



# A DREAM BY THE GOLDBEK CANAL

Andreasstraße 33 in Hamburg-Winterhude



**LOCATION**

## DIE ANDREASSTRAÙE 33

Welcome to Winterhude, where luxury, elegance, and the concept of quality of life converge. Explore the timeless beauty of AndreasstraÙe and be enchanted by its unique charm.

Right here, our property is nestled along the picturesque Goldbek Canal. It is part of a charming ensemble of townhouses, villa rows, and multifamily residences in the Founder's and Art Nouveau style, which are true works of art.

The timeless elegance of the facade reflects Winterhude's characteristic architecture. The address received its name in 1866 from Franz Andreas Meyer, a friend of the property owner Adolph Sierich. What sets it apart is direct access to the Goldbek Canal from the property.

Winterhude boasts excellent transportation connections. The city center is reachable in approximately 10 minutes, making this location an ideal place to call home.

Nearby, you'll find Mùhlenkamp with a wide selection of shopping options, culinary delights, and trendy cafes and bars, all within walking distance, inviting you to linger.

Here, you'll discover everything that life has to offer – from trendy to stylish, from relaxed to chic.

The surroundings around the AuÙenalster provide the perfect backdrop for leisurely strolls and invigorating jogging routes. The excellent infrastructure around AndreasstraÙe makes it easy to access schools, kindergartens, and daily shopping on foot or by bike."

# MACRO LOCATION



# MICRO LOCATION





# THE PROPERTY

# ANDREASSTRAÙE 33

In one of Hamburg's most prestigious neighborhoods, you will discover this impressive multifamily residence featuring 12 exceptional residential units, nestled directly along the canal of the Außenalster.

This building exudes timeless elegance, with its classic facade housing 10 apartments ranging in size from 170 to 191 square meters, along with 2 spacious penthouse apartments, all divided as per condominium ownership (WEG).

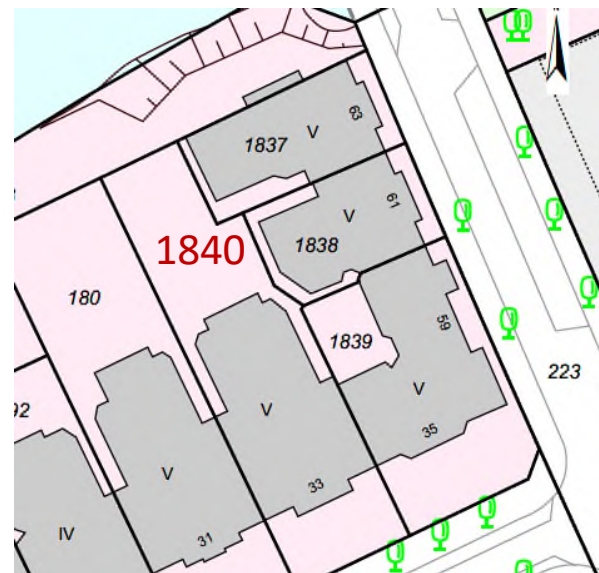
AndreasstraÙe 33 embodies the characteristic style of NDG, seamlessly blending traditional architecture with contemporary living. With a clear emphasis on quality and individuality, this property stands out as a unique investment opportunity. Notable features include a glass elevator, a bicycle storage room, and the renovation of 3 currently vacant units, while the remaining 9 are already leased.



# DETAILS

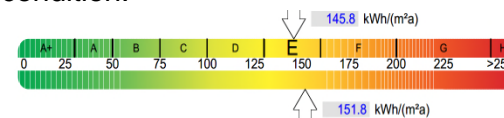
<b>Year of Construction:</b>	approx. 1914
<b>Parcel Number:</b>	1840
<b>Property Area:</b>	approx. 1,034 sqm
<b>Living Area:</b>	approx. 2,195 sqm
<b>Residential Units:</b>	12
<b>Unit Sizes:</b>	approx. 157 – 193 sqm
<b>Projected Annual Net Cold Rent:</b>	508,795.20 €
<b>Parking Spaces:</b>	None
<b>Balconies:</b>	Yes
<b>Elevator:</b>	Yes
<b>Energy Source:</b>	Gas Central Heating (2022)
<b>Condominium Division:</b>	Yes
<b>Purchase Price:</b>	<b>27.500.000,00 €</b>

## Plotplan:

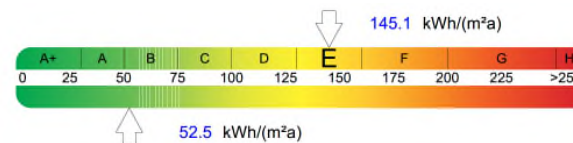


## Energy Certificate:

Current condition:



Target condition:





# RENOVATION MEASURES IN COMMON AREAS

## **Exterior Renovations and Landscape Design:**

- Renovation of the balconies
- Redesign of the outdoor areas
- Waterproofing of the roofing in the entrance area
- Replacement of downspouts and gutters
- Modernization of the fencing and revision of the perimeter
- Complete restoration of the historic facade
- Installation of exclusive wooden windows

## **Building Technology and Electrical:**

- Installation of a state-of-the-art gas heating system
- Replacement of plumbing and electrical risers
- Renewal of the intercom system with video intercom
- Establishment of a fiber-optic connection



# RENOVATION MEASURES IN COMMON AREAS

## Interior Design and Lighting:

- Restoration and refurbishment of stair steps, platforms, and handrails
- Replacement of flooring on stair platforms
- New stone cladding for entrance steps

## Security and Access Area:

- Replacement of apartment entrance doors and main entrance door, compliant with RC2 security standards
- Installation of a modern mailbox system

## Basement and Common Facilities:

- Renewal of basement doors
- Redesign of common areas
- Leveling of the flooring

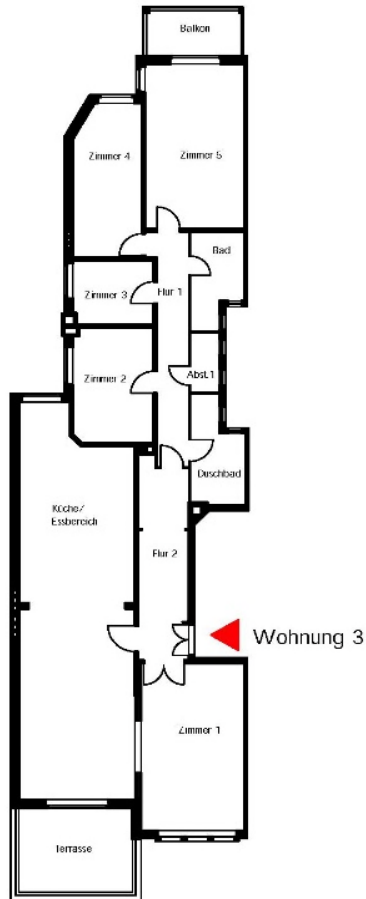


## MEASURES IN THE VACANT RESIDENTIAL UNITS

- New electrical installation with designer switches
- All walls and ceilings plastered to Q3 standard using mineral plaster
- Restoration and detailed work on decorative plaster elements
- Meticulously refurbished original hardwood flooring and pitch pine floorboards
- New designer radiators
- Lighting concepts in bathrooms and hallways
- Electric underfloor heating in the bathrooms



# FLOOR PLAN EXAMPLES



## Apartment 3

1st Floor, left

Kitchen/Dining	approx.	60,52m <sup>2</sup>
Room 1	approx.	23,62m <sup>2</sup>
Room 2	approx.	11,99m <sup>2</sup>
Room 3	approx.	6,86m <sup>2</sup>
Room 4	approx.	13,71m <sup>2</sup>
Room 5	approx.	22,36m <sup>2</sup>
Hallway 1	approx.	10,91m <sup>2</sup>
Hallway 2	approx.	13,06m <sup>2</sup>
Bathroom 1	approx.	5,72m <sup>2</sup>
Bathroom 2	approx.	6,19m <sup>2</sup>
Storage 1	approx.	2,31m <sup>2</sup>
Terrace (50%)	approx.	7,57m <sup>2</sup>
Balkony (50%)	approx.	3,26m <sup>2</sup>
<b>Total:</b>	<b>Approx.</b>	<b>188,08m<sup>2</sup></b>



Apartment Location



# FLOOR PLAN EXAMPLES



## Apartment 12 Penthouse, right

Living/Dining	approx.	51,64m <sup>2</sup>
Room 1	approx.	34,12m <sup>2</sup>
Room 2	approx.	8,32m <sup>2</sup>
Room 3	approx.	12,50m <sup>2</sup>
Kitchen	approx.	15,87m <sup>2</sup>
Entrance	approx.	14,54m <sup>2</sup> .
Hallway 1	approx.	13,89m <sup>2</sup>
Hallway 2	approx.	8,70m <sup>2</sup>
Bathroom 1	approx.	7,89m <sup>2</sup>
Bathroom 2	approx.	4,72m <sup>2</sup>
Storage 1	approx.	1,71m <sup>2</sup>
Storage 2	approx.	3,95m <sup>2</sup>
Terrace (50%)	approx.	6,03m <sup>2</sup>
Balkony (50%)	approx.	5,25m <sup>2</sup>
<b>Total:</b>	<b>approx.</b>	<b>189,13m<sup>2</sup></b>



Apartment Location



# RENTAL LIST

House No.	Apartment	Location	Status	Renovated/New	Area in m <sup>2</sup>	Monthly target rent in €	Annual target rent in €
33	1	GF left	rented	renovated 2010	176,82	2.780,46 €	33.365,52 €
33	2	GF right	rented	renovated 2014	172,24	2.886,72 €	34.640,64 €
33	3	1st FL left	vacant	renovated 2023	188,08	5.266,24 €	63.194,88 €
33	4	1st FL right	rented	renovated 2012	181,87	2.920,61 €	35.047,32 €
33	5	2nd FL left	rented	not renovated	187,78	2.365,46 €	28.385,52 €
33	6	2nd FL right	rented	renovated 2018	182,02	3.412,06 €	40.944,72 €
33	7	3rd FL left	rented	renovated 2012	190,95	2.472,85 €	29.674,20 €
33	8	3rd FL right	rented	renovated 2013	185,99	3.297,97 €	39.575,64 €
33	9	4th FL left	vacant	in renovation	192,29	5.384,12 €	64.609,44 €
33	10	4th FL right	vacant	in renovation	186,29	5.216,12 €	62.593,44 €
33	11	PH left	rented	new build 2001	161,87	2.665,61 €	31.987,32 €
33	12	PH right	rented	new build 2001	189,13	3.217,39 €	38.608,68 €
<b>Gesamt: 12</b>							
					<b>2.195,33</b>	<b>41.885,61 €</b>	<b>502.627,32€</b>

\* estimated rent including modernization cost allocation



**IMPRESSIONS**



















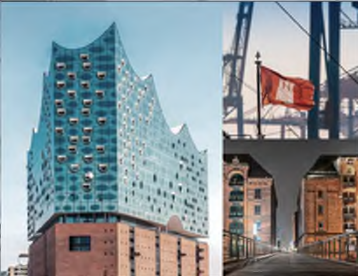






# INVESTMENT HIGHLIGHTS

Andreasstraße 33, Hamburg



## PRIME A-LOCATION

Hamburg - one of Germany's **top 7 investment destinations** - has been captivating investors for decades with its above-average rental price growth and **appreciation in value**.



## PRESTIGIOUS HAMBURG PREMIUM LOCATION

This property is situated in one of the most **sought-after** and prestigious **neighborhoods**, renowned for its outstanding living quality and abundant leisure opportunities.



## FUTURE-PROOF VALUE DEVELOPMENT

Built around the turn of the century, this property radiates with its historic facade. The blend of the old-world charm and modern enhancements creates a **future-proof investment product**.



## HIGH-END LUXURY INVESTMENT

This property offers highly **exclusive residential** units ranging from 157 to 193 square meters, impeccably renovated common areas, and exceptional interior design accents, making it a high-end luxury investment

# BY YOUR SIDE WITH CERTAINTY



a company of



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