Market **Prospects**

## What do the experts say?

German cities dominate the most comprehensive experts' survey **Emerging Trends in Real Estate Europe's** top 10 picks for 2019.

At the very top of all German cities, Berlin has many devoted fans: "Everybody wants to be there, and rents are going through the roof," says a pan-European investor.

Berlin tops survey in terms of change in expected rents and is No 2 overall in expected increase in capital values for 2019. It continues to be among the top-2 cities (out of all European cities) in all categories for the fourth year running.

"Berlin is still everyone's global darling given the pent-up demand, the dynamic of the government, the city being a tech growth capital and the low cost of rents and operations.

rents and prices are rising swiftly across all asset classes. "You can't get space. Everybody wants to be there, and rents are going through the roof. The millennials want to go there.

The capital city of Germany is finally getting the global appreciation it deserves".

Source: **Emerging Trends in real estate Europe 2019** by PWC and Urban Land Institute.

## Do the figures agree?

Berlin is unique; next year marks its 30th anniversary as a re-unified city and its housing stock continues to evolve.

Both the prime and mainstream markets have witnessed strong price growth in the last five years due to a shortage of new supply, an expanding population, a strong economy and a robust labour market.

In 2017, around 15,670 residential units were completed, this equates to around 1% of the total number of existing homes. In contrast, Berlin needs to deliver 20,000 units per annum to keep pace with demand.

Berlin also compares favourably in price terms with other German cities and with other global markets.

An apartment in Munich can cost double that in Berlin. Add to this the city's low home ownership rate of only 17% and its young, skilled workforce and the sums add up for investors.

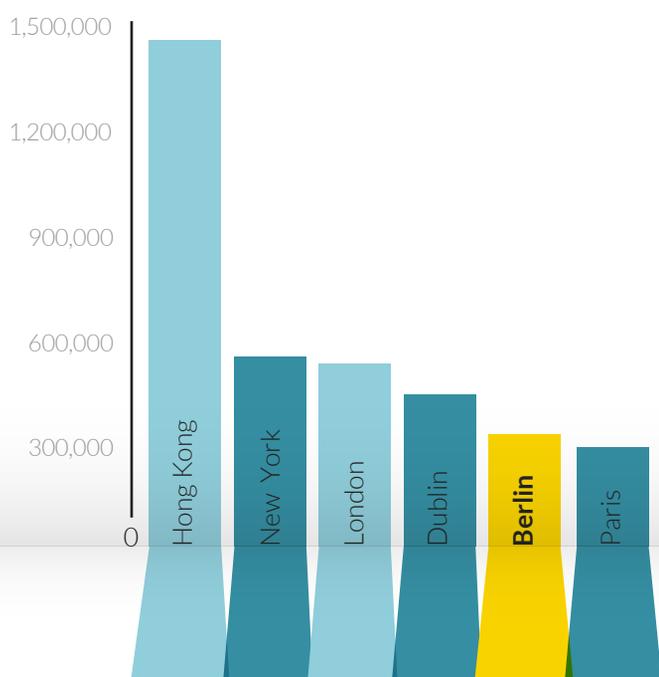
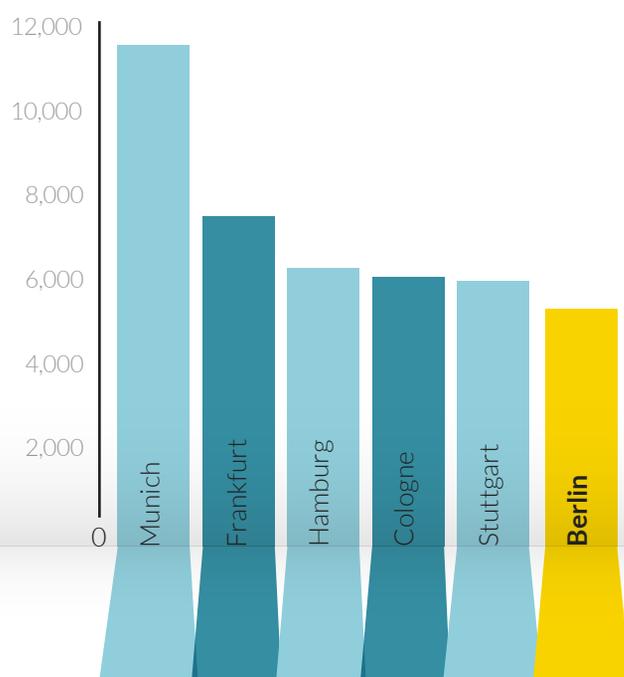
**The figures clearly indicate that the city is on the rise!**

### BERLIN: AFFORDABLE IN NATIONAL & GLOBAL TERMS

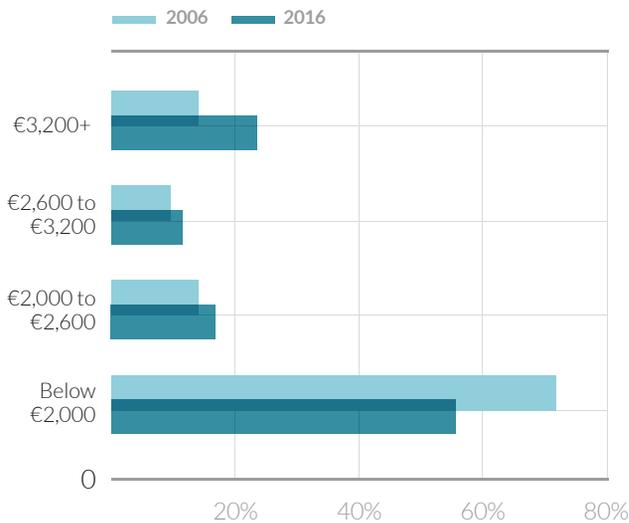
Average Apartment price per SQ M (€)

Capital Value (€)

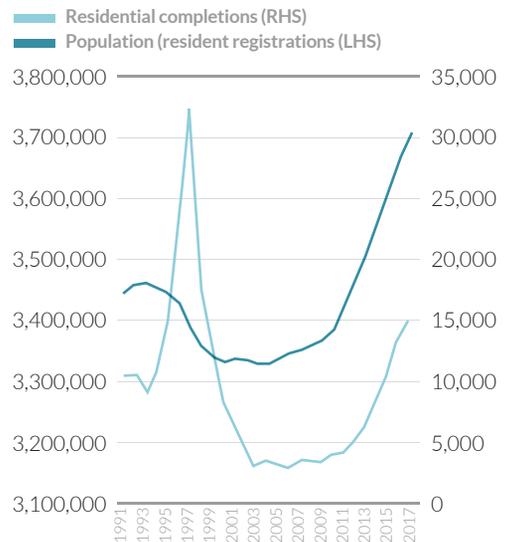
Source: Berlin Insight 2019 by Knight Frank



## BERLIN: STRONG INCREASE IN HIGHER INCOME GROUPS



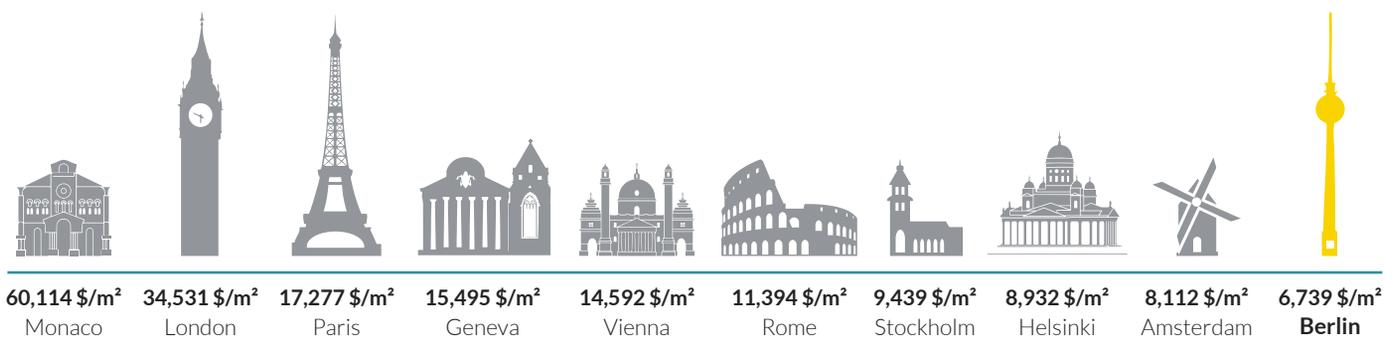
## BERLIN: DEMANDS VS. SUPPLY



## How do Berlin top segment apartment prices compare to prices in other major European cities?

According to **statista**, Berlin's apartment prices in the top market segment are still far away from reaching the prices of other major European cities. This gap was even bigger a few years ago and Berlin has been catching up, but there is still a long way to go.

## Europe's Most Expensive Apartments - Buying price in selected capital cities in Europe as of 2017



## Berlin's real estate in super-cycle of growth

Employment growth in cutting-edge industries suggests that Berlin is truly becoming an innovation hub. And this development serves as an excellent basis for the residential market. The house price trends are likely to remain in place for some time to come.

In 2018, prices for existing terraced houses in Berlin rose by 14% yoy and climbed to a new all-time high, at prices way above EUR 300,000. Despite this jump, which considerably exceeded the uptrend in most other major metropolitan areas in Germany, house prices in Berlin are still relatively low.

Berlin is currently the 11th most expensive German city in terms of apartment prices and according to Numbeo, it is the twentieth most expensive city in Europe.

In Berlin, the price increases are caused by a significant shortage of available housing.

Numerous factors point to a super-cycle in Berlin, which might continue far beyond 2020. Housing in Berlin might thus contribute to a trend which will make Berlin one of the most expensive European cities, just as the city is becoming one of the most innovative, too.

Source: **Talking Point: Berlin** - Deutsche Bank Research – Jan 2019.



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