URBAN LIVING NEAR THE ALSTER

Barcastraße 1 in 22087 Hamburg, St. Georg

NDG
BARCASTR. GMBH & CO. KG

PROPERTY OVERVIEW

The Concept:	Forward Deal – Forward Deal – Comprehensive renovation of an existing building, introducing 33 micro-apartments, coupled with the construction of 14 new micro-apartments through the addition of two full stories.
Year of Construction:	1951
Plot Numbers:	822, 2205, 2228
Plot Area:	approx. 504 m²
Living Area:	**approx. 1,504 m²**
Existing Building:	approx. 1,050 m²
Rooftop Extension:	approx. 454 m²
Number of Units:	**47**
Existing Units:	33
Rooftop Extension:	14
Unit Sizes:	approx. 25 – 38 m²

Goal Rents:	40,00 - 50,00 €/m² 100,00 € Parking Space
Parking Spaces:	Yes
Balcony:	4th floor
Elevator:	Yes
Energy Source:	District heating

Division according to Condominium Act: Yes

Special Features:

- Forward Deal
- Equipment package with accelerated depreciation
- Higher rental income through lump sum rents
- Smart building gadgets
- KFW funding (under review)

PROPERTY OVERVIEW

Management:

Two net cold rents are withheld at the beginning of the management for the ordinary management of the special property unit.

Special Property Unit (SEV)	€25.00 gross / month
Condominium Association (WEG)	€50.00 gross / month
Maintenance	€0.30 / m² / month
Maintenance Costs (non-allocable)	€25.00 gross / month

Rental:

The NDG Security

- ensures cost-neutral initial rental.
- offers a one-time deposit of €2,000 gross into the SEV account of the purchaser for subsequent rentals by the NDG.

Additional clause in the purchase contract:

The furniture is specified in the purchase contract at €50,000.00.

FLOOR PLAN DESIGN

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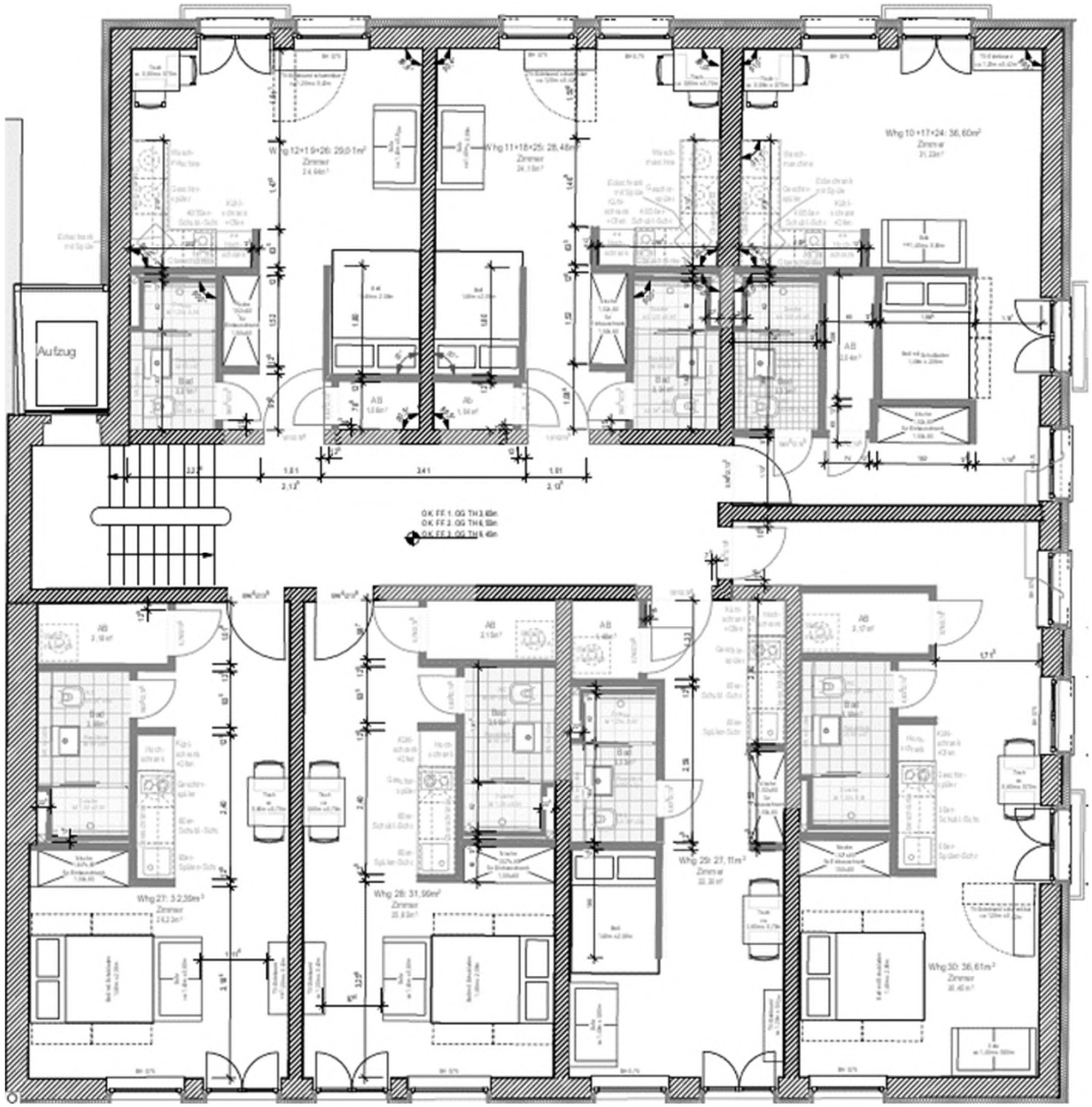
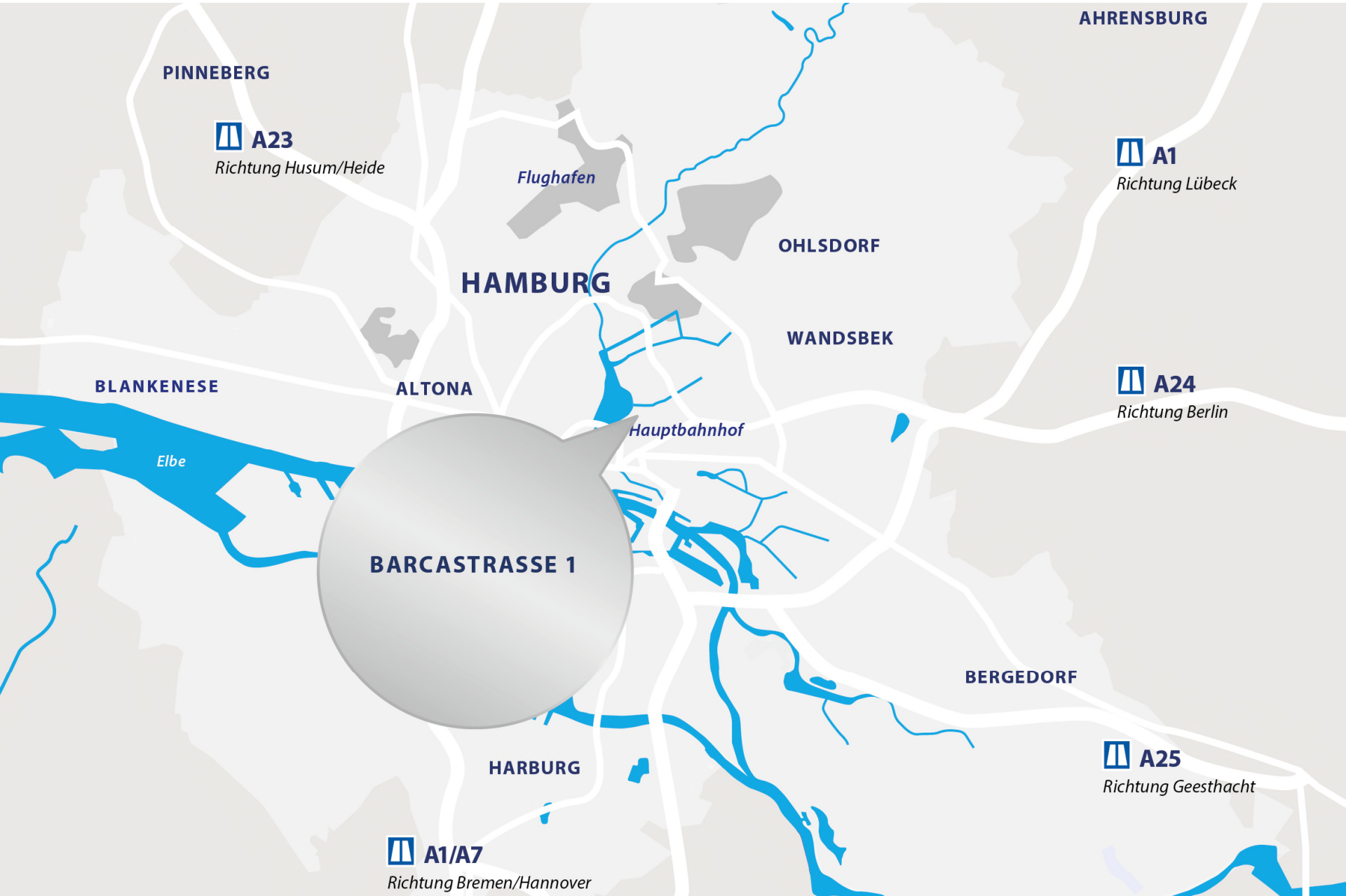
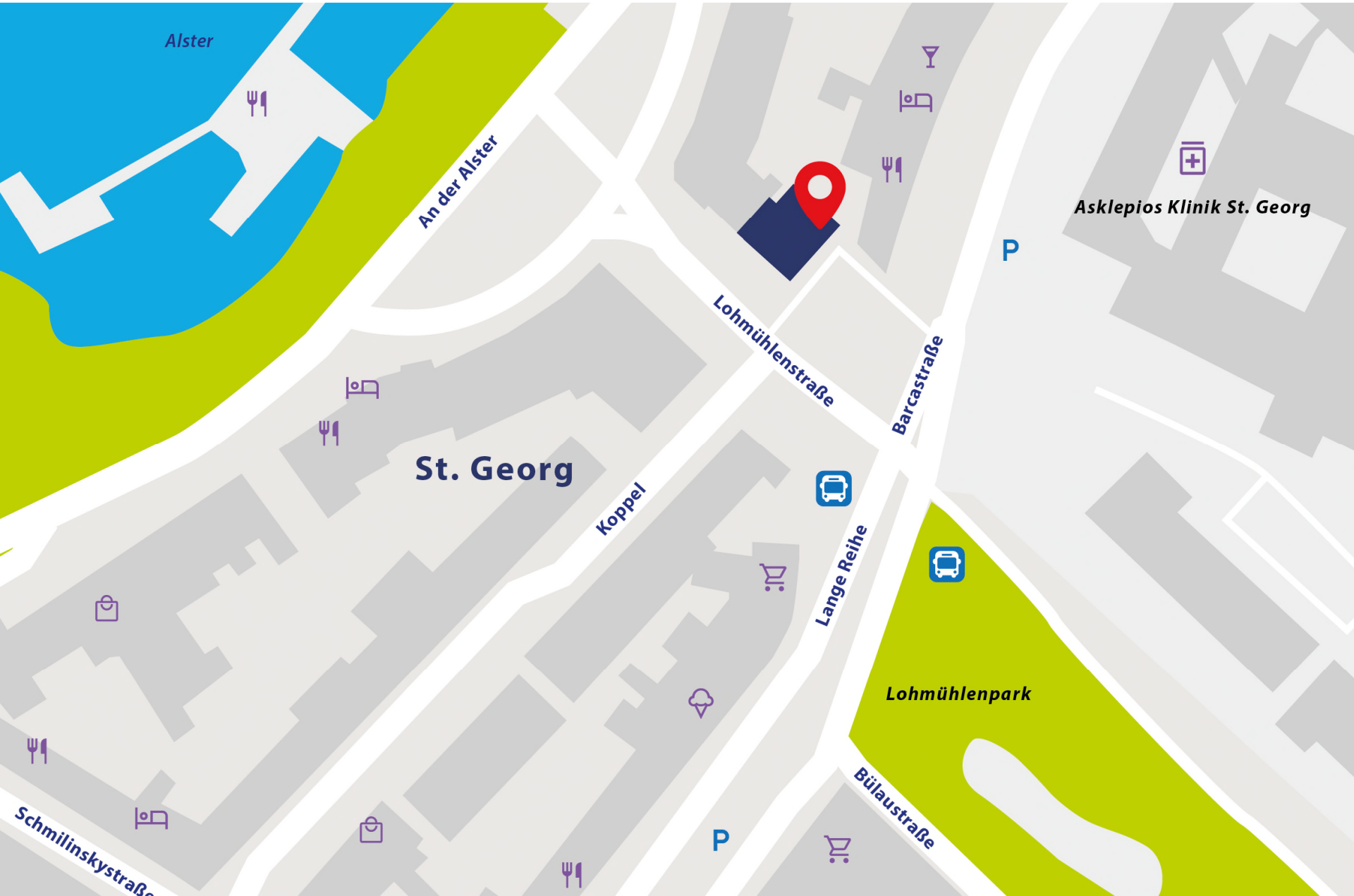


MACRO LOCATION



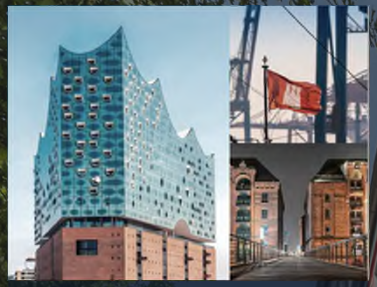
MICRO LOCATION



IMPRESSIONS

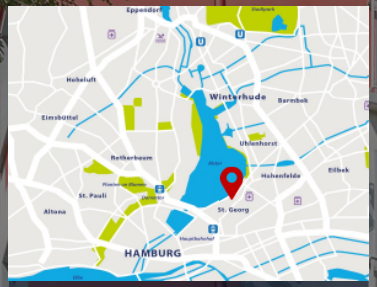
INVESTMENT HIGHLIGHTS

Barcastraße 1, Hamburg



TOP A-LOCATION

Hamburg - one of the **top 7 investment locations** in Germany has been captivating investors for decades with its above-average rental price development and appreciation.



SCENE-LOCATION HAMBURG

The property is located in one of the most **sought-after** and frequented **districts**, offering outstanding residential quality and diverse leisure opportunities.

STEADY VALUE GROWTH

Nestled along the Alster, this property meets the latest energy standards. The seamless blend of comfort and cutting-edge technology establishes a premium foundation for a **secure** and **prosperous future**.

SMART LIVING

The property offers 47 micro-apartments featuring an exclusive amenities package and **exceptional accents** in **interior design**.

BY YOUR SIDE WITH CERTAINTY

NDG
BARCASTR.
GMBH & CO. KG

ein Unternehmen der

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