

Jahn Urban new-build mixed-use project – 90% sold

David Borck Immobiliengesellschaft has found new owners for 18 of 20 residential and commercial units / Only two units still available

Demand for housing in Berlin remains strong – especially in sought-after neighborhoods such as the Graefe neighborhood in Kreuzberg, where the new Jahn Urban mixed-use complex is being developed. The building, designed by Thomas Hillig Architekten, will have 20 residential and two commercial units. David Borck Immobiliengesellschaft, the exclusive sales agent, has successfully brokered the sales of 90% of the units, with just two units still available: a 4-room apartment on the third floor with approx. 117 sqm of living space, a large balcony and a generously proportioned living/dining room with an open-plan kitchen. The new building's absolute highlight is also still for sale: a stunning, fifth-floor penthouse boasting 170 square meters of living space on two floors, plus a 40-square-meter roof terrace and balcony.

Jahn Urban offers an attractive mix of units, from compact, 35-sqm, 2-room apartments with 35 sqm to spacious, 4-room family apartments with floor plans of up to 170 sqm. The practical commercial spaces have 45 sqm and 74 sqm. The residential units all provide barrier-free access via an elevator. Demand was particularly high for the two commercial units and the 2- and 3-room apartments. The building is scheduled for completion in Q4 2022.

All of the apartments feature open-plan kitchen/living rooms and modern bathrooms, as well as parquet flooring, underfloor heating and numerous floor-to-ceiling windows. A play area in the courtyard is sure to appeal to the youngest residents. In addition, there are numerous green areas in the surrounding area for strolling and relaxing. Located in the heart of Berlin's popular Graefe neighborhood, directly between Maybachufer and Volkspark Hasenheide, the apartments are ideal for singles, couples and families. The neighborhood is home to stylish cafés, organic food stores and weekly markets, all of which embody Kreuzberg's international, neighborhood flair. Tempelhofer Feld, Berlin's largest city park and the largest inner city open space in the world, is also within easy reach. Thanks to the excellent public transport connections (Hermannplatz and Schönleinstraße subway stations), residents enjoy convenient links to all of the city's major destinations. There are also numerous residents' bicycle parking spaces available in the building.

About David Borck Immobiliengesellschaft:

When Caren Rothmann and David Borck founded David Borck Immobiliengesellschaft mbH in 2010, both managing partners already possessed a wealth of real estate expertise. From day one, their vision has been to market real estate with an individual touch and an innovative flair, offering a complete range of real estate services from a single source. Together with their team, they draw on an extensive network of agencies, financing experts, appraisers, lawyers and banks. Whether classic pre-war buildings or new developments, villas or condominiums, portfolios or individual properties, the team of seasoned real estate professionals handles every facet of property and development marketing and develops highly targeted, bespoke marketing strategies. Over the last decade, David Borck Immobiliengesellschaft GmbH has successfully connected more than 2,300 buyers with their dream

properties. The company has been repeatedly rated as one of the top real estate agents in Germany by *Focus* magazine and *Capital Maklerkompass* and has also won the European Property Award.
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