



PRIME LOCATION IN HAMBURG CLOSE TO THE ELBE

Nienstedtener Straße 16, 22609 Hamburg-Nienstedten



PROJECT OVERVIEW

The Concept:	Rental Property for Long-Term Leasing
Year of Construction:	1949
Plot Number:	519
Plot Area:	approx. 520 m ²
Total Area:	approx. 320 m²
Residential Area:	approx. 203 m ²
Commercial Area:	approx. 117 m ²
Units:	4
Residential Units:	3
Commercial Units:	1
Parking Spaces:	2

Unit Sizes: approx. 39 – 119 m²

Net Cold Rent: 60.340,00 € p.a.

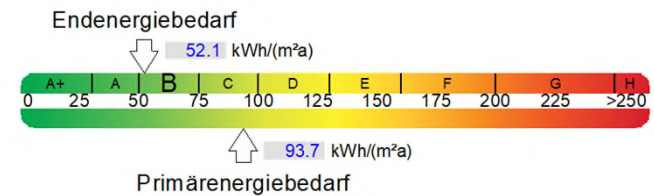
*Upside after vacating and renovating the attic: approx. 75.000,00 € p.a.

Balcony:	No
Energy Source:	Heat pump (2024)
Division acc. to COA:	No (CCIF already available)
Special Feature:	

- Preparation for the division of the commercial space on the ground floor into two residential units
- Increase in living space through exclusive use rights for two terrace areas

Energy Certificate:

CO2-Emissionen **29.2** [kg/(m²*a)]



PLANNED SCOPE OF RENOVATION

Facade:

- Implementation of a new External Thermal Insulation Composite System (ETICS) according to the requirements of building energy legislation (GEG).
- Use of high-quality red clinker veneers.

Roof Works:

- Extension of the roof areas on the gables.
- Repair of the roof ridges and surfaces.

Windows and Entrance Doors:

- Installation of new windows and roof windows according to the guidelines of the Building Energy Act (GEG).
- Installation of two new entrance doors with multiple locking points.

Heating System Modernization:

- Professional dismantling and proper disposal of the existing oil heating system and oil tank
- Installation of a state-of-the-art heat pump
- Installation of new low-temperature radiators

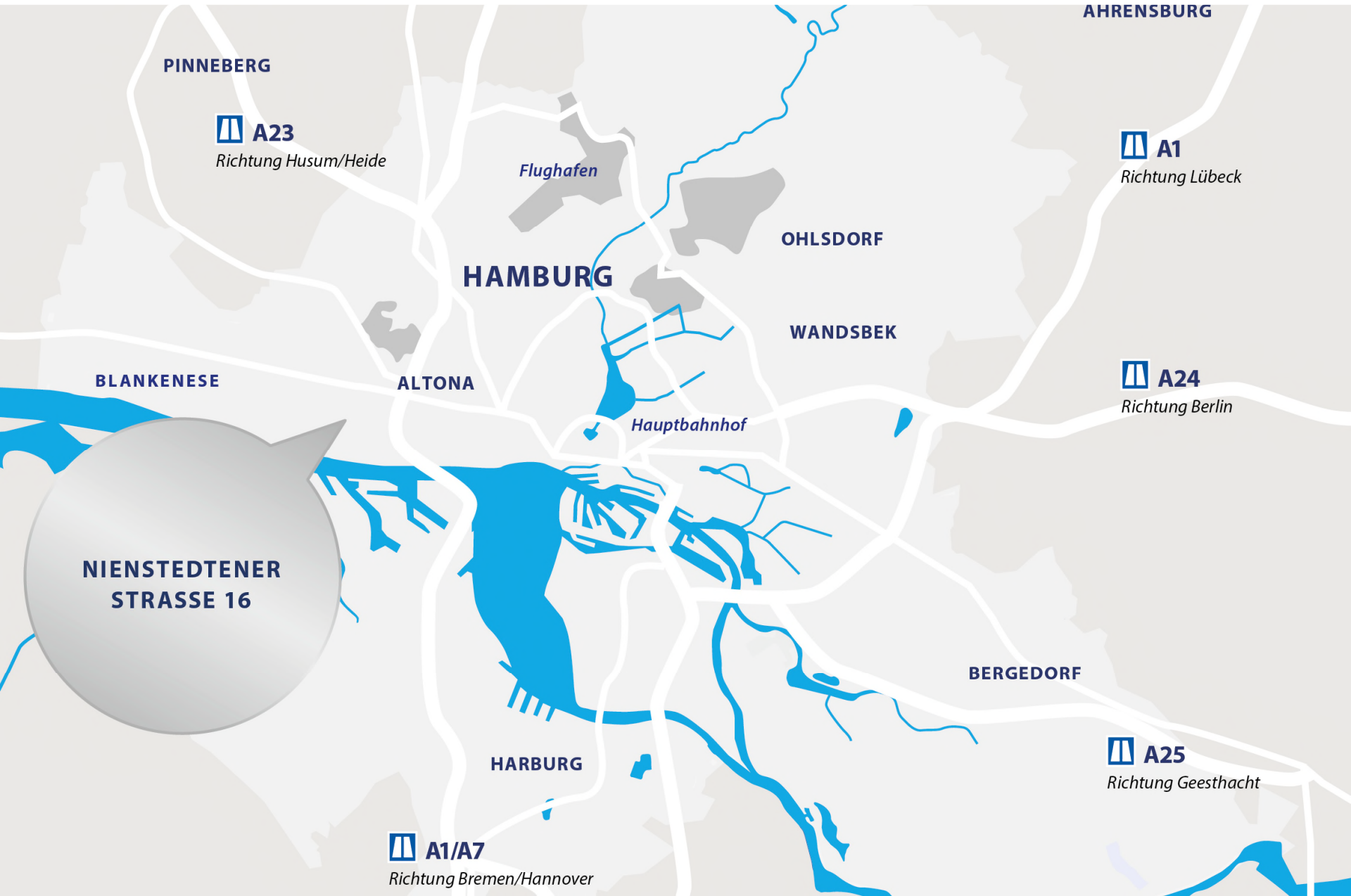
Staircase Modernization:

- Renewal of the apartment entrance doors
- Comprehensive painting works

Outdoor Facilities:

- Redesign of access paths, parking spaces, and green areas.

MACRO LOCATION



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BY YOUR SIDE WITH CERTAINTY



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