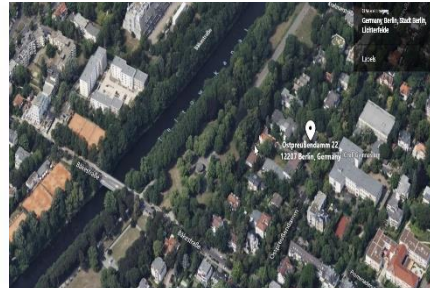


Loan Amount: €500.000

Loan Term: 8 Months

Interest: 15%



SUMMARY

Nestled within a highly sought-after location in Berlin, these captivating apartments are set to undergo meticulous renovations while preserving their representative charm. These exceptional living spaces are housed within a stunningly modern, yet classically elegant, mansion originally built in 1907. Boasting spacious floor plans ranging from approximately 96 to 140 square meters per apartment, the fully renovated condominiums offer a blend of timeless appeal and contemporary design.

Thoughtful attention to detail will be evident throughout each apartment, with carefully chosen materials, bespoke furnishings, and top-quality amenities ensuring optimal comfort and convenience. The apartments will feature a harmonious fusion of style and functionality, creating a truly inviting atmosphere.

Beyond the apartments themselves, the property will provide a range of additional amenities that enhance the overall quality of life. An on-site electric vehicle charging station will cater to environmentally conscious residents, while bicycle stands with E-bike charging options will accommodate those who prefer cycling. These amenities promote sustainable and convenient transportation alternatives.

The location of this property is truly exceptional, situated in the prestigious Lichtenfelde neighborhood within the Steglitz-Zehlendorf district. Known for its historic city villas and abundant green spaces, the neighborhood offers a perfect blend of tranquility and accessibility. Excellent transportation links, including proximity to the A103 city motorway and the renowned Kurfürstendamm, ensure convenient connectivity. Residents will also enjoy easy access to popular shopping destinations such as "Die Schlossstrasse" via nearby Lichtenfelde Ost S-Bahn and regional train stations. The neighborhood offers a variety of bus lines, providing convenient connections to adjacent districts and the bustling heart of Berlin.

After a core renovation, the property, which originally measures 594.75 m², will be transformed into 7 apartments, boasting a total living area of 916.01 m². The plot area will remain at 1,154 m², providing ample space for the enhanced living spaces and amenities.

Tarsap Verwaltungs GmbH is since 2018 in the Real Estate sector, and they have very strong Experiences. You receive free, professional, and transparent advice on all questions regarding the purchase and financing of property. Unique concept in Tarsap Immobilien - real estate agency, project developer in Berlin: All properties offered are own properties. And not paid a penny in real estate agent commissions or other hidden costs. They advise you transparently and competently on everything. They have many years of know-how as well as solid contacts. The Branche is Holding and managing investments in other companies, in particular joining limited partnerships as a general partner.

The Exit Plan is selling the Property, the worst-case scenario is Refinance with the Bank.

In summary, these upcoming renovations will transform these apartments into exceptional spaces within a historic mansion. Combining a prime location, outstanding design, and an array of amenities, this property is an ideal choice for individuals and families seeking luxurious and contemporary living in one of Berlin's most prestigious neighborhoods.

INVESTMENT PLAN

Structural Modifications	60,000.00 €	Paint & Wall Finishes	30,000.00 €
Insulation and Roofing:	30,000.00 €	Fixtures & Lighting	40,000.00 €
Flooring	15,000.00 €	Contingency Fund	70,000.00 €
Windows/Dormers	25,000.00 €	TOTAL	500,000.00 €
Electrical	20,000.00 €		
Plumbing	30,000.00 €		
Apartment Interiors	80,000.00 €		
Kitchen Upgrades	60,000.00 €		
Bathroom Upgrades	40,000.00 €		

COLLATERAL

A First Rank Mortgage €625.000 on the Property in Berlin, Total Loan Cover (TLC) 125.0%, Loan to Value (LTV) 80.0%.

LEGAL NOTICE

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