



## Berlin

**The project volume in Berlin is projected to expand from its current level of approx. 400 million euros to approx. 700 million euros.**

Bauwens Development is involved in both residential and commercial real estate development projects: residential districts, office buildings, hotels and shopping centers. Based on a thorough market analysis, we cover the entire value creation process right up to the on-budget construction. This is how we create innovative products and lasting value for investors and owner-occupiers. Bauwens is always on the lookout for attractive new projects

### Documents and Contact Information

The initial estimate will require a site plan with a general outline of the property, owner information and (if available) zoning information. If there are existing structures, we need to know about the lease terms and (if available) the buildings' condition.

### Contact

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## Acquisition Profile

### Location

Berlin (center and first-ring districts)

Preferred locations:

Mitte, Charlottenburg, Friedrichshain, Kreuzberg, Neukölln, Pankow, Wedding, Moabit, Spandau

### Type

Existing areas or brownfield sites in close proximity to residential districts (unzoned), ideally vacant or unused parcels

Fully developed land (business plans available) for residential/ office/hotel

### Size

New residential building projects:  
From 4,000 m<sup>2</sup> of usable area

New commercial building projects:  
From 4,000 m<sup>2</sup> of rental space (only within the S-Bahn ring)

Potential Buildout (value-add):  
Rentable/usable area  
from 3,000 m<sup>2</sup> to 80,000 m<sup>2</sup>