



A POWERFUL ALLIANCE THAT COMBINES EXPERTISE, SERVICE,
AND INNOVATION FOR YOUR RESIDENTIAL REAL ESTATE.





www.ndg-group.de



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EVERYTHING UNDER ONE ROOF.
FOR YOUR FUTURE. WITH CONFIDENCE.

NDG Group is synonymous with exceptional construction projects. We specialize in delivering impeccable planning, customized execution, and unparalleled management of residential properties located in prime urban locations within rapidly growing metropolises. Our commitment to sustainability and contemporary design ensures that our offerings embody the highest standards of quality and sophistication.

Promised.

Professional
comprehensive
support



EVERY ACTION IS PERFORMED WITH PRECISION:

Our properties serve as the foundation for long-term and substantial value appreciation. As NDG Group, our objective is to create optimal conditions for the sustainable profitability of your property. From the conception and development of a property to its realization, as well as the commercial and technical management of buildings, all the way to administration, we consistently meet the highest standards.

Every construction project, every new building, and every renovation begins with individual planning and consultation. Because no property is the same.

We focus on your desires and the specific requirements of the construction project. Experience, dedication, and high expertise ensure the best results. We combine proven expertise in all construction-related and administrative areas: from architecture to engineering, from carpentry to property management

– every action is performed with precision.

Always focused on creating optimal conditions for the sustainable profitability of properties.

„Harnessing the power of diversity to its full potential.“

Marco S. Pankonin

NDG GROUP.

Over 30 Years of Experience

As a medium-sized company, we have the expertise to position ourselves in the real estate market with attractive returns and value appreciation. We specialize in the development, realization, and management of residential properties for both investors and owner-occupiers – providing full-service support throughout the entire process.

Your property is in the right hands with us, whether it involves new construction, renovations, or modernization. Over the span of more than 30 years, entrepreneur Marco S. Pankonin, through the companies NDG Group and MSP that he established, has effectively managed an investment volume exceeding one billion euros, successfully planning, financing, and executing over 140 projects.

Together with A. Ahsbahs (member of the management board) and M. Riegner (managing partner of NDG Hausverwaltung GmbH), along with our dedicated team of professionals, NDG Real Estate provide sustainable and enduring capital investments, ensuring long-term value and stability. Our prime locations further enhance the attractiveness of our offerings, all backed by our commitment to delivering comprehensive professional support.

**We attend to your needs. Safeguarding your assets
with confidence for the future.**



For
properties
with a solid value
proposition.





NDG GROUP – GROWING TOGETHER IN PARTNERSHIP.

Experience, vision, expertise, and collaboration driven by a passion for real estate
give rise to distinctive architectural creations that leave a lasting impression,
even in the future.



NDG GROUP. MSP. REAL ESTATE CONCEPTS.

Whether it's the potential for returns, risk diversification, or tax optimization, NDG has been synonymous with long-term wealth development through residential properties in prime locations of thriving urban centers for over 30 years. Our defined goal: sustainable profitability. Building on a tailored tax and financing strategy, we lay the foundation for the long-term preservation of capital investments. Our focus is always on the investment security of our clients, offering individual investment concepts for the future.







NDG GROUP. SUPPORT. ADMINISTRATIVE EXPERTISE.

The NDG Hausverwaltung GmbH has been focused on the preservation and enhancement of real estate values for over 25 years. Our central approach is to provide comprehensive assistance.

Whether it's new construction or renovated historic properties, we manage residential properties in prime locations, representing exceptional quality in terms of construction, technology, and personal attention.

Backed by experience and know-how.

For the benefit of our clients.





NEW CONSTRUCTION PROJECTS:

100% BUILDING EXPERTISE.

100% TEAMWORK.

100% SERVICE.

Our attention to detail and seamless collaboration are the keys
to your successful property.



ALSTERBERG 18–20, HAMBURG

WHERE ATTRACTIVENESS MEETS NATURE.

Alsterdorf, a neighborhood with a charming village-like character, offers a prime location in the northern part of Hamburg. Nestled along the Alster River and its tributaries, it boasts upscale residences with stunning water views. The architectural landscape of Alsterdorf is characterized by a mix of multi-story Gründerzeit buildings, quaint townhouses, iconic windmills, and captivating new developments.

Property Type: New residential development (for residential purposes) for long-term rental or individual use after division into condominiums.

Number of Buildings: 3.

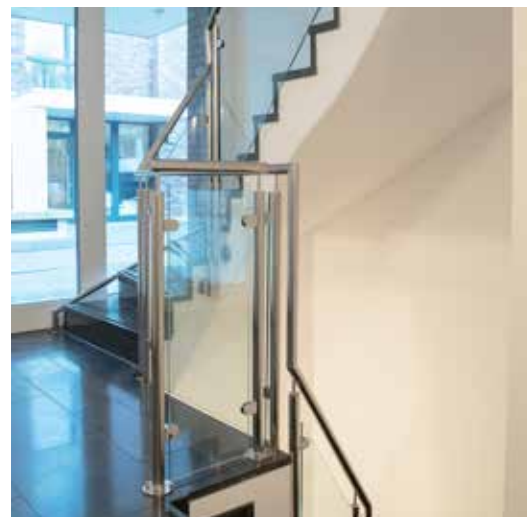
Number of Units: 51 (including 15 units in subsidized housing, 2nd funding pathway).

Total Living Area: approximately 3,887.99 m².

Unit Sizes: 2 to 4 rooms, approximately 45 m² to approximately 137.5 m².



Der Alsterberg im ursprünglichen Zustand bis zur Realisation





BEI DER FLOTTBEKER MÜHLE 4–10, HAMBURG

Idyllic Charm Meets Urban Living

Nestled in the heart of Groß Flottbek is the street "Bei der Flottbeker Mühle." Here, traffic is scarce, tranquility reigns, and greenery abounds. The residential area boasts excellent connectivity, allowing easy access to Hamburg's city center and its diverse shopping and cultural offerings. The Elbe River is just a short 10-minute drive away.

Originally built in the 1950s, the old structures have undergone a complete renovation, transforming into two-story residential buildings with an added pent house floor.

The attic space has been fully developed. Following the refurbishment, 78 residential units ranging from approximately 50 m² to 136 m² have been completed.

The residential complex seamlessly blends into its lush surroundings, featuring modern apartments with spacious balconies that cater to the demands of contemporary comfort.



From Flottbeker Mühle in Its Original State to Realization









AN DER ALSTERSCHLEIFE 14–20, HAMBURG

Modern meets Hanseatic.

In the heart of the Hanseatic city, we undertook the extensive renovation of a prestigious property that meets the latest standards and fulfills the most modern residential demands.

With Alsterschleife, 27 apartments were created on the approximately 4,000 m² plot of the former girls' dormitory, directly connected to the Alster river, through the conversion and renovation of the two existing buildings, along with an additional 5 apartments in a new construction.

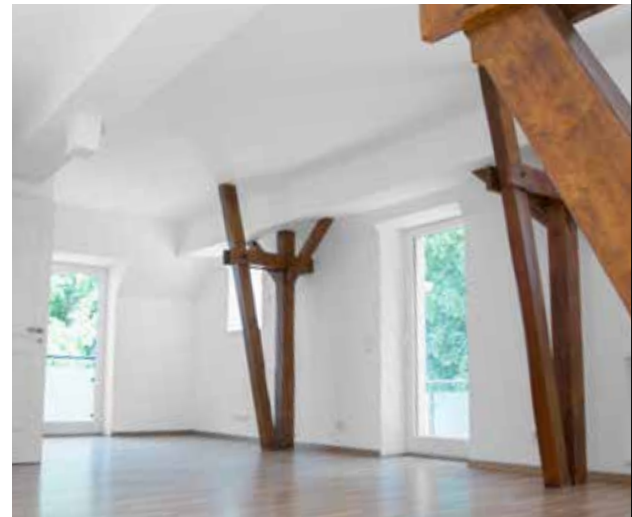
The living space consists of a mix of 2- to 4-room units ranging from approximately 54 m² to approximately 128 m². Thoughtfully designed terraces and balconies, as well as approximately 23 parking spaces, are also part of this property.

The direct access from the property to the Alster river adds a special charm to the location, with its idyllic park landscape and forest hiking trails.



The Alsterschleife from its original state to realization









The Reekamp from its original state to realization

WOHNPARK REEKAMP, HAMBURG

Reekamp 20–34/Reeborn 1–15 A

Atmosphere meets Charm.

Idyllic allotment gardens, quiet residential streets, parks, and nature reserves define the landscape of Langenhorn, Hamburg's green district. The bustling Langenhorner Markt serves as the vibrant hub of this neighborhood, offering a wide range of shopping options and hosting a weekly market twice a week.

Through the renovation, expansion, and refurbishment of existing properties, along with the addition of new buildings, a generous residential landscape has emerged on a plot of over 16,978 m².

These 182 sunlit apartments, boasting attractive exteriors, terraces, or balconies, have been lovingly integrated into the green, park-like surroundings, providing both young and old with ample space to enjoy nature.

Close to the city, amidst a serene green ambience – an oasis for a comfortable and enjoyable living experience.





ERICH MENDELSON
ALLEE 1 E-F,
POTSDAM













OSTERALLEE 196,
FLENSBURG









PINNEBERGER STRASSE 49–51, QUICKBORN

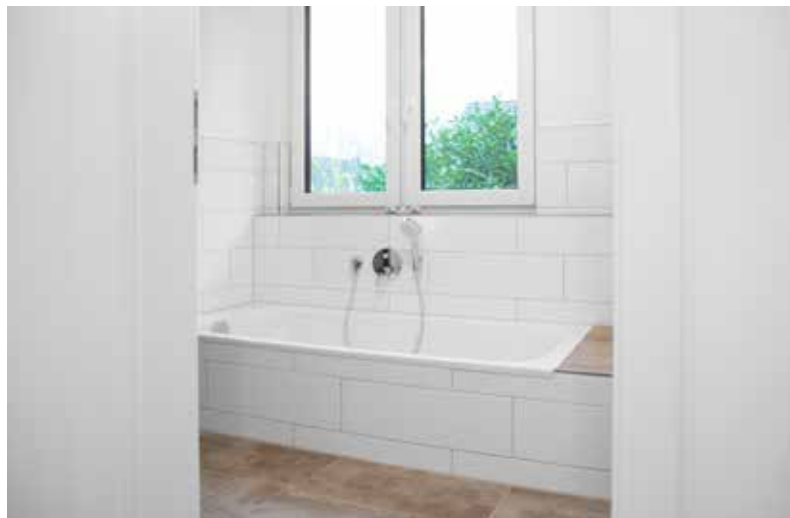
Close to the city,
surrounded by greenery.

Quickborn is characterized by its green location and close proximity to Hamburg. There are several excursion destinations that can be easily reached, such as the Himbeerhof in Barmstedt or the Arboretum in Ellerhoop.

The property at Pinneberger Straße 49-51, spanning over 19,500 m², features two existing buildings and has been complemented with the construction of 12 townhouses. This expansion has resulted in a new residential and usable area of approximately 1,800 m². Each townhouse consists of 4 rooms and offers a living space ranging from approximately 120 m² to 126.50 m².







KATHARINA-VON- BORA-WEG 1–11, BUCHHOLZ I. D. NORDHEIDE

Nature meets life.

Buchholz in der Nordheide - a diverse, vibrant, and lovable city in the south of Hamburg. This thriving metropolis seamlessly blends the beauty of nature, cultural richness, an array of sports and leisure activities, thriving industries, exciting events, and diverse shopping opportunities. With a commitment to "healthy indulgence," Buchholz serves as an idyllic haven for individuals of all ages, couples, and families alike – a place where living feels like a perpetual vacation.

Spanning a generous land area of approx. 5,616 m², we proudly present 66 exquisitely designed residential units, ranging in size from approximately 45.32 m² to 112.38 m². Within this remarkable development, approx. 720.31 m² is dedicated to subsidized housing, ensuring a diverse and inclusive community. This exceptional project encompasses new construction apartments crafted for long-term rental or personalized ownership through condominium conversion, catering to both the discerning tenants and aspiring homeowners.











GLASHÜTTER WEG,
NORDERSTEDT



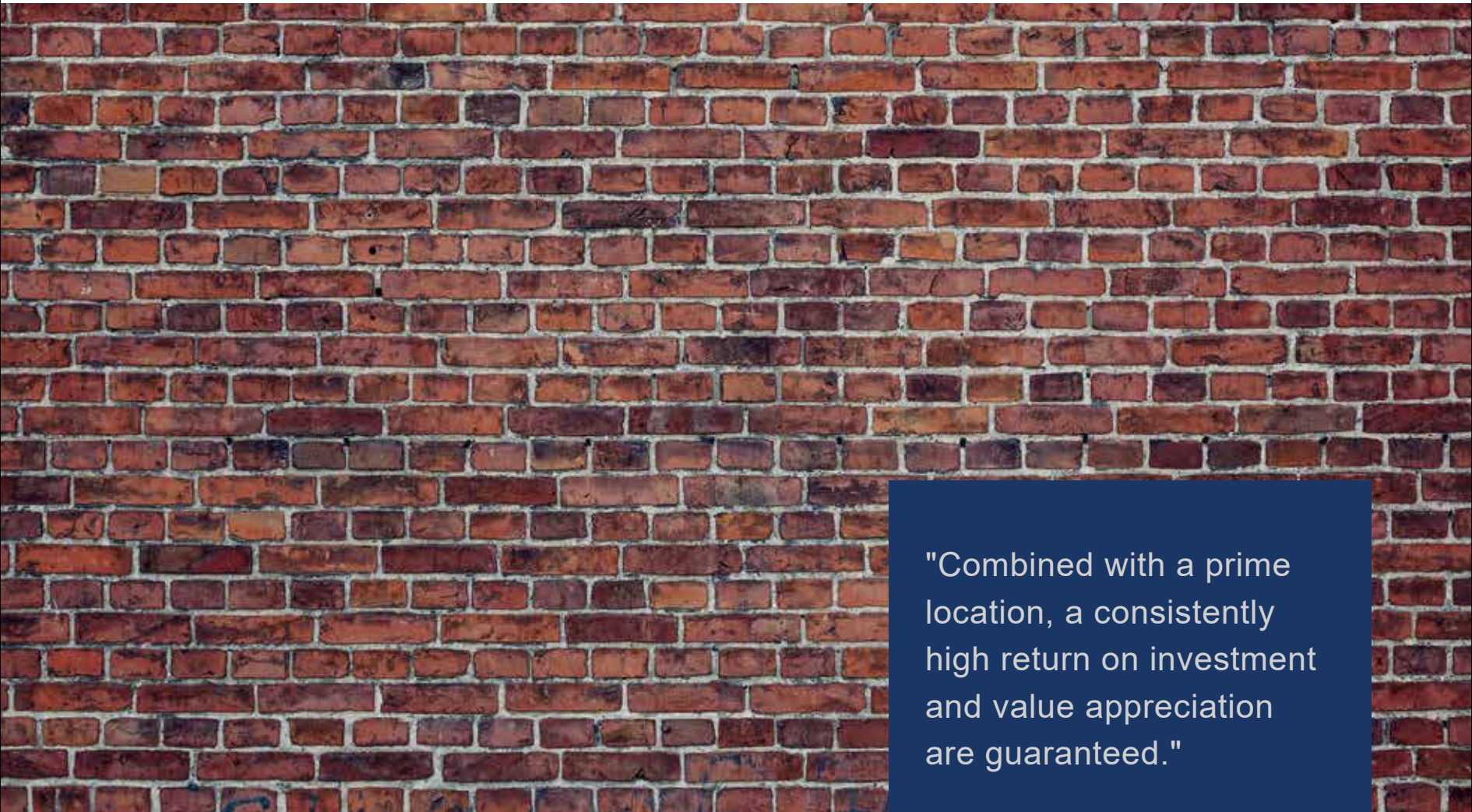


AM OCHSENZOLL,
HAMBURG



COMMERCIAL PORTFOLIO.
RENOVATION AND MODERNIZATION.





"Combined with a prime location, a consistently high return on investment and value appreciation are guaranteed."

Marco S. Pankonin

RÜBENKAMP 80, 80 A–C/ GRÖGERSWEG 9, HAMBURG

Where Heart meets Character.

The district of Barmbek in Hamburg, situated east of the Alster, has undergone a remarkable transformation, evolving from a working-class neighborhood into a highly sought-after quarter favored not only by young individuals and families, but by all who appreciate its timeless charm and distinctive character. With its close proximity to the city park and the Osterbek Canal, as well as its excellent infrastructure and optimal transportation connections, this location truly stands out.

Through a meticulous conversion and renovation process of the protected heritage property, luminous residential and commercial spaces have been meticulously crafted, boasting captivating window facades and, in select cases, inviting balconies. Today, on the expansive plot spanning approximately 2,578 m² near the city park, one can find a collection of 56 enchanting residential units and 3 versatile commercial units, ranging in size from approximately 49 m² to 107.83 m²



The Rübenkamp/Grögersweg from its Original State to Realization.







KREFELDER WEG 16,
HAMBURG





ERIKASTRASSE 43/43 A-C/45, HAMBURG

Where Charm meets
Tradition.

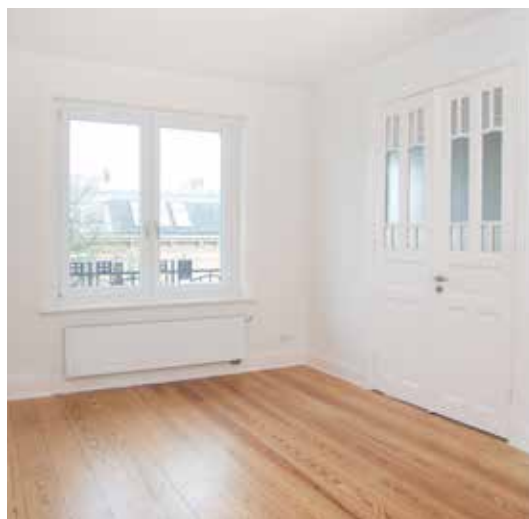
The location of the property on Erikastraße in Eppendorf is the most charming and picturesque section of the street, renowned for its variety of shopping opportunities and local establishments. In close proximity, you'll find numerous parks and the Alster River with its meandering streams.

The multi-family residential building at Erikastraße 43/43 a-c/45 dates back to 1900. This historic property, including commercial units, is intended for long-term rental or individual ownership through condominium division, offering approximately 48 residential units and 3 commercial units.











1891
Bal-Villa
Hamburg



STELLINGER WEG
36/38 A–F,
METHFESSELSTRASSE
84/86, HAMBURG

Green meets Vibrancy.

Eimsbüttel effortlessly combines the charm of beautiful old buildings with an abundance of green spaces, creating a thriving neighborhood culture. This unique blend has made Eimsbüttel a sought-after destination for many young individuals and families, earning it the renowned nickname "Eimbush" and gaining national recognition.

This remarkable property, located at Stellinginger Weg 36/38 a–f, Methfesselstraße 84/86, holds significant cultural value and is listed in the directory of historical monuments of the esteemed Free and Hanseatic City of Hamburg

Designed for long-term rental or individual ownership through the division into residential and partial ownership units, this exceptional property offers an impressive selection of 98 residential units and 4 commercial units, catering to the diverse needs and preferences of discerning individuals and businesses.







TRIBÜNENWEG 16, 16 A, 18, HAMBURG

Combining Tradition
and Warmth.

Horn, a district situated in the eastern part of Hamburg-Mitte, offers much more than the iconic Horner Kreisel and Horner Rennbahn. Exploring this neighborhood unveils a tapestry of small, long-standing local businesses, picturesque parks, vibrant gardens, and recreational areas. The result is a thriving community with a rich neighborhood culture, fostering a diverse and captivating street life.

Dating back to 1930, the meticulously crafted red brick building comprises 15 well-appointed residential units, with an additional 4 units planned for the attic space. Currently, all available apartments are undergoing an extensive modernization process, boasting refined features such as impeccably plastered walls and contemporary bathrooms. The renovation endeavors are being executed through a dedicated contract with NDG Gebäudeservice GmbH, ensuring meticulous attention to detail and quality craftsmanship. Moreover, nearly all residences are complemented by the presence of private balconies, providing residents with an enticing outdoor retreat to unwind and savor the surroundings.



ANDREASSTRASSE 33,
HAMBURG







HEUKOPPEL/
JAHNKEWEG,
HAMBURG



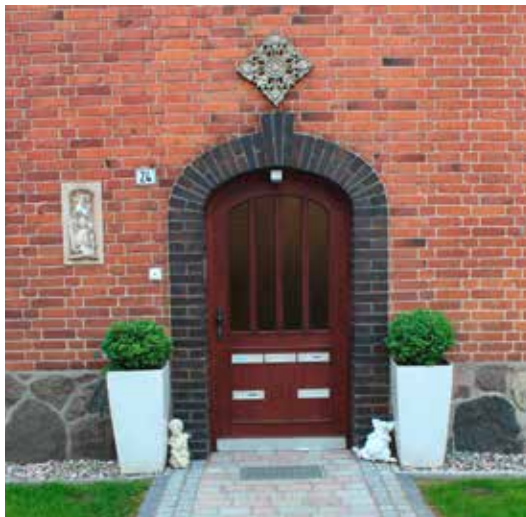




HAGEDORNSTRASSE 27,
HAMBURG



AUF DEM
BAGGERSAND 2-26,
TRAVEMÜNDE

















ACHTERNFELDE 23, 25, 27, NORDERSTEDT

Nature meets Appeal.

Norderstedt, a vibrant and dynamic city located in the northern region of the Hamburg metropolitan area, boasts a population of approximately 80,000 residents. Situated in close proximity to the Hanseatic city, Norderstedt enjoys seamless connectivity to Hamburg's public transportation network through a range of subway stations.

Nestled on a sizeable plot spanning approximately 2,471 m² on Achternfelde Street, this property features three distinct entrances,

numbered 23, 25, and 27, housing a total of 18 thoughtfully designed residential units. Ranging in size from approximately 53 m² to 66 m², these living spaces offer a harmonious blend of comfort and functionality, comprising 2.5 well-appointed rooms each. Residents of the ground and upper floors benefit from private balconies overlooking the tranquil garden, providing a serene retreat. Furthermore, the property offers nine conveniently located outdoor parking spaces along the street.

LÜTJENMOOR 59–61, AURIKELSTIEG 124–126, NORDERSTEDT

Gateway to Hamburg.

Norderstedt, a vibrant and dynamic city, is highly regarded for its exceptional quality of life, robust infrastructure, and diverse real estate offerings. Strategically positioned adjacent to the Hamburg districts of Niendorf, Poppenbüttel, and Duvenstedt, Norderstedt boasts not only a geographical proximity but also seamless connectivity through its extensive subway network, facilitating convenient access to Hamburg's urban fabric.

Situated on a prime corner plot spanning approximately 4,661 m², this property features two entrances, Lütjenmoor 59 and 61, currently accommodating 16 residential units. A planned expansion includes the addition of four penthouse units.

The living spaces range from approximately 57 m² to 71 m², offering two to two-and-a-half rooms and a balcony in each unit.

The underground parking garage is located between Lütjenmoor 59 and 61, as well as Aurikelstieg 124 and 126. Twelve of the 24 parking spaces are allocated to Lütjenmoor 59 and 61, exclusively assigned to the 12 out of 16 residential units.





VEILCHENWEG,
SEEVETAL





PROJECT DEVELOPMENT: THE FUTURE OF REAL ESTATE

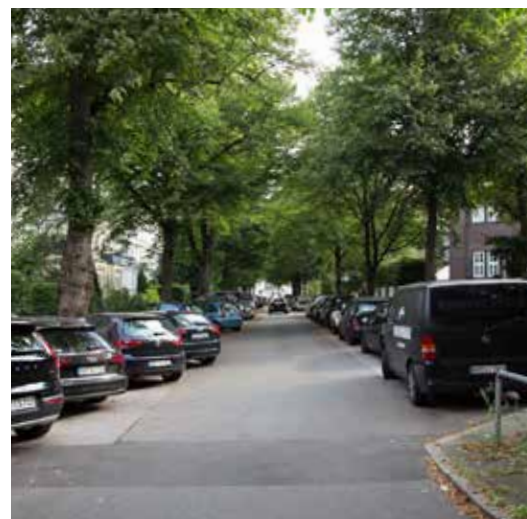
We focus on meeting the specific requirements of your projects.





SCHWANENWIK 27/
HARTWIKUSSTRASSE 1 A,
HAMBURG

GOERNESTRASSE 9-17,
HAMBURG





BABELSBERG,
POTSDAM



NDG GROUP – PROSPECTS

Living by the water - "Seaside Living".

The NDG GROUP presents its new division "SEASIDE" offering properties located directly by the water or in exclusive lakefront settings.

Real estate as an investment opportunity in premium locations from Travemünde to Timmendorf, and from Rügen to Sylt.

Always focused on the view.



NDG GROUP

—

EXEMPLIFYING STRONG CHARAKTER.

Whether it's new construction or renovations and modernizations, each project is a unique creation that caters sustainably to individual needs. It is unparalleled and value-enhancing.

Our experience, collaborative approach, and network enable us to act effectively, solution-oriented, and in line with the market for your benefit. We strive for the best results to ensure long-term customer satisfaction and create distinctive residential properties that leave a lasting impression even tomorrow.

Tradition with a perspective.



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BY YOUR SIDE WITH CERTAINTY.



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