



## Parc du Bois, Berlin-Potsdam German Residential Investment Property

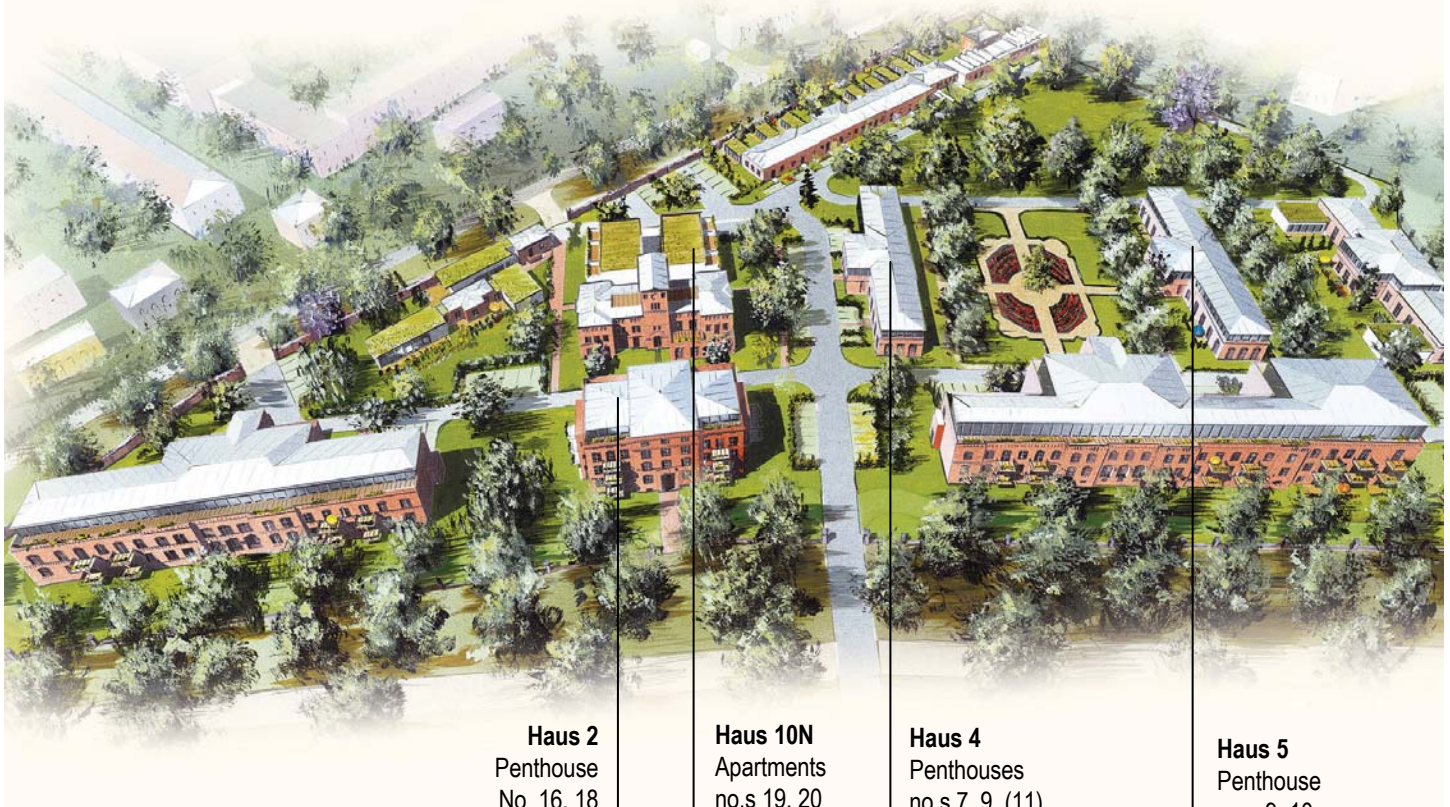
- Prestigious penthouses and apartments in parkland setting
- Superb location – approx. 25min from central Berlin
- Full 10 year rental guarantee
- Listed buildings and formal landscaped gardens
- Experienced property management company
- Finance and legal services available
- Excellent rental yield
- Adjacent to world heritage site in historic Potsdam
- High specification interior finishing
- Modern appliances and systems
- Surface and underground parking provided
- Easily accessible from Berlin airport. Inspection visit arranged

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German Property Centre



**Haus 2**  
Penthouse  
No 16, 18

**Haus 10N**  
Apartments  
no.s 19, 20  
21,23,24

**Haus 4**  
Penthouses  
no.s 7, 9, (11)

**Haus 5**  
Penthouse  
no. 9, 10

Building	Apt No.	Floor	Sq. meter	Sq. feet	Bed Rooms	Car Space	Rent per month	Price	STATUS
2	16	Penthouse, front left	86.3	929	2	S	€712	€199,786	SOLD
2	18	Penthouse, back left	66.5	715	1	S	€548	€153,905	Available
4	7	Penthouse	82.8	891	2	U	€725	€202,466	Available
4	8	Penthouse	76.6	825	2	U	€670	€187,305	SOLD
4	9	Penthouse	76.6	825	2	U	€671	€187,477	Held
4	11	Penthouse	47.5	511	1	S	€415	€116,051	SOLD
5	9	Penthouse	98.7	1,062	2	U	€863	€241,247	SOLD
5	10	Penthouse	82.8	891	2	S	€725	€202,466	SOLD
10N	12	Garden level	53.6	577	1	S	€429	€119,505	Available
10N	13	Garden level	68.0	732	1	U	€544	€151,684	Available
10N	14	Garden level	48.9	526	1	S	€391	€109,047	SOLD
10N	19	2nd	84.9	914	2	U	€688	€189,393	Available
10N	20	2nd	85.1	916	2	U	€702	€189,839	Available
10N	21	2nd	89.1	959	2	U	€735	€198,648	Available
10N	23	3rd	79.4	855	2	U	€655	€183,203	SOLD
10N	24	3rd	79.4	855	2	U	€655	€183,203	Available

All agents fees are included.

Fitted kitchen is additional €3,000. Kitchen is optional for owner occupiers and mandatory for investors.

Surface car space (S) is : €8,438 Rental guarantee of €30 per month provided for car space.

Underground car space(U) is: €16,273 Rental guarantee of €50 per month provided for car space.

Management fee is €22 for Common Areas and €19 for Apartment per month inc VAT.

Reserve fund is 41 cents per sqm per month.

