

Ground Breaking Ceremony For The New Building Quarter nio

The construction of 190 apartments and two townhouses started with a symbolic turn of the sud / 42 % of the apartments already sold or reserved

Premium Immobilien Deutschland GmbH started its biggest project called nio with a festive ground breaking ceremony on the 8th April. Just half a year after the sales launch in September 2015, 190 apartments and two townhouses by the architects Ester Bruzkus and Patrick Batek (houses 1-3) as well as Dominik Krohm, partner on the architectural office Klaus Theo Brenner – Stadtarchitektur (houses 4-9) are growing upwards. Although, strictly speaking, it's starting to go down - since the excavating of the building pit for installations of the cellars, storage rooms for bicycles and strollers, and the underground car park with charging station for electric vehicles. When the constructions begin, the showroom with its wooden and modern design has to move to the edge of the building site. "We already found buyers for 42 % of the units before the start of construction," explains Caren Rothmann, managing director and owner of David Borck Immobiliengesellschaft who is responsible for sales. Rothmann adds: „Now, the stakeholders get an impression of the building by looking at the construction works and don't have to buy off plan." After all, nio means the new construction of a whole block of buildings which contains nine houses with different characters: Houses 4-9 at the Bornholmer Straße are classical and timeless, following the Gründerzeit architecture. And houses 1-3 at Finnländische Straße are modern and diversified with deliberate breaks and contrasts. David Borck, managing director and owner of David Borck Immobiliengesellschaft, says; "We observe an increased demand of owner-occupiers who are especially interested in the extravagant drafts of Ester Bruzkus and Patrick Batek. Especially, since the completion date is getting closer now."

The nine houses who go by the project name „nio“(nio is the Swedish word for nine) are build between Bornholmer, Malmöer, and Finnländische Straße and group around a green courtyard with a playground, rest areas and small paths. Owner and investor is **Premium Immobilien**, a specialist in the area of residential properties with 20 years of experience on the Austrian and German property market. "Many of the new residents used to live in the neighborhood. Who once learned to love this mixture of trendy cafés, high quality shops, playgrounds, and green areas never wants to live somewhere else," explains Caren Rothmann, "Due to the population increase, capital investors are also on the right path with nio. Many buyers enjoy the choice between the differently designed houses, which match perfectly as an ensemble and represent the typical Berlin mix." Floor plans from one to five rooms, apartments over two storeys, penthouses including roof terraces, and loft-style townhouses meet the different customers needs perfectly. And the prices from 3.400 Euro per square meter are convincing owner-occupiers as well as capital investors.

Houses 1-3 with their two garden houses and two townhouses will be build along Finnländischen Straße. The plans of the spacious apartments have been designed by the renowned architects Ester Bruzkus und Patrick Batek. The duo, which is known for their creativity, makes use of contrasting surfaces like reinforced concrete, metal mesh, and wooden panels. Inside the apartments, warm and classic materials are dominating, such as wood and natural stone as well as refined floor plans with up to three terraces per apartment and generous ceiling heights. These apartments with their 1 to 5 rooms and living spaces from 40 to 148 square meters are slightly larger than their counterparts in houses 4-9 and – thanks to their south exposure – especially bright. Two two-storey townhouses with separate entrances and ground-level terraces combine the qualities of single house living and the comfort of an apartment. "Here, the residents can enjoy an open atrium and floor-to-ceiling windows," explains David Borck, managing director and owner of David Borck Immobiliengesellschaft.

The draft by Dominik Krohm, who is partner at the architect's office **Klaus Theo Brenner – Stadtarchitektur**, is based on Gründerzeit houses. Krohm uses classical and compact basic shapes as well as harmonious proportioned house facades in shades of grey, red, and beige for his designs of houses 4-9 along Bornholmer and Malmöer Straße. Inside of the mainly one to three room apartments with their 34 to 136 square meters, sustainable and classic materials are installed, such as modern wooden windows and elegant wooden floors. Through floor-to-ceiling windows as well as open-plan structures all rooms are flooded with light. The home comfort is rounded off by balconies, loggias, and bays in each apartment which offer a great view over the courtyard and its Scandinavian design. "Due to their compact layouts, the apartments along Bornholmer and Malmöer Straße are mostly interesting for singles, couples and investors," explains David Borck. "And where do you get an affordable penthouse on the sixth floor with 62 square meters?" The purchase prices for the total 194 living units start at 3.400 Euro per square meter. The completion of the whole building complex is scheduled for autumn / winter 2017.

About David Borck Immobiliengesellschaft:

When Caren Rothmann and David Borck founded the David Borck Immobiliengesellschaft mbH in 2010, both managing owners already had substantial knowledge about the real estate sector. Their vision: property management with innovative thinking. They wanted to offer their clients a one-stop service solution from financing up to a marketing concept. Whether old or new building, general distribution or retail sale – David Borck Immobiliengesellschaft takes on the complete project marketing and develops tailor-made marketing strategies. Since its founding, David Borck Immobiliengesellschaft found the perfect owners for over 1.000 living units.

About the Developer PREMIUM Immobilien Deutschland GmbH:

PREMIUM Gruppe is represented in Berlin and Vienna with over 76 employees. Since 1995, PREMIUM operates as a project developer in the area of residential properties, new houses, and renovations of multi-storey buildings. Their product portfolio covers acquisition of properties, assumptions of project development including approval procedures and structural realization up to turnkey delivery. On request, renting, administration, and ongoing services will be provided during the whole investment period for investors and homes buyers.

The Scandinavian Quarter:

The Scandinavian or Nordic Quarter owes its name to the Nordic street names like Aalesunder Straße, Andersenstraße, Ibsenstraße, Stavangerstraße, and Gotlandstraße, who determine the townscape around the city train station Bornholmer Straße and the northern border of Prenzlauer Berg. The northern part is shaped by housing estates with generous courtyards and by mansion-like residential houses of the former East-Berlin embassy quarter, while the southern part is dominated by older buildings from 1910.

Facts about nio

- Bornholmer Straße 67-70, 10439 Berlin
- Site area approximately 5033 square meters
- 190 apartments (including penthouses) from 1 to 5 rooms and 34 to 148 square meters
- Two townhouses from 124 to 143 square meters
- Investment total 55 million Euro
- Project developer is Premium Immobilien Deutschland GmbH
- Architecture & Planning: Klaus Theo Brenner – Stadtarchitektur & Bruzкус Batek Architekten

- Purchase prices from 3.400 Euro per square meter, average price 4.100 Euro per square meter
- Generous courtyard with playground and green areas
- Buggie and bicycle racks
- All living units are equipped with balconies, loggias, or terraces
- Underground car park with filling station for electric cars
- Optimal connection to public transportation via city train Bornholmer Straße
- tram: M1 from Bornholmer Str. & M13 or M50 from Schönfließer Str.
- Over 20 % of the overall project sold by the end of January 2016
- www.nio-wohnen.de

Timetable:

September 2015: launch of sales for houses 1-6, January 2016 sales start for houses 7-9, start of construction spring 2016, completion expected in autumn/winter 2017

Showroom Bornholmer Straße 67 - 70, 10439 Berlin Tuesday-Friday 4 – 7 p.m., Saturday 1 – 4 p.m., Sunday 10 a.m. – 1 p.m. or by arrangement. Telephone 030 / 887 742 50 or nio@david-borck.de