

n°31



HAIN



2

MAIN ST

A

A

Experience



Friedrichshain's youthful and diverse population, its thriving cultural scene and nightlife as well as excellent connections to the rest of Berlin, providing easy access to neighbouring districts like Mitte and Kreuzberg, combine to make Friedrichshain a highly sought-after neighbourhood in Berlin. The area is particularly popular among students, expats and young professionals.



THE ICONIC OBERBAUMBRÜCKE With its neo-Gothic red-brick turrets, the iconic Oberbaumbrücke connects Friedrichshain and Kreuzberg, once separated by the Berlin Wall, and became a symbol of reunification and resilience.



THE NEIGHBORHOOD LIFE

Friedrichshain's vibrant creative atmosphere attracts newcomers from all parts of the world, who in turn lend the neighbourhood an international vibe and an open-minded and welcoming feel.

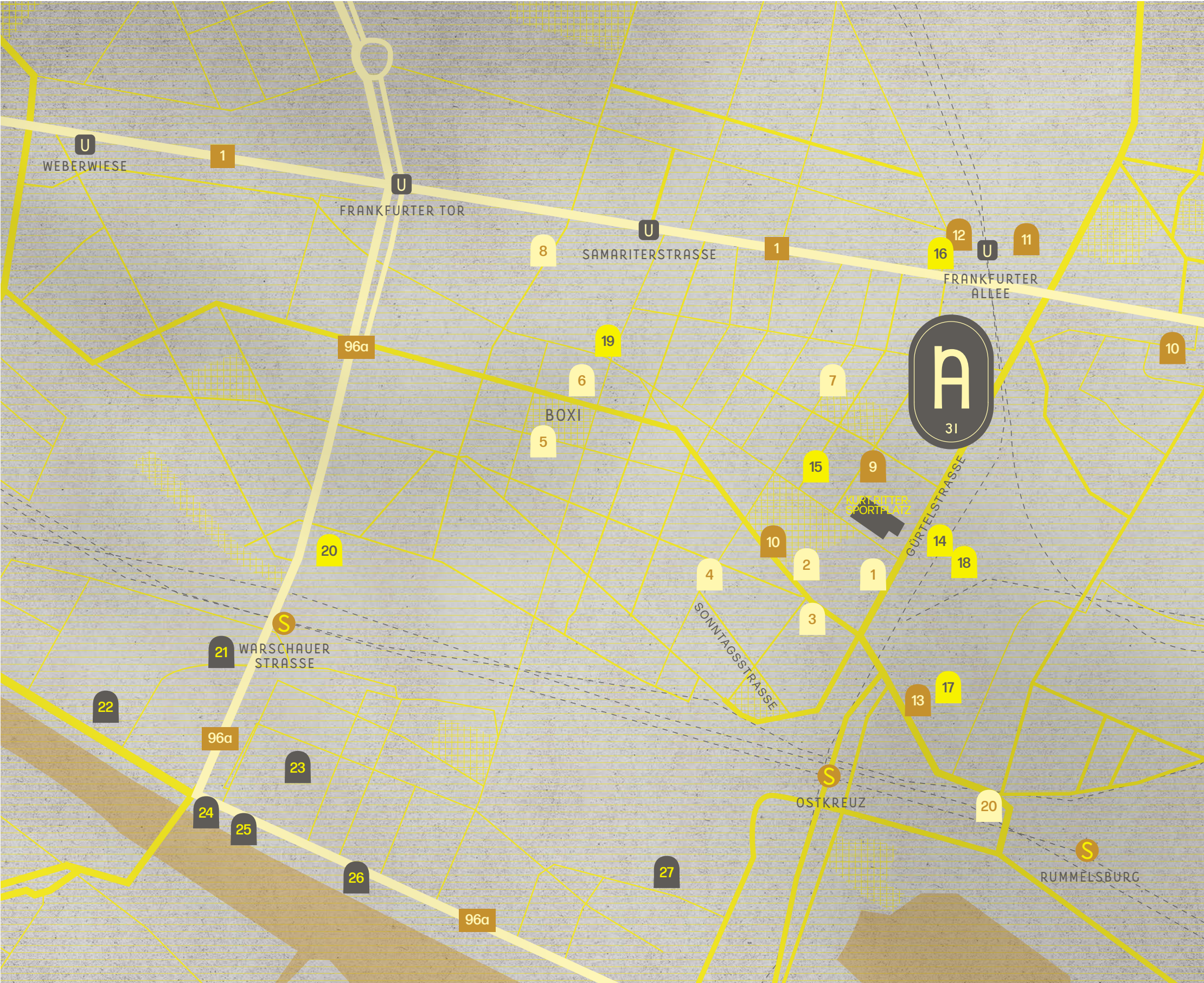


BERLIN CHARM The area around HAIN³¹, often called Travekiez, consists of a mix of historical Altbau buildings and modern new developments that blend in architecturally with the pre-war structures.



URBAN FLAIR

There is a wide range of shopping opportunities around Gürtelstraße, from small, unique boutiques to modern shops, complemented by numerous cafés and food markets.



RELAX

- 1 STUDIO CAFÈ HIDE
- 2 19GRAMS BOXI
- 3 VIETLAND
- 4 ALTE TURNHALLE BERLIN
- 5 BURGERAMT
- 6 TRATTORIA LAFAMIGLIA
- 7 [F.U.C.] BAR
- 8 LOCAL66 COCKTAIL BAR

SHOP

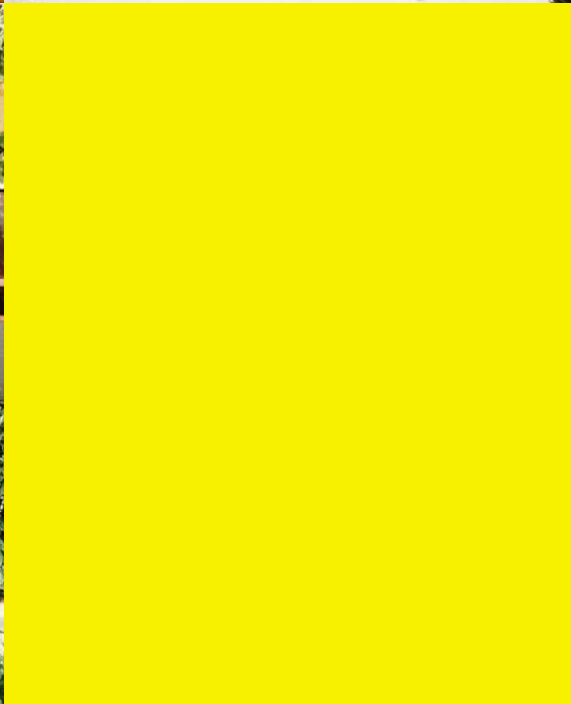
- 9 EDEKA
- 10 REWE
- 11 KAUF LAND
- 12 RING CENTER
- 13 VICTORIA-CENTER

LEASURE

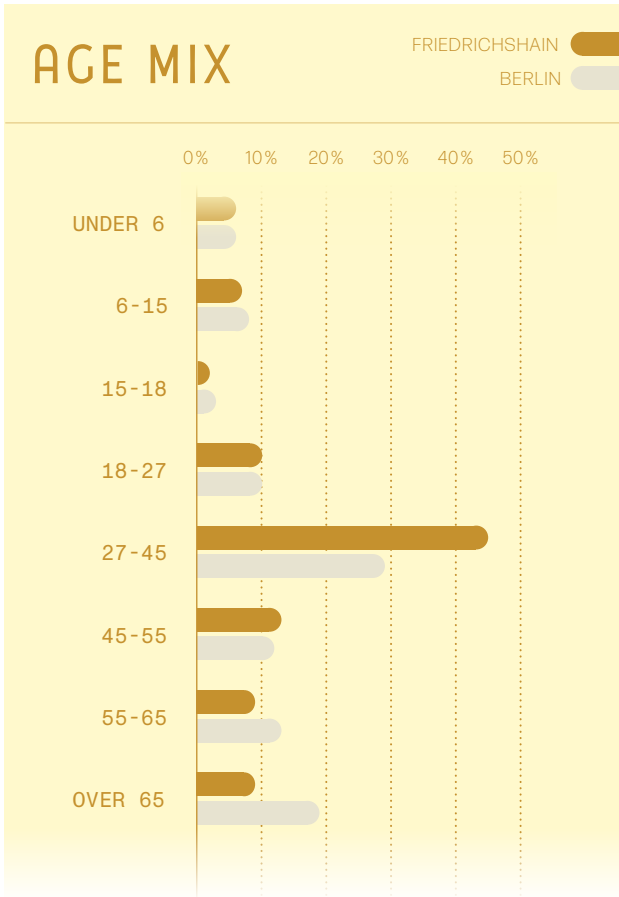
- 14 SAYYATO SPORTS
- 15 GREEN STUDIO PILATES F-HAIN
- 16 SUPERFIT FRIEDRICHSHAIN
- 17 HOLMES PLACE FITNESS
- 18 OXI CLUB
- 19 B-WARE! LADENKINO
- 20 RAW-GELÄNDE

WORK

- 21 AMAZON / EDGE TOWER
- 22 ZALANDO
- 23 BASF
- 24 UNIVERSAL
- 25 TIKTOK GERMANY
- 26 COCA-COLA
- 27 OFFICEHOME OSTKREUZ CAMPUS

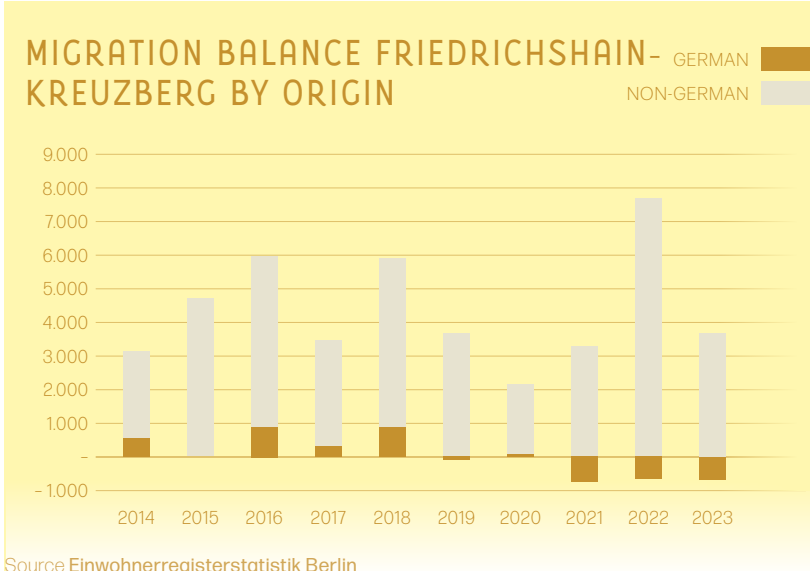


MEETINGPOINT Lovingly called Boxi by Friedrichshain's residents, Boxhagener Platz with its tree-lined lawn, playground and weekend markets both serves as a relaxing neighbourhood park and as a lively meeting spot.

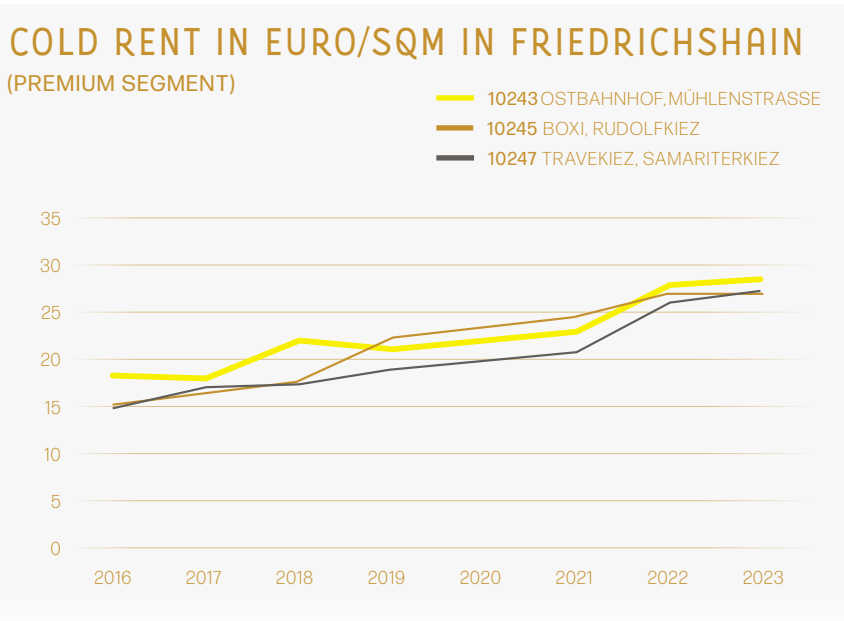


Source Einwohnerregisterstatistik Berlin

FRIEDRICHSHAIN'S YOUTHFUL AND INTERNATIONAL CHARACTER MAKES ITS HOUSING MARKET PARTICULARLY DYNAMIC



Source Einwohnerregisterstatistik Berlin



Source Berlin Hyp CBRE Wohnmarktreports Berlin

AXIS OFFICES

STRELETZKI GRUPPE
Surface **11.000 sqm**
Completion **2024**

OFFICEHOME ZINC

PANDION
Surface **9.650 sqm**
Completion **2024**

DOCKYARD WATERFRONT OFFICES

EAST - PORT - AREA
Surface **32.000 sqm**
Completion **2024**

OFFICEHOME POLLUX

PANDION
Surface **28.700 sqm**
Completion **2025**

RE:O

KINTYRE
Surface **76.000 sqm**
Completion **N.A.**



HOTSPOT The 2024 completed EDGE tower next to Warschauer Straße is only the most visible of the many new offices that demonstrate Friedrichshain's transformation to a tech hub home to large employers like Amazon and Zalando.

Living





EFFICIENT FLOOR PLANS FOR BALLAST-FREE LIVING IN HAIN³¹

SPACE WONDER

In most studio apartments, there is a spatial separation between the sleeping area and the living/dining area.

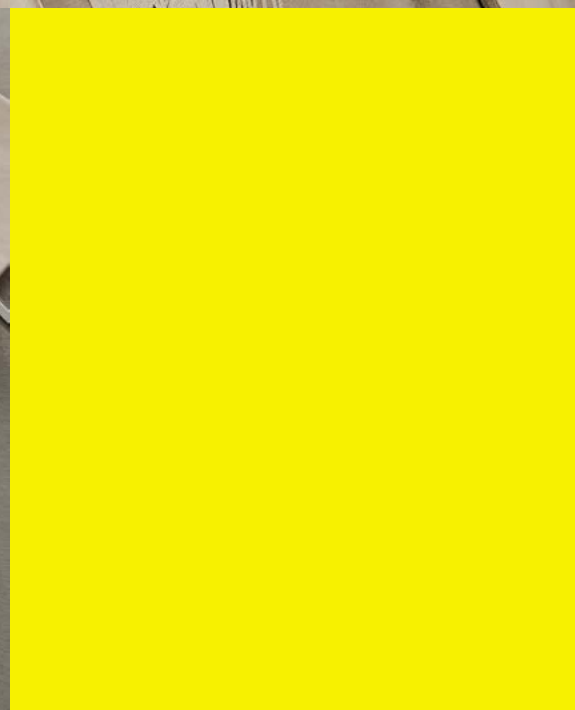
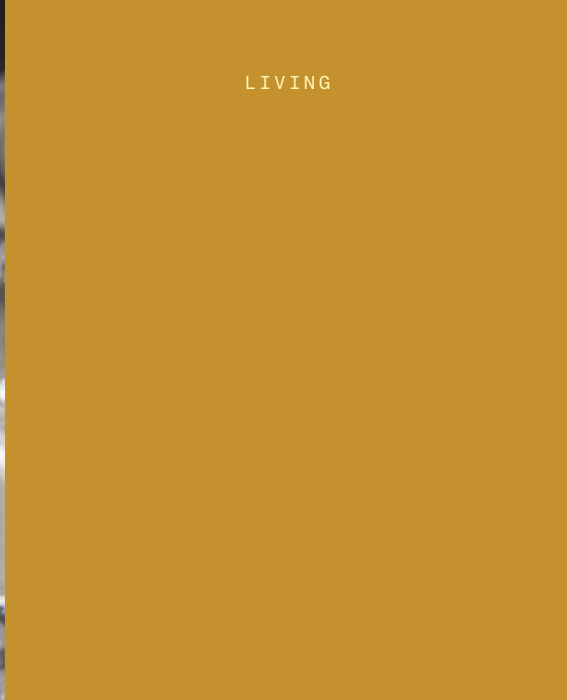


HAIN³¹ CONSISTS OF 34 APARTMENTS IN A 6-STOREY, STREET-FACING BUILDING AND 41 APARTMENTS IN A 7-STOREY REAR BUILDING AND IS CENTERED ON A SECLUDED GREEN COURTYARD FOR THE EXCLUSIVE USE OF ALL HAIN³¹ RESIDENTS.

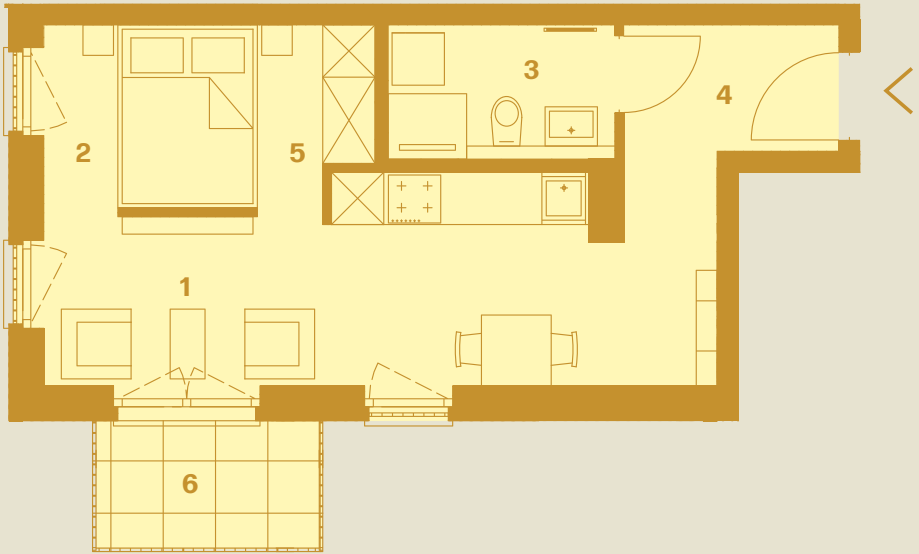
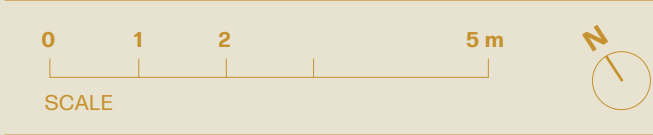
NEW BUILD QUALITY INSTEAD OF ALTBAU ISSUES IN HAIN³¹



HIGHEST LIVING COMFORT
Floor-to-ceiling windows with
triple glazing and underfloor
heating ensure maximum
brightness, comfort
and energy efficiency.



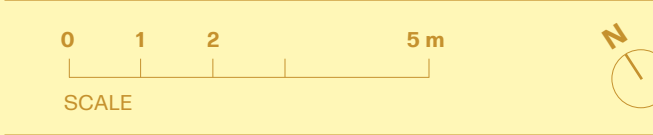
CLASSY & MODERN The bathroom fittings include a fully tiled, level-access shower (or a bathtub in some apartments), a white crystal porcelain washbasin, a wall-hung WC and an electric towel heater.



BACK BUILDING
APARTMENT 2.2.6

I-ROOM

1	LIVING & DINING	18,30 sqm
2	MASTER BEDROOM	7,25 sqm
3	BATHROOM	3,96 sqm
4	HALLWAY	3,55 sqm
5	STORAGE ROOM	0,65 sqm
6	BALCONY	1,87 sqm
TOTAL LIVING SPACE		35,58 sqm



FRONT BUILDING
APARTMENT 1.4.2

II-ROOM

1	LIVING & DINING	19,31 sqm
2	COOKING	7,73 sqm
3	MASTER BEDROOM	10,76 sqm
4	BATHROOM	5,35 sqm
5	WALK-IN CLOSET	2,76 sqm
6	STORAGE ROOM	5,96 sqm
7	TERRACE	9,37 sqm
TOTAL LIVING SPACE		61,24 sqm

THE HIGHLIGHTS

- 75 apartments
- 1 to 2 rooms
- Flat sizes from 39 to 67 sqm
- Community garden
- Bicycle parking spaces
- Construction started in March 2024
- Completion expected by March 2026
- Underfloor heating
- High-quality bathroom fittings
- Video intercom system
- Elevator
- Electrically operated rolling shutters
(ground floor apartments)
- High energy efficiency (A)
- Insulated façade
- Triple glazed windows
- Solar panels on roof of front building
- Air heat pump
- Established developer
- No broker fees



ESTABLISHED DEVELOPER ENSURES SOLID PROCESSES IN THE REALIZATION OF HAIN³¹



Since 1902, the family-owned developer TEN BRINKE has stood for quality and tradition, now in its fourth generation. Originally founded in the Netherlands, TEN BRINKE has completed numerous impressive residential construction projects in Berlin, including in Prenzlauer Berg, Friedrichshain, Wedding, Lichtenberg, Friedenau, Moabit and Weißensee. In 2022 alone, new build projects were successfully completed in Handjerystraße 99 in Berlin-Friedenau (top right-hand side) as well as Grüntaler Straße 49 (above) and Luxemburger Straße 29 (bottom right-hand side), both located in Berlin-Wedding.



**TEN
BRINKE.**



n°31
HAIN
GÜRTELSTRASSE 31
10247 BERLIN
FRIEDRICHSHAIN



VOLSUNG LTD.

Registered office **711, 8 Queens Road East, Wan Chai - Hong Kong**

E-Mail **info@volsung.com**
Web **www.volsung.com**

CLAERHOUT IMMOBILIEN UG

Registered office **Waldemarstraße 17, 10179 Berlin**

Phone **+49 170 939 1760**
E-mail **claerhout@claerhoutimmobilien.de**
Web **www.claerhoutimmobilien.de**

LEGAL NOTICE All information contained in this prospectus is intended to provide the interested party with general information. Calculations and statements in this prospectus are the result of careful planning and examination. They are therefore subject to the proviso that the planning and calculation assumptions and the legal situation remain unchanged. The scope of services is determined by any contracts concluded and not by this prospectus. Changes to the plans compared to the status when the prospectus was issued are not envisaged, but may occur for technical or planning reasons. Liability for the accuracy of the information or for the breach of any duty to provide information is therefore limited to intent or gross negligence. This prospectus is made available subject to this reservation.

PHOTO CREDITS P. 3+4+6+7 Sinja Schwarz • P. 4 Look!-stock.adobe.com, sonyakamoz-stock.adobe.com • P. 6 maurese-istock-photo.com, Look!-stock.adobe.com • P. 8+11+13 kaboompics.com

DESIGN & CONCEPT www.sinjaschwarz.de