

CAVI Real Estate

STADT FLAND FLUSS



Living on Mierendorff Island

Freehold apartments in
Nordhäuser Straße 1/Goslarer Platz 5



Facts

Location	Nordhauser Straße 1/Goslarer Platz 5
Type	Old building
Asking price	as of €3,263*/m² <small>*plus a commission of 3.57 % of the asking price including VAT</small>
Units	30 residential units, 2 commercial units
Living area	63 m ² – 139 m ²

AN ISLAND IN THE NORTH OF CHARLOTTENBURG

A house on an island, in a lively quarter, located right next to a green park – **STADTLANDFLUSS** matches this description perfectly. Right in front of it is the pretty Goslarer Platz developed in the 1920s and 1930s. If you want to have some downtime in a green area, you don't have to look for long. The large lawn or the area below the chestnut trees are wonderful spots for some relaxation.



Mierendorff Island in the district of Charlottenburg

STADTLANDFLUSS
Nordhauser Straße 1/
Goslarer Platz 5
10589 Berlin



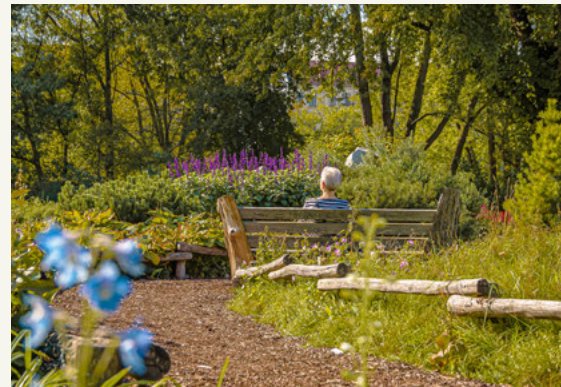
Now, that was the park. But what about the island?

STADTLANDFLUSS is situated in one of the most charming areas of Charlottenburg, Mierendorff Island. It is enclosed by the Spree, the connecting channel and the West Harbour channel. The island used to be called Kalowswerder. At the end of the 19th century, it became the central location of the Charlottenburg power supply.

Today, its charm is due to its very own small-town flair and large diversity. In addition to stately bourgeois areas, it also has former industrial areas with a large developmental potential. The best way to experience the particular atmosphere is by taking a walk along the five kilometres of looped track around the island. If you get hungry taking a walk along the water, you will be sure to find something to your taste on the island. The culinary offers are manifold and cover

everything from A like alpine and B like burger over E like Ethiopian to V like vegan.

Enthusiastic island residents swear that they can find anything they need to live their life on Mierendorff Island. If you still want to experience the hustle and bustle of the big city, you only have to cross one of the bridges and will quickly reach your destination, not least due to the island's proximity to several S-Bahn and U-Bahn stations.



The location



Mierendorff Island in the district of Charlottenburg



STADTLANDFLUSS

Nordhauser Straße 1 /
Goslarer Platz 5
10589 Berlin

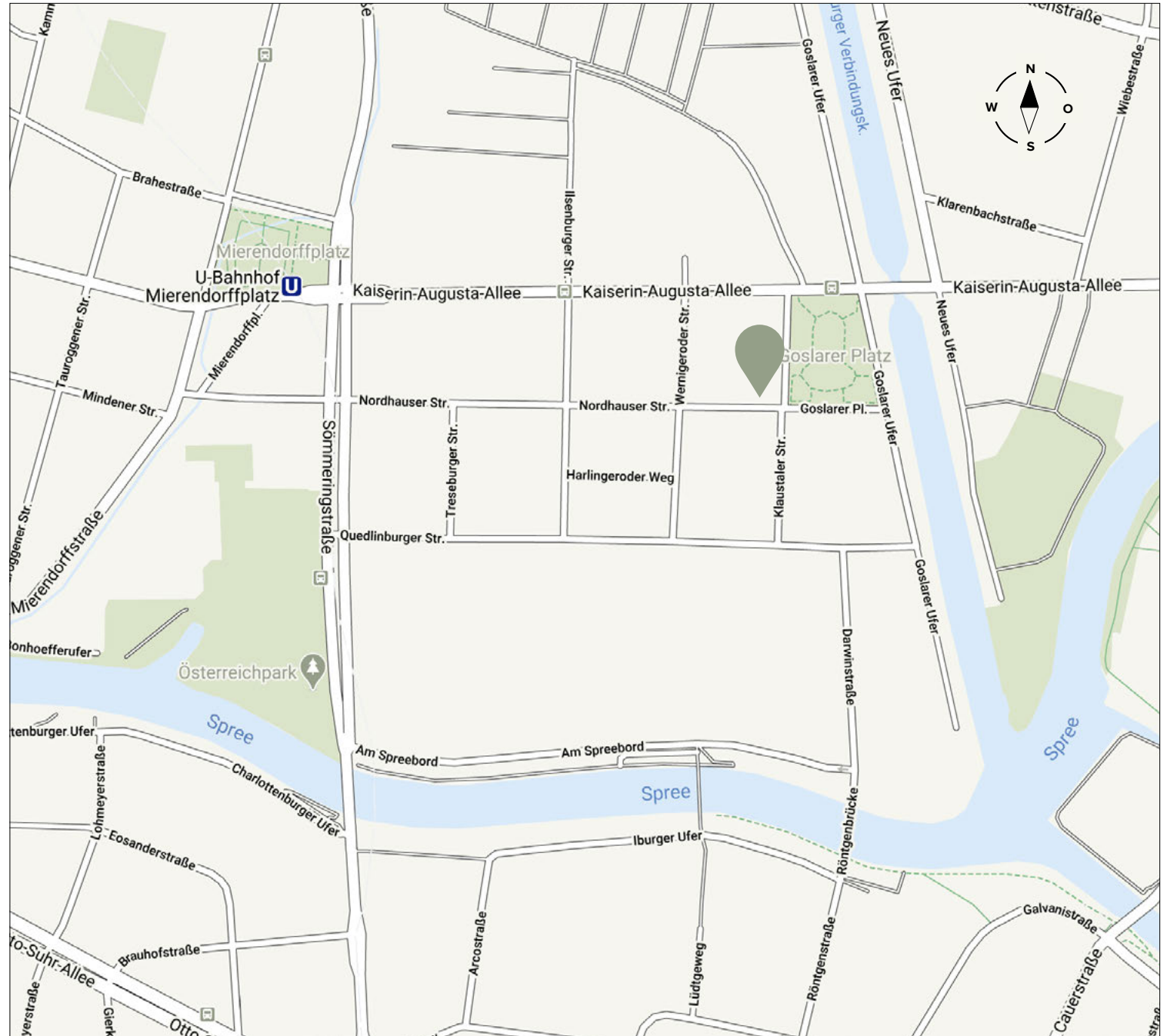
Public transport

Bus stop Goslarer Platz
M27

Bus stop Ilseburger Str.
M27

U-Bahn station Mirendorffplatz
U7, M27, N7

Bus stop Quedlinburger Str.
N7, X9





APARTMENTS ON MIERENDORFF ISLAND

**Wilhelminian style building with
charm and a view into nature**

STADTLANDFLUSS is a multi-storey dwelling built in 1900 in the North of Charlottenburg. It has 30 residential units and two commercial units.



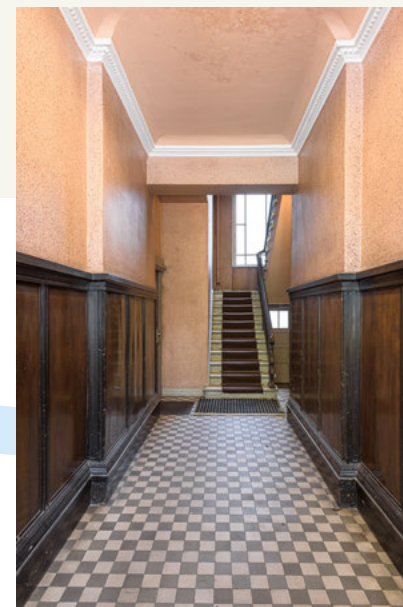
The apartments are spread over five storeys and the fully developed attic. They are true old dwelling classics with a stunning floor plan and are very well-maintained. The floors are mostly refurbished old-dwelling floorboards or herringbone parquet flooring.

The windows looking onto the road are exclusively double box windows or U-PVC windows (Iso) in the attic. Almost all of the apartments have a balcony. The residents on the Goslarer Platz side can use an elevator.



Over the last few years, a series of apartments was updated. Among others, those measures included re-furbishing of the bathrooms. If necessary, the electrical system was renewed, and the walls were newly primed and sanded. Finally, a revolving reconditioning of the facade in the ground floor area of the courtyard was performed.

All units are supplied by eco-friendly district heating. Additional continuous-flow water heaters are installed in the house for the warm water supply.







PROPERTY OVERVIEW

Unit	Rooms	Size	Location	Price / m ²	Asking price	Net rent	Net rent / m ²
WE 0001	3	96.14 m ²	Front building, ground floor, left	€3,263*	€313,672*	€555.71	€5.78
GE 0002	3	80.58 m ²	Front building, ground floor, right	€4,007*	€322,869*	€550.00	€6.83
WE 0003	2	64.09 m ²	Front building, 1st floor, left	€4,341*	€278,234*	€700.76	€10.93
WE 0004	2	64.13 m ²	Front building, 1st floor, center	€3,860*	€247,522*	€470.97	€7.34
WE 0005	2	69.91 m ²	Front building, 1st floor, right	€3,692*	€258,079*	€407.25	€5.83
WE 0006	2	62.85 m ²	Front building, 2nd floor, left	€4,116*	€258,717*	€578.98	€9.21
WE 0007	2	64.73 m ²	Front building, 2nd floor, center	€4,123*	€266,907*	€563.02	€8.70
WE 0008	2	72.28 m ²	Front building, 2nd floor, right	€3,793*	€274,170*	€362.77	€5.02
WE 0009	2	63.18 m ²	Front building, 3rd floor, left	€3,976*	€251,225*	€431.87	€6.84
WE 0010	2	65.14 m ²	Front building, 3rd floor, center	€4,398*	€286,491*	€739.00	€11.34
WE 0011	2	72.79 m ²	Front building, 3rd floor, right	€3,818*	€277,876*	€486.58	€6.68
WE 0012	2	63.79 m ²	Front building, 4th floor, left	€4,000*	€255,132*	€519.11	€8.14
WE 0013	2	64.36 m ²	Front building, 4th floor, center	€3,906*	€251,410*	€429.52	€6.67
WE 0014	2	139.04 m ²	Front building, 4th floor, right	€4,466*	€620,937*	€981.35	€7.06
GE 0015	3	170.45 m ²	Front building, ground floor, left	€4,217*	€718,702*	€1,790.00	€10.50
	with storeroom	169.78 m ²	Front building, basement	€928*	€156,637*		
WE 0016	3	93.24 m ²	Front building, ground floor, right	€3,798*	€354,111*	€551.40	€5.91
WE 0017	3	91.47 m ²	Front building, 1st floor, left	€4,087*	€373,845*	€526.24	€5.75
WE 0018	3	80.91 m ²	Front building, 1st floor, center	€4,592*	€371,538*	€870.23	€10.76

*plus a commission of 3.57 % of the asking price including VAT

PROPERTY OVERVIEW

Unit	Rooms	Size	Location	Price / m ²	Asking price	Net rent	Net rent / m ²
WE 0019	4	127.96 m ²	Front building, 1st floor, right	€3,928*	€502,662*	€836.02	€6.53
WE 0020	3	92.34 m ²	Front building, 2nd floor, left	€4,332*	€400,005*	€734.65	€7.96
WE 0021	3	101.85 m ²	Front building, 2nd floor, center	€4,233*	€431,135*	€632.59	€6.21
WE 0022	3	108.43 m ²	Front building, 2nd floor, right	€4,032*	€437,177*	€621.24	€5.73
WE 0023	3	93.23 m ²	Front building, 3rd floor, left	€4,696*	€437,809*	€964.54	€10.35
WE 0024	3	82.97 m ²	Front building, 3rd floor, center	€4,409*	€365,784*	€530.24	€6.39
WE 0025	4	128.09 m ²	Front building, 3rd floor, right	€4,224*	€541,089*	€795.80	€6.21
WE 0026	4	92.55 m ²	Front building, 4th floor, left	€4,126*	€381,868*	€561.37	€6.07
WE 0027	3	97.85 m ²	Front building, 4th floor, center	€4,293*	€420,106*	€639.02	€6.53
WE 0028	3	105.31 m ²	Front building, 4th floor, right	€4,335*	€456,511*	€893.87	€8.49
WE 0029	3	78.14 m ²	Front building, 5th floor, left	€4,939*	€385,904*	€564.74	€7.23
WE 0030	2	72.61 m ²	Front building, 5th floor, center / right	€5,214*	€378,579*	€468.33	€6.45
WE 0031	3	96.79 m ²	Front building, 5th floor, center / left	€4,717*	€456,547*	€704.59	€7.28
WE 0032	2	72.42 m ²	Front building, 5th floor, right	€4,681*	€338,999*	€551.54	€7.62

*plus a commission of 3.57 % of the asking price including VAT

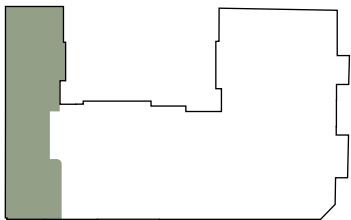
THE APARTMENTS

WE0001**3-room apartment**
96.14 m²

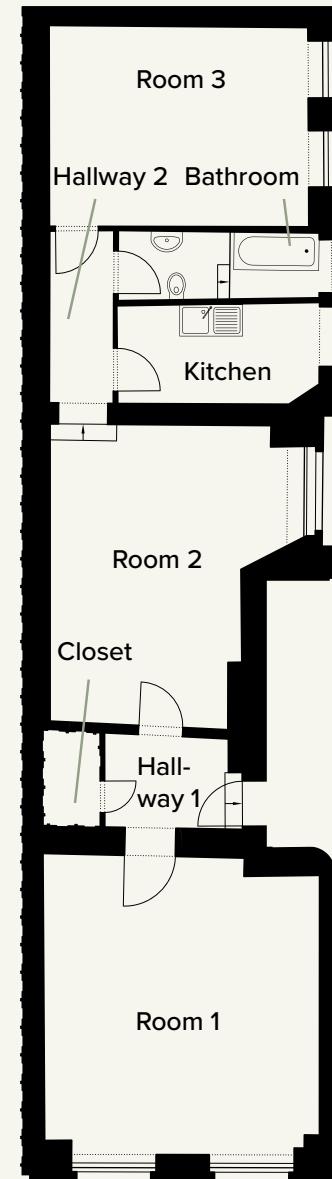
Rooms	3
Living area	96.14 m ²
Location	Front building, ground floor, left
Balcony/terrace	No
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€3,263*
Asking price	€313,672*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



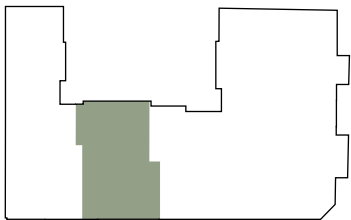
THE COMMERCIAL UNITS

GE0002**3-room commercial unit**
80.58 m²

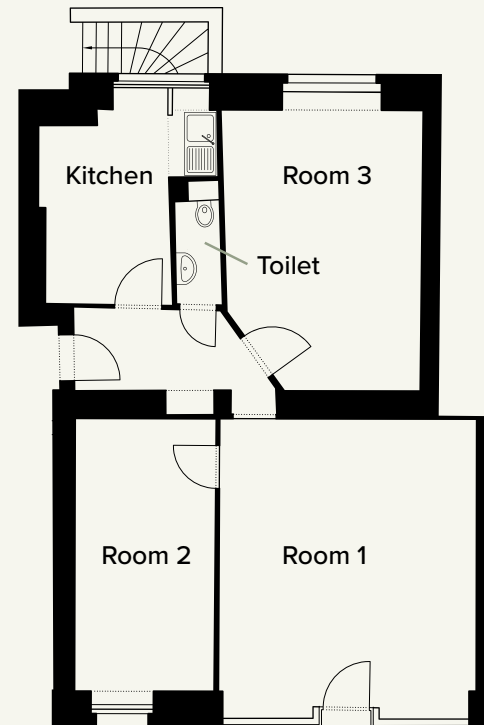
Rooms	3
Commercial area	80.58 m ²
Location	Front building, ground floor, right
Balcony/terrace	No
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,007*
Asking price	€ 322,869*

*plus a commission of 3.57 % of the asking price including VAT

Location



Business entrance
Nordhauser Straße 1



THE APARTMENTS

WE0003**2-room apartment**
64.09 m²

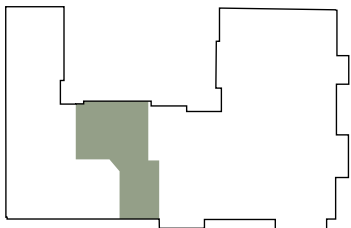
Rooms	2
Living area	64.09 m ²
Location	Front building, 1st floor, left
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E

Asking price per m² €4,341*

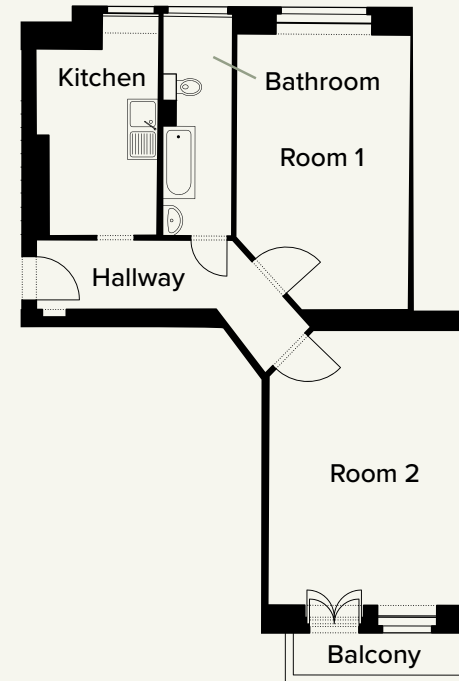
Asking price **€278,234***

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



THE APARTMENTS

WE0004**2-room apartment**
64.13 m²

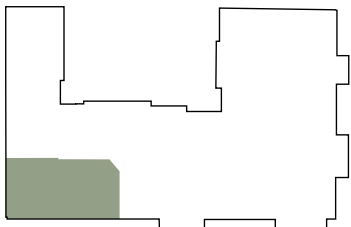
Rooms	2
Living area	64.13 m ²
Location	Front building, 1st floor, center
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E

Asking price per m² €3,860*

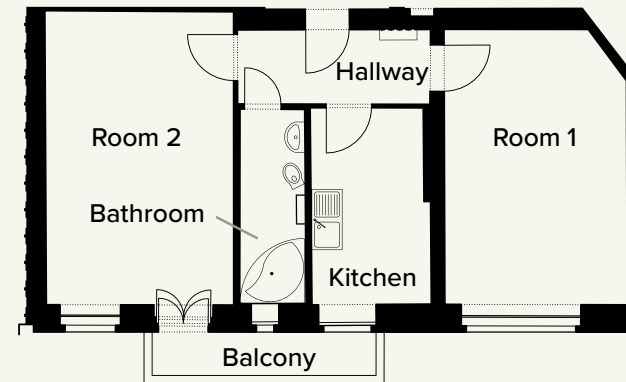
Asking price **€247,522***

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



THE APARTMENTS

WE0005**2-room apartment**
69.91 m²

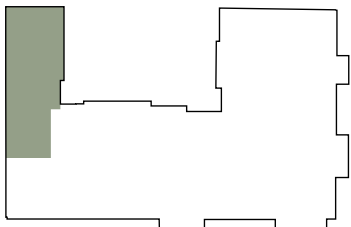
Rooms	2
Living area	69.91 m ²
Location	Front building, 1st floor, right
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E

Asking price per m² €3,692*

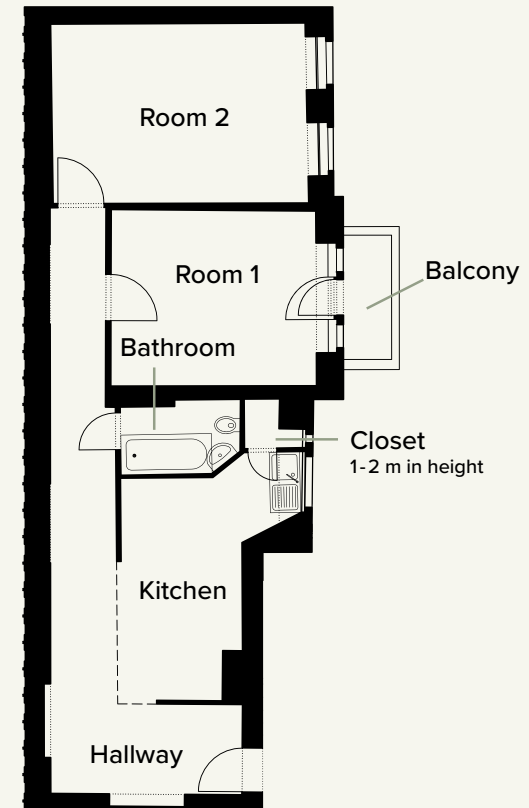
Asking price **€258,079***

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



THE APARTMENTS

WE0006**2-room apartment**
62.85 m²

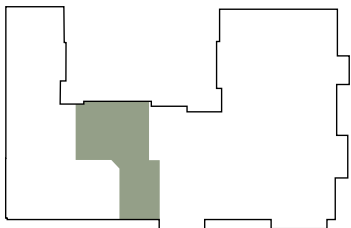
Rooms	2
Living area	62.85 m ²
Location	Front building, 2nd floor, left
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E

Asking price per m² €4,116*

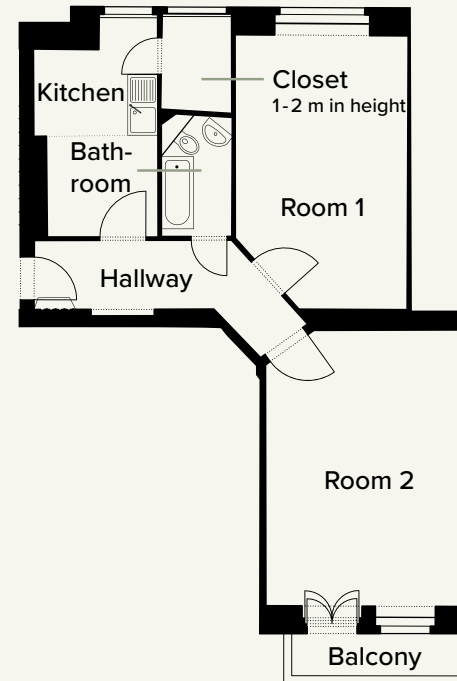
Asking price **€258,717***

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



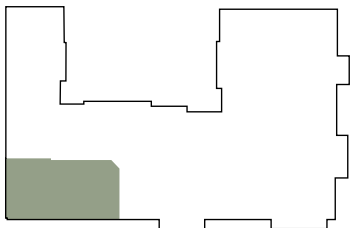
THE APARTMENTS

WE0007**2-room apartment**
64.73 m²

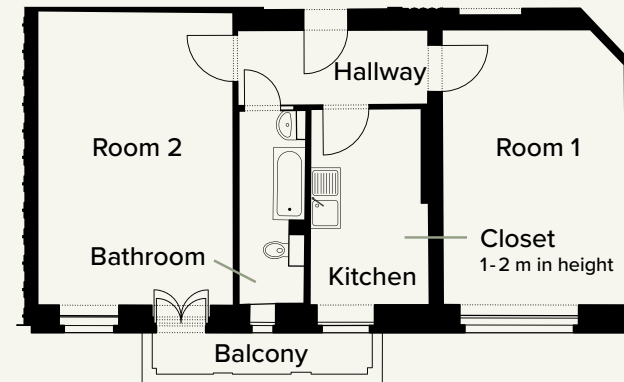
Rooms	2
Living area	64.73 m ²
Location	Front building, 2nd floor, center
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,123*
Asking price	€ 266,907*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



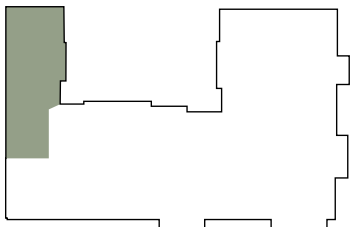
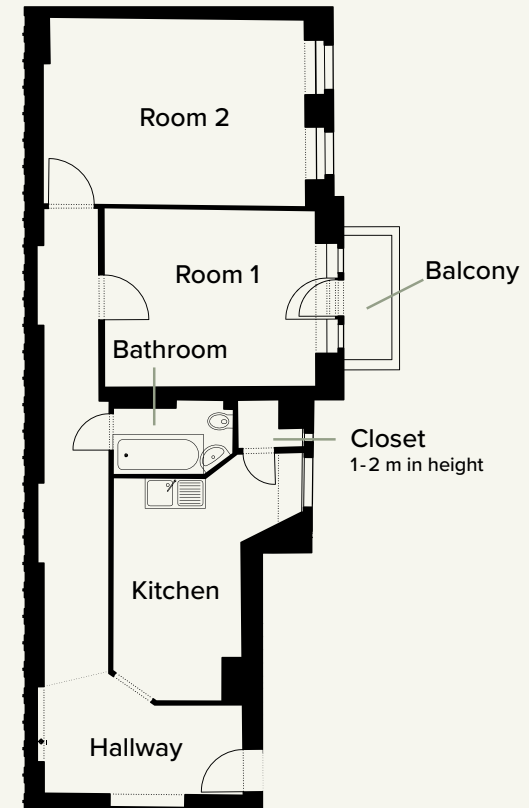
THE APARTMENTS

WE0008**2-room apartment**
72.28 m²

Rooms	2
Living area	72.28 m ²
Location	Front building, 2nd floor, right
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€3,793*
Asking price	€274,170*

*plus a commission of 3.57 % of the asking price including VAT

Location

Apartment entrance
Nordhauser Straße 1

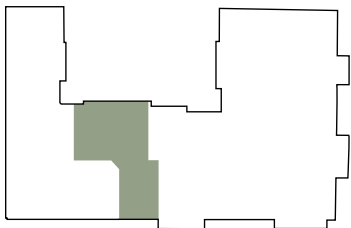
THE APARTMENTS

WE0009**2-room apartment**
63.18 m²

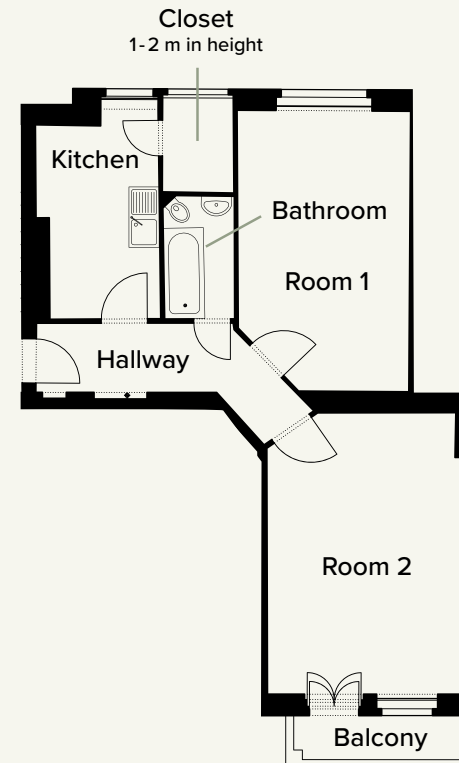
Rooms	2
Living area	63.18 m ²
Location	Front building, 3rd floor, left
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€3,976*
Asking price	€251,225*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



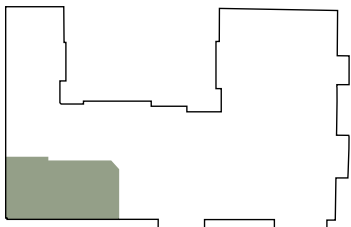
THE APARTMENTS

WE0010**2-room apartment
65.14 m²**

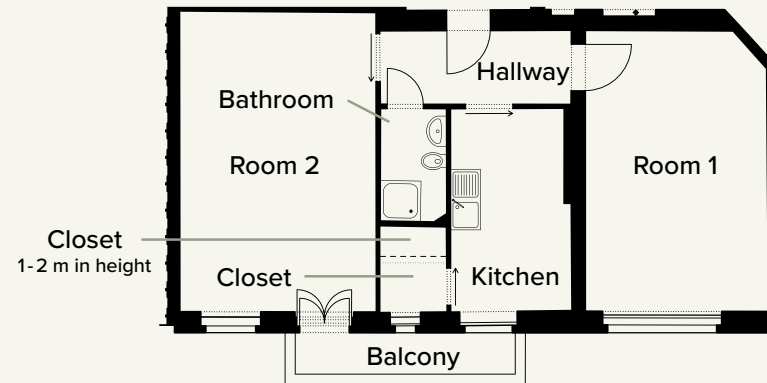
Rooms	2
Living area	65.14 m ²
Location	Front building, 3rd floor, center
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,398*
Asking price	€ 286,491*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



THE APARTMENTS

WE0011**2-room apartment****72.79 m²**

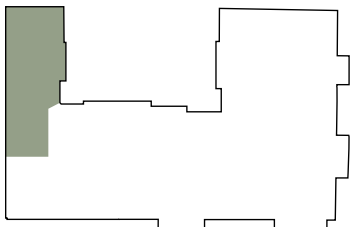
Rooms	2
Living area	72.79 m ²
Location	Front building, 3rd floor, right
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E

Asking price per m² €3,818*

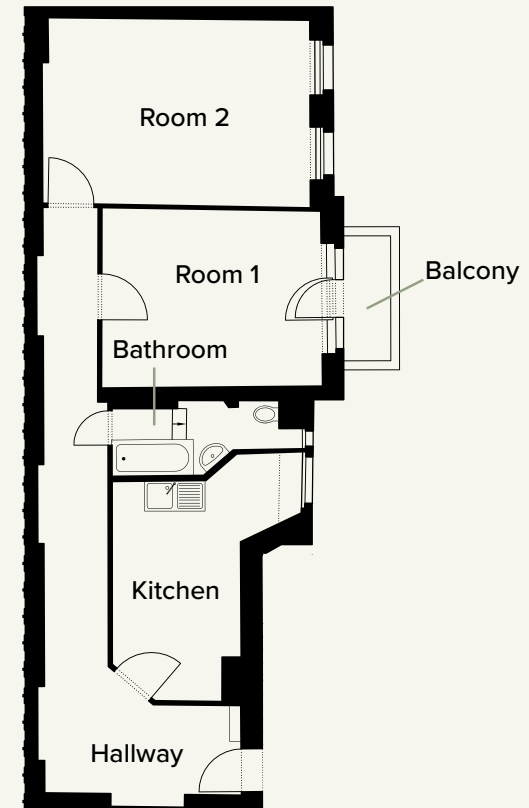
Asking price **€277,876***

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



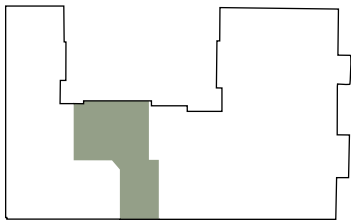
THE APARTMENTS

WE0012**2-room apartment**
63.79 m²

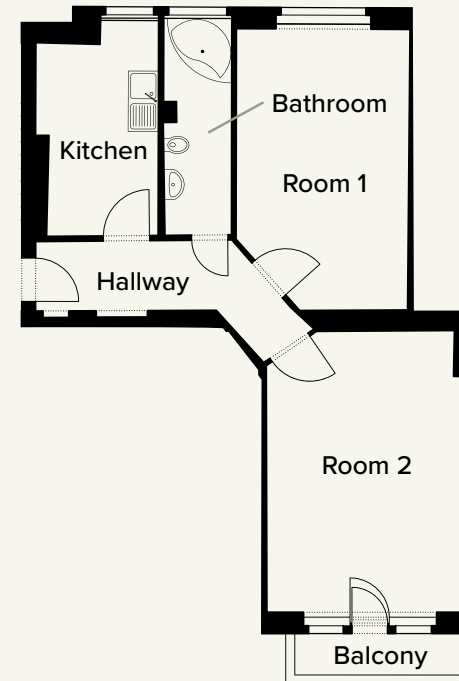
Rooms	2
Living area	63.79 m ²
Location	Front building, 4th floor, left
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€4,000*
Asking price	€255,132*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



THE APARTMENTS

WE0013**2-room apartment**
64.36 m²

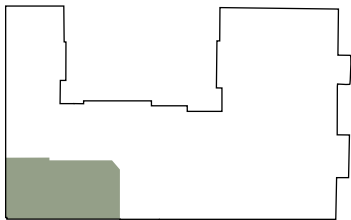
Rooms	2
Living area	64.36 m ²
Location	Front building, 4th floor, center
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E

Asking price per m² €3,906*

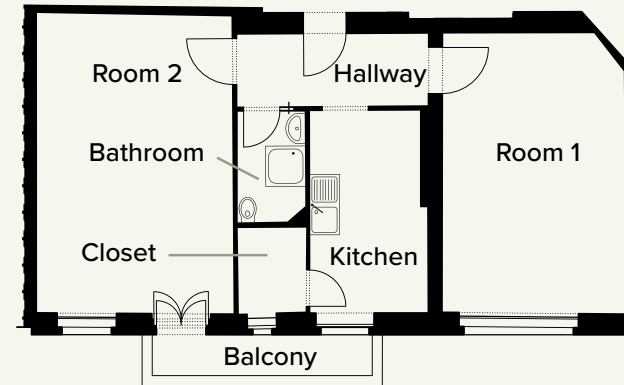
Asking price **€251,410***

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Nordhauser Straße 1



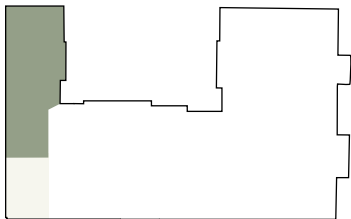
THE APARTMENTS

WE0014**2-room apartment****139.04 m²**

Rooms	2
Living area	139.04 m ²
Location	Front building, 4th floor, right
Balcony/terrace	Yes
Elevator	No
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,466*
Asking price	€ 620,937*

*plus a commission of 3.57 % of the asking price including VAT

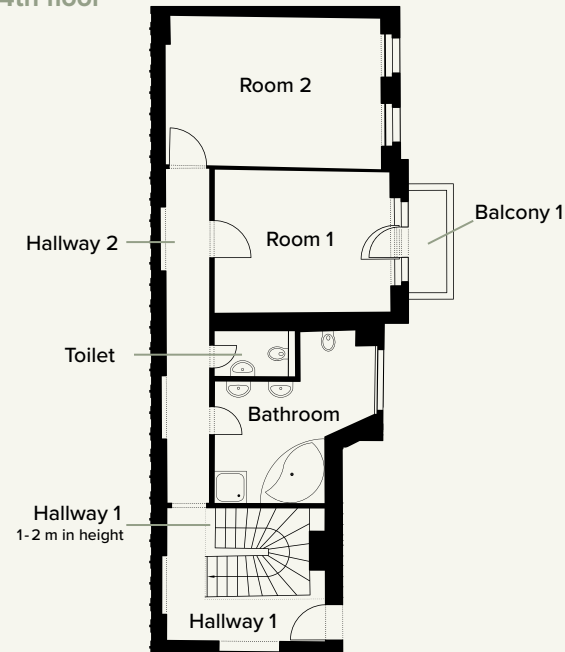
Location



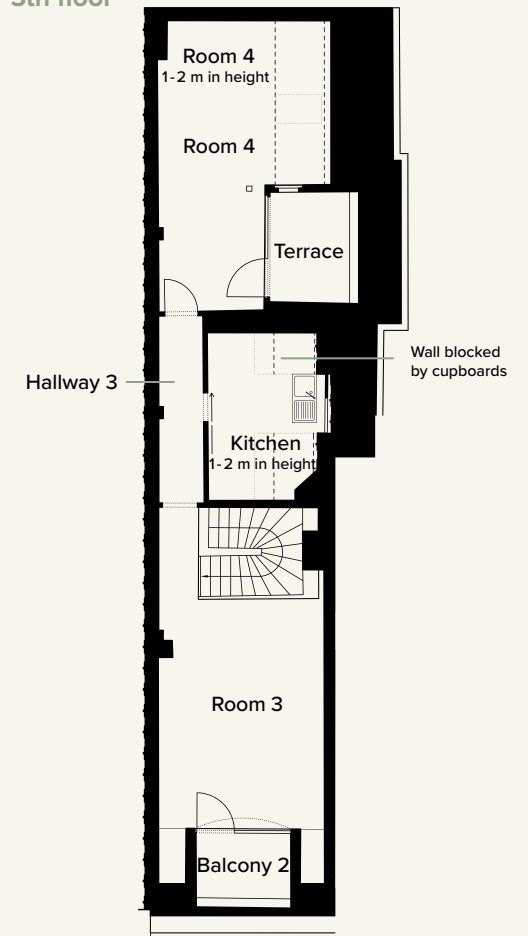
Apartment entrance
Nordhauser Straße 1



4th floor



5th floor



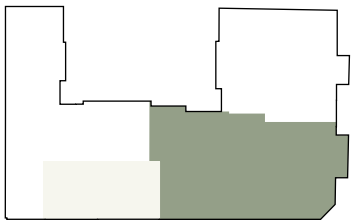
25 — 46

THE COMMERCIAL UNITS

GE0015**3-room commercial unit with storeroom**
342 m²

Rooms	3
Commercial area	170.45 m ² + warehouse 169.78 m ²
Location	Front building, ground floor, left
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€2,560*
Asking price	€875,339*
*plus a commission of 3.57 % of the asking price including VAT	

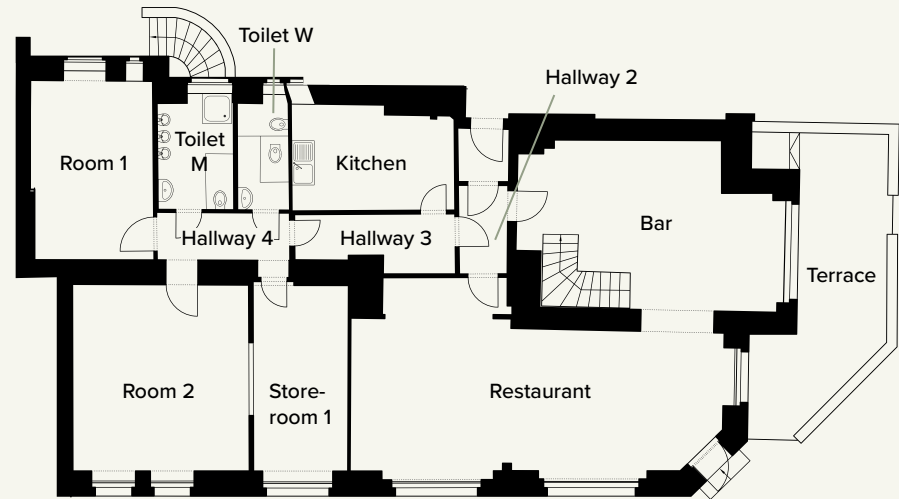
Location



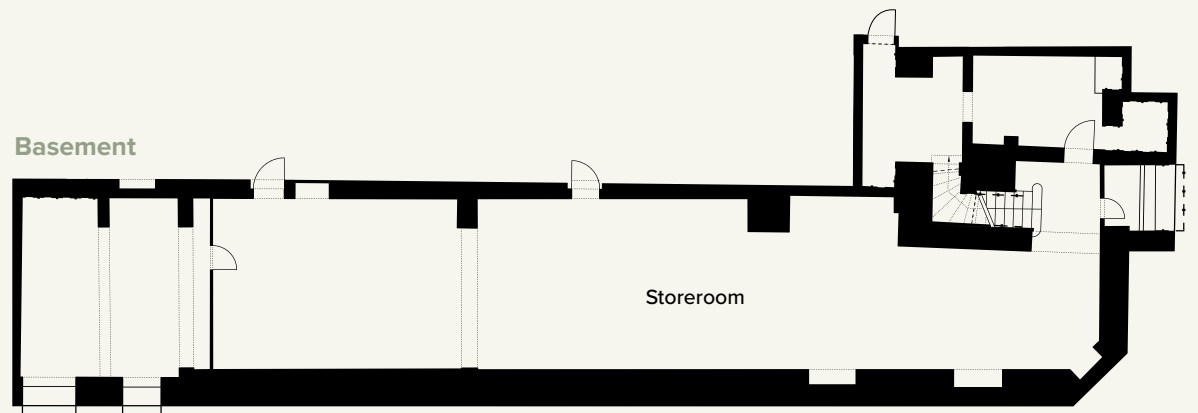
Business entrance
Goslarer Platz 5



Ground floor



Basement



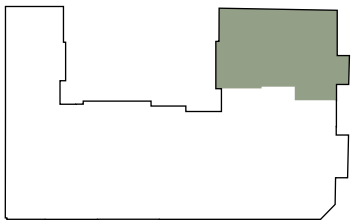
THE APARTMENTS

WE0016**3-room apartment**
93.24 m²

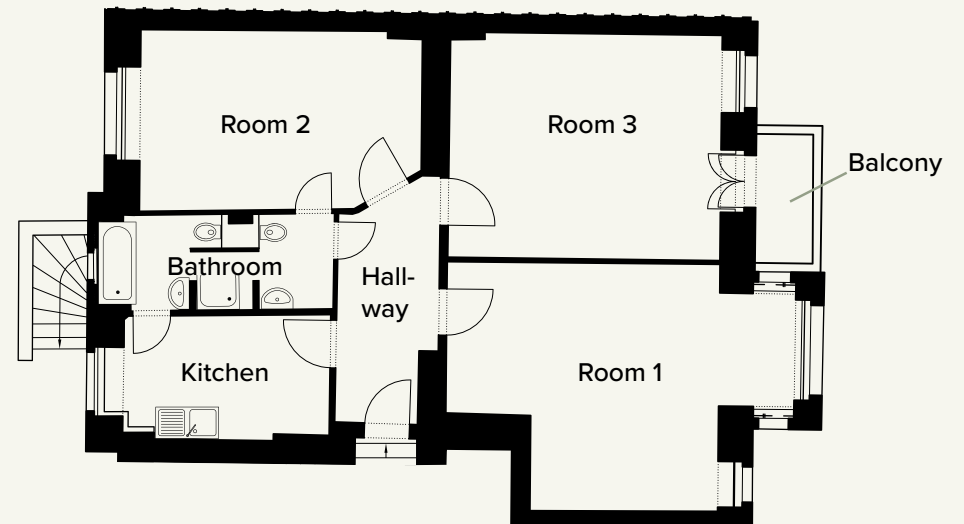
Rooms	3
Living area	93.24 m ²
Location	Front building, ground floor, right
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€3,798*
Asking price	€354,111*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5

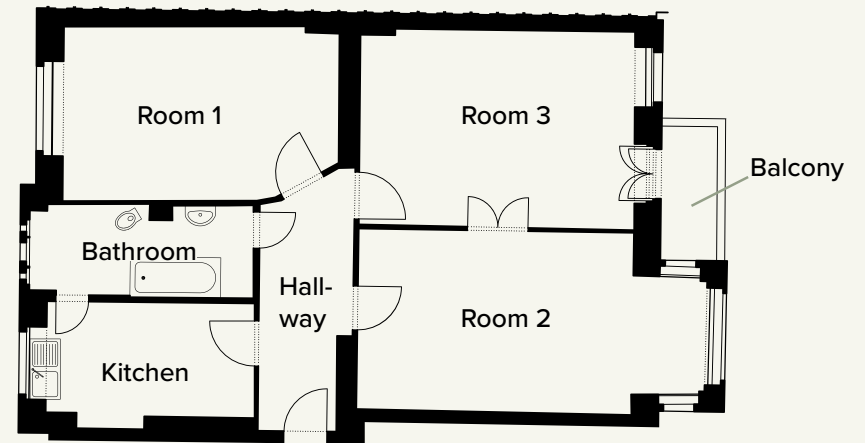


THE APARTMENTS

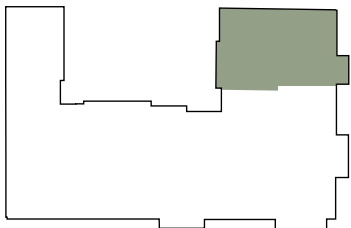
WE0017**3-room apartment**
91.47 m²

Rooms	3
Living area	91.47 m ²
Location	Front building, 1st floor, left
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€4,087*
Asking price	€373,845*

*plus a commission of 3.57 % of the asking price including VAT



Location

Apartment entrance
Goslarer Platz 5

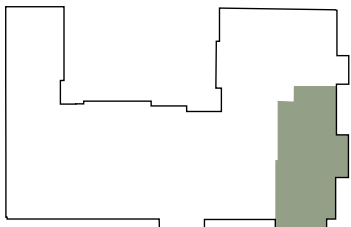
THE APARTMENTS

WE0018**3-room apartment**
80.91 m²

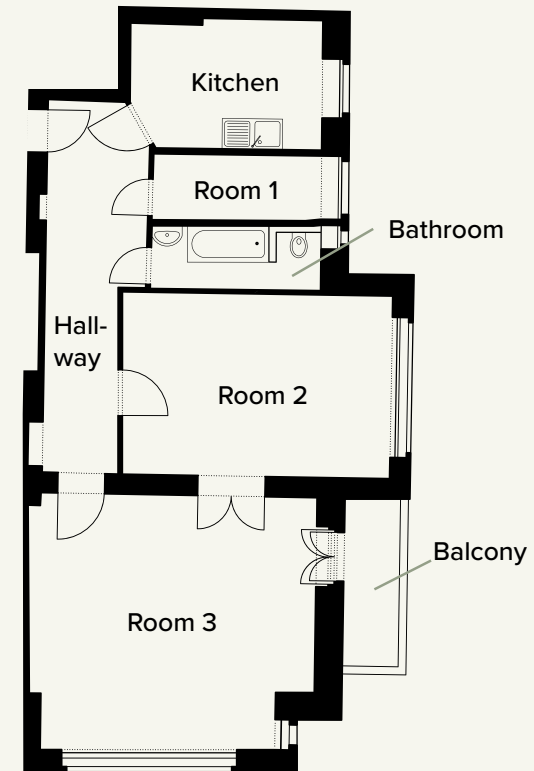
Rooms	3
Living area	80.91 m ²
Location	Front building, 1st floor, center
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,592*
Asking price	€ 371,538*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



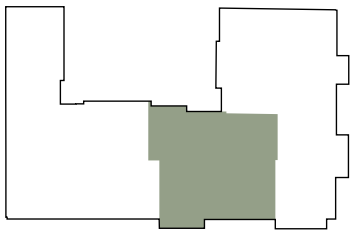
THE APARTMENTS

WE0019**4-room apartment****127.96 m²**

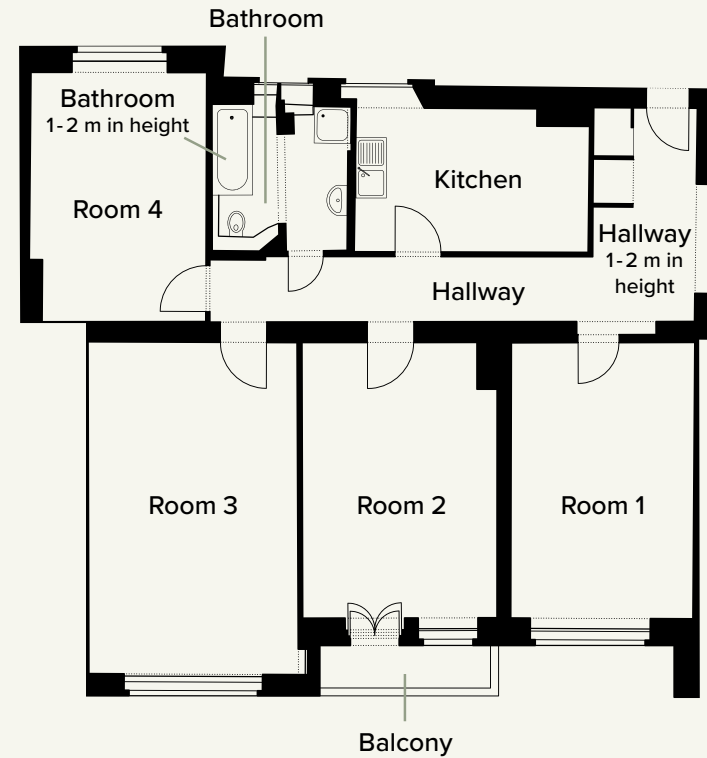
Rooms	4
Living area	127.96 m ²
Location	Front building, 1st floor, right
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€3,928*
Asking price	€502,662*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



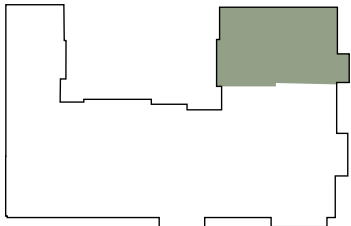
THE APARTMENTS

WE0020**3-room apartment**
92.34 m²

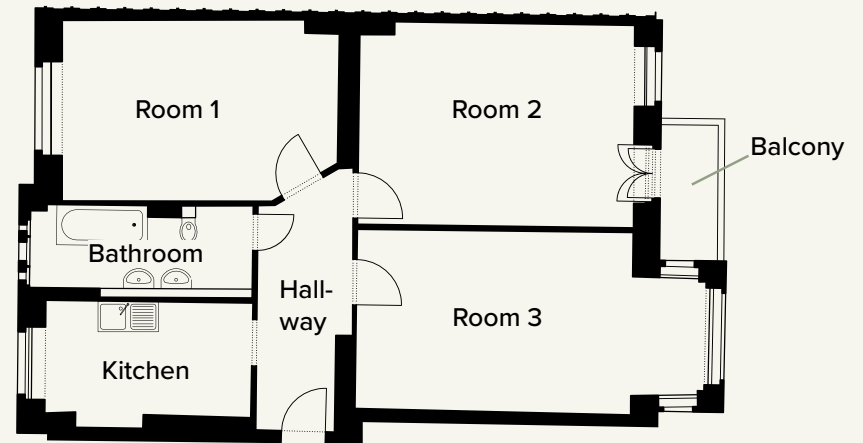
Rooms	3
Living area	92.34 m ²
Location	Front building, 2nd floor, left
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,332*
Asking price	€ 400,005*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5

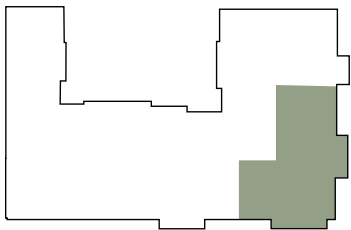


THE APARTMENTS

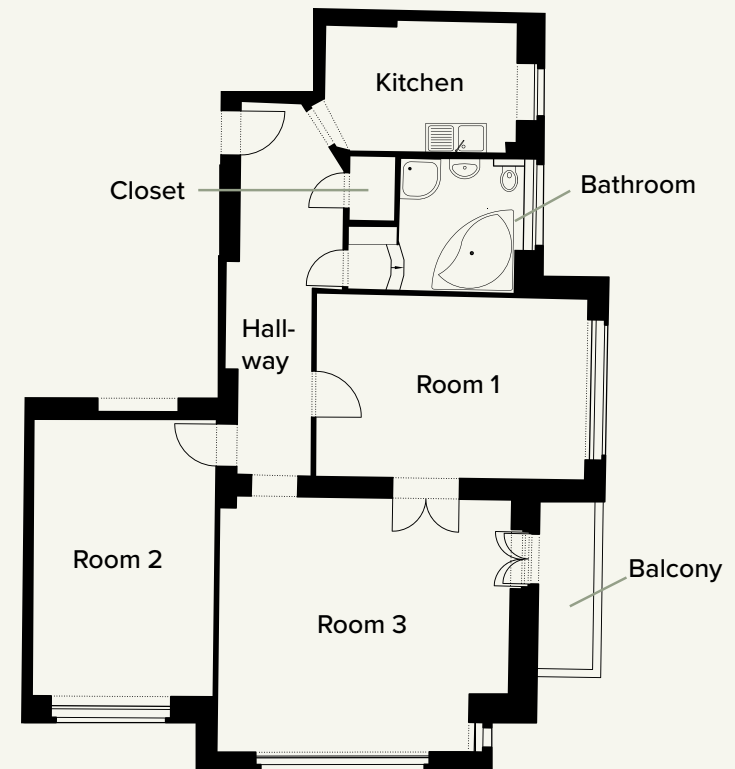
WE0021**3-room apartment**
101.85 m²

Rooms	3
Living area	101.85 m ²
Location	Front building, 2nd floor, center
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,233*
Asking price	€ 431,135*
	<small>*plus a commission of 3.57 % of the asking price including VAT</small>

Location



Apartment entrance
Goslarer Platz 5



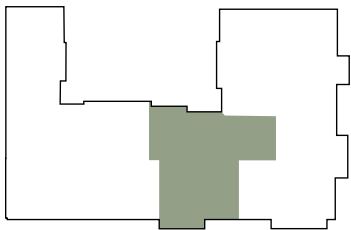
THE APARTMENTS

WE0022**3-room apartment**
108.43 m²

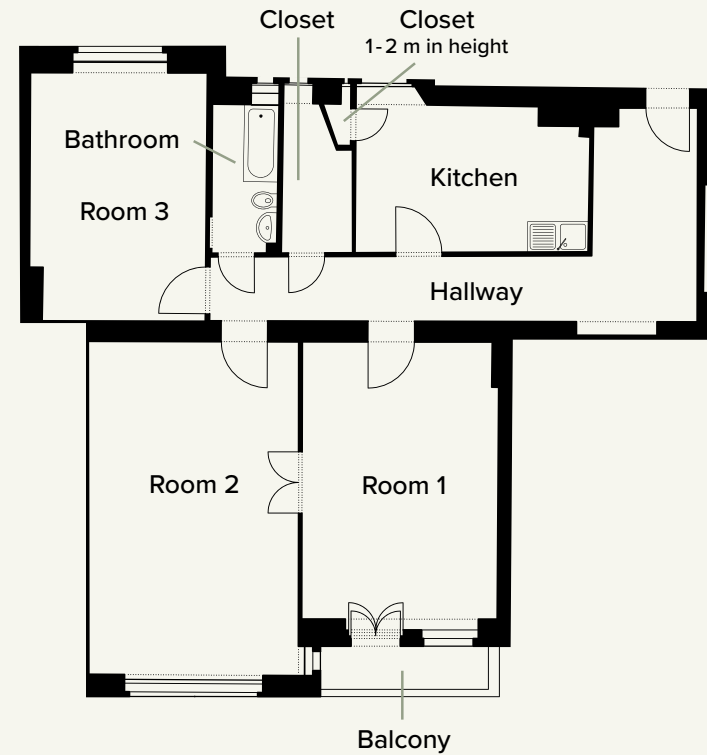
Rooms	3
Living area	108.43 m ²
Location	Front building, 2nd floor, right
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,032*
Asking price	€ 437,177*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



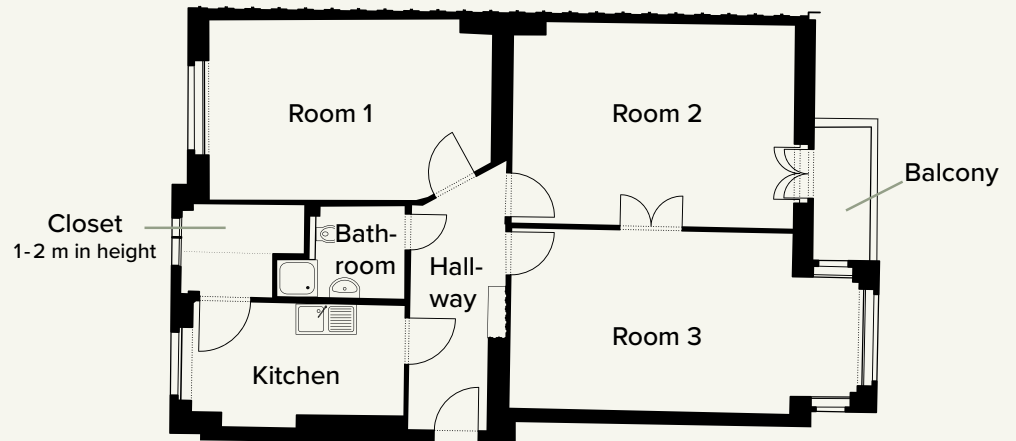
THE APARTMENTS

WE0023**3-room apartment**
93.23 m²

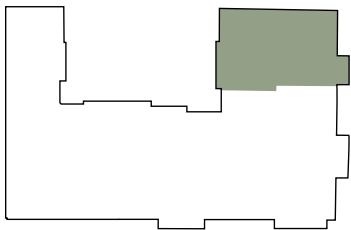
Rooms	3
Living area	93.23 m ²
Location	Front building, 3rd floor, left
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€4,696*

Asking price €437,809*

*plus a commission of 3.57 % of the asking price including VAT



Location



Apartment entrance
Goslarer Platz 5



THE APARTMENTS

WE0024**3-room apartment**
82.97 m²

Rooms	3
Living area	82.97 m ²
Location	Front building, 3rd floor, center
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E

Asking price per m² €4,409*

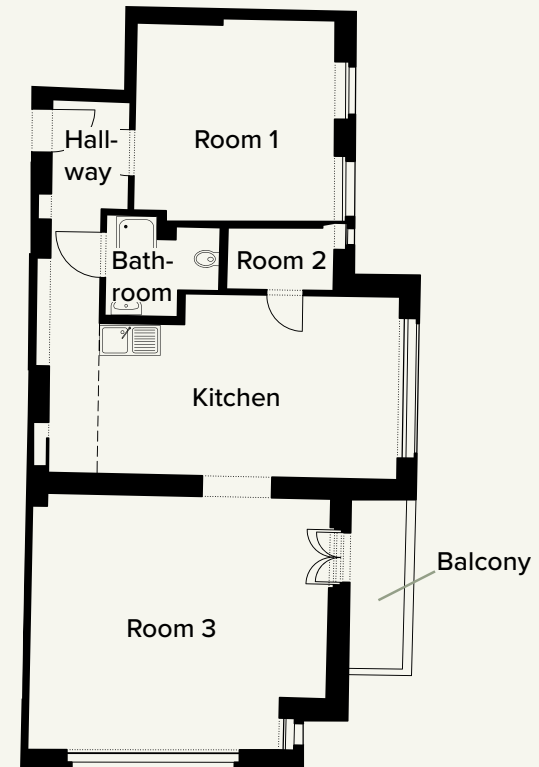
Asking price **€365,784***

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



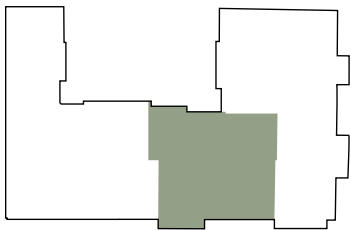
THE APARTMENTS

WE0025**4-room apartment**
128.09 m²

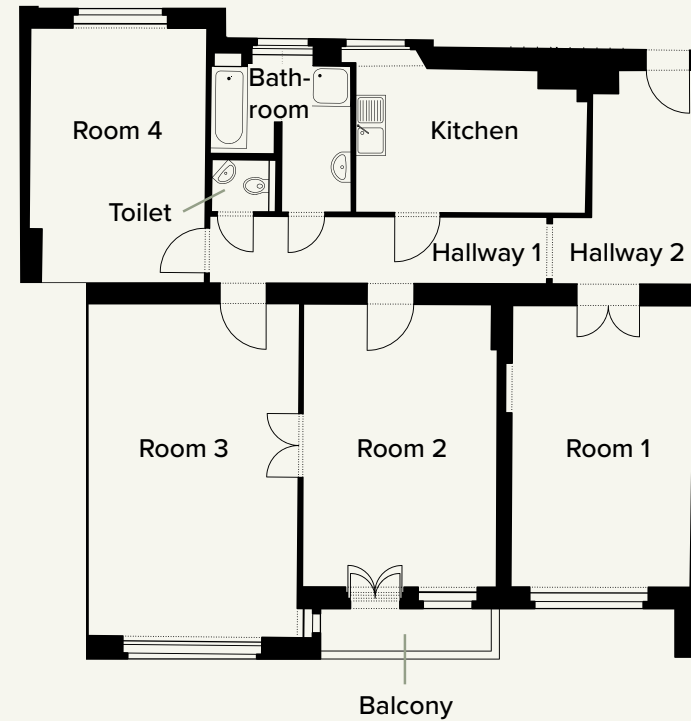
Rooms	4
Living area	128.09 m ²
Location	Front building, 3rd floor, right
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€4,224*
Asking price	€541,089*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



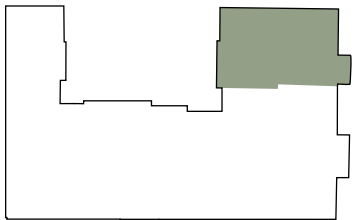
THE APARTMENTS

WE0026**4-room apartment**
92.55 m²

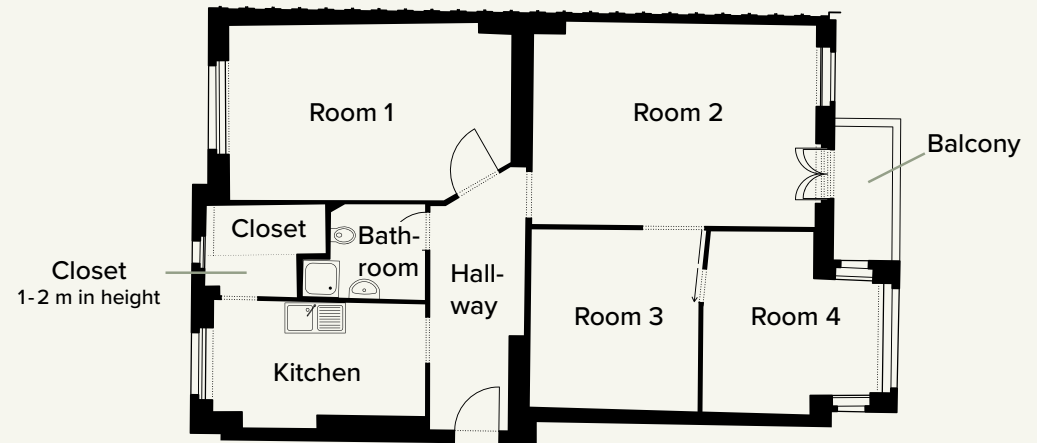
Rooms	4
Living area	92.55 m ²
Location	Front building, 4th floor, left
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,126*
Asking price	€ 381,868*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



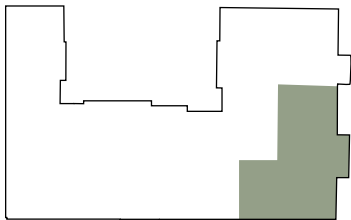
THE APARTMENTS

WE0027**3-room apartment
97.85 m²**

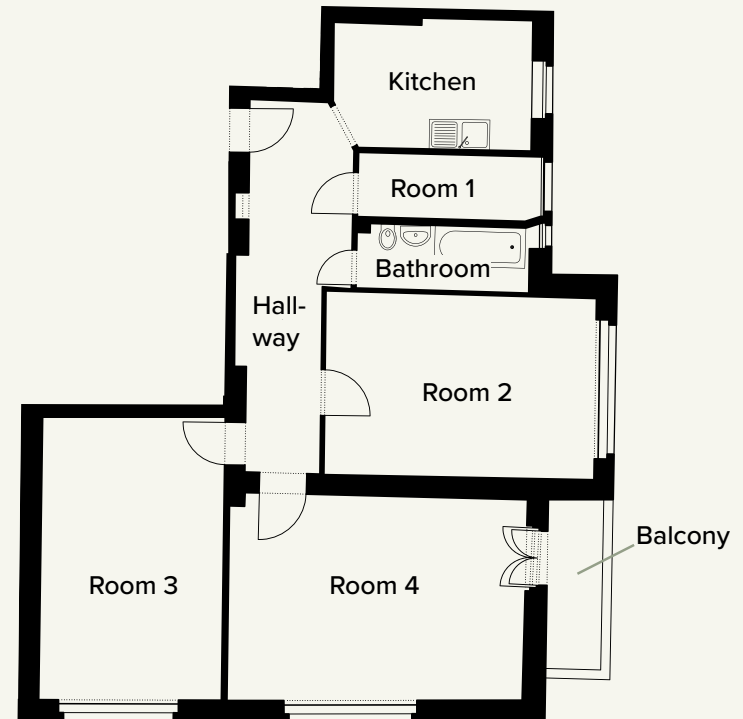
Rooms	3
Living area	97.85 m ²
Location	Front building, 4th floor, center
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,293*
Asking price	€ 420,106*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



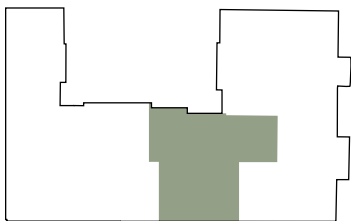
THE APARTMENTS

WE0028**3-room apartment**
105.31 m²

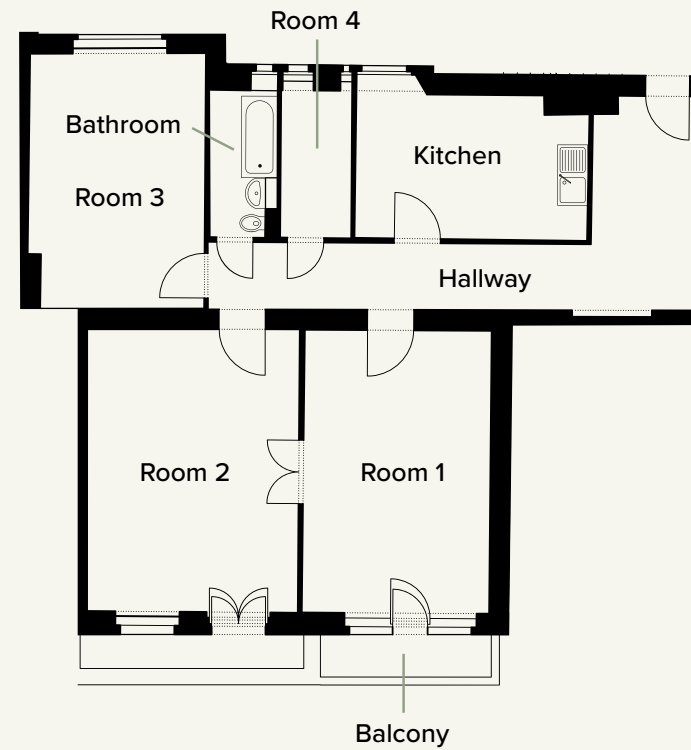
Rooms	3
Living area	105.31 m ²
Location	Front building, 4th floor, right
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,335*
Asking price	€ 456,511*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



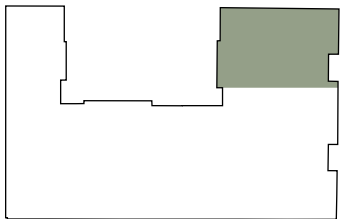
THE APARTMENTS

WE0029**3-room apartment**
78.14 m²

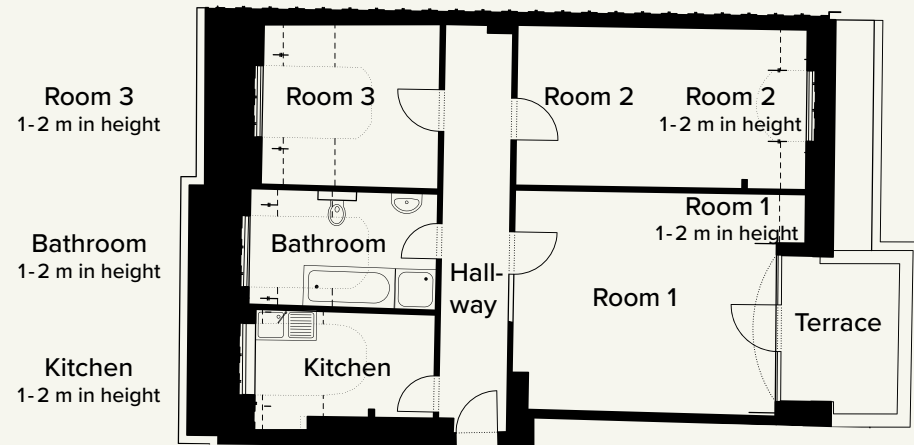
Rooms	3
Living area	78.14 m ²
Location	Front building, 5th floor, left
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,939*
Asking price	€ 385,904*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



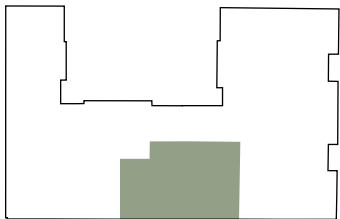
THE APARTMENTS

WE0030**2-room apartment****72.61 m²**

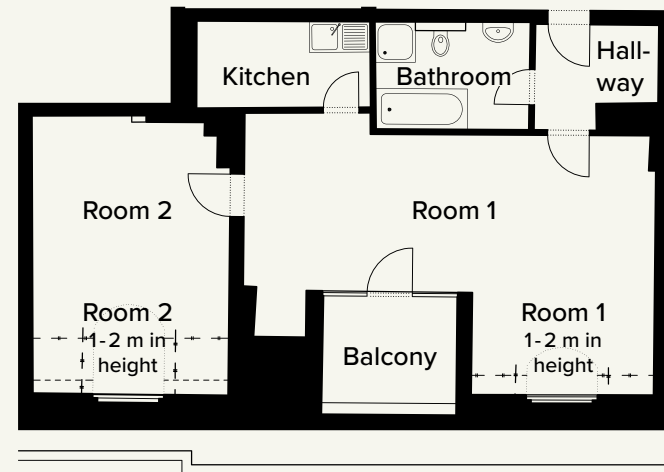
Rooms	2
Living area	72.61 m ²
Location	Front building, 5th floor, center / right
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€5,214*
Asking price	€378,579*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



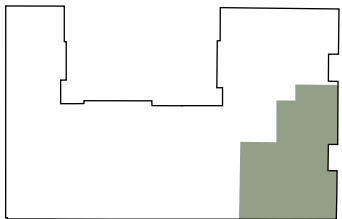
THE APARTMENTS

WE0031**3-room apartment
96.79 m²**

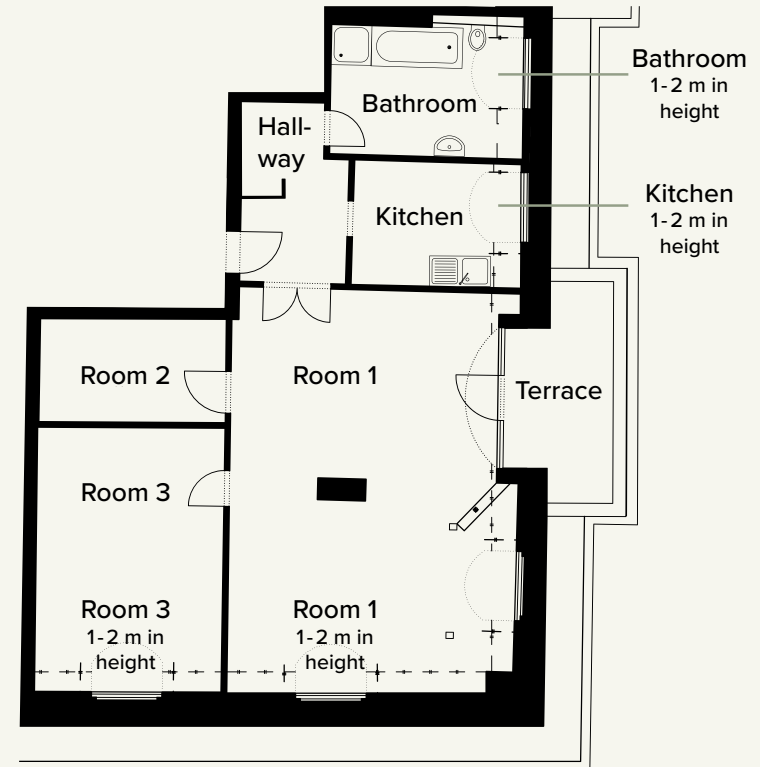
Rooms	3
Living area	96.79 m ²
Location	Front building, 5th floor, center/left
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E
Asking price per m ²	€ 4,717*
Asking price	€ 456,547*

*plus a commission of 3.57 % of the asking price including VAT

Location



Apartment entrance
Goslarer Platz 5



THE APARTMENTS

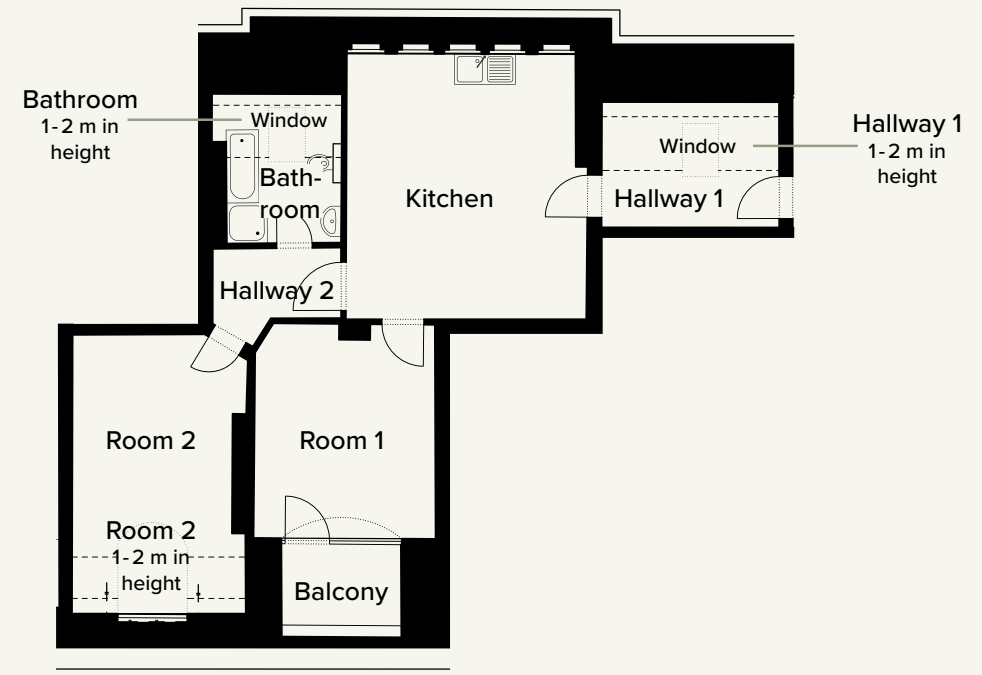
WE0032**2-room apartment**
72.42 m²

Rooms	2
Living area	72.42 m ²
Location	Front building, 5th floor, right
Balcony/terrace	Yes
Elevator	Yes
Status	Rented
Year of completion	1900
Power demand	E

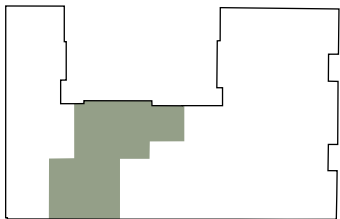
Asking price per m² €4,681*

Asking price **€338,999***

*plus a commission of 3.57 % of the asking price including VAT



Location



Apartment entrance
Goslarer Platz 5



Your contact



Philipp Rahns

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+49 (0) 173 566 36 74

CAVI
REAL ESTATE

CAVI Real Estate GmbH
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www.cavirealestate.de

DISCLAIMER

Together with the synopsis, our Terms and Conditions set down hereinafter constitute an integral part of the mutual agreements.

§1 Confidentiality

(1) The synopsis at hand and the information contained therein are intended for the recipient's eyes only (hereinafter referred to as "Principal"). They are to be treated confidentially and may not be made accessible to third parties – also including principals or third parties who have commissioned the Principal – without prior approval.

(2) In the event of unauthorised passing-on of this synopsis or the information contained herein to third parties, the Principal is obligated to pay to CAVI Real Estate GmbH (hereinafter referred to as "Broker") the contractually agreed commission if a contract is concluded with such third party.

§2 Liability

(1) The information included herein is solely based on the information provided by the seller. The Broker does not accept any liability for the information included herein being complete and accurate. The Broker did not review such information with regard to fact and the legal situation unless it was obvious that the information was incorrect, unreasonable or otherwise questionable; we recommend to consult experts in this regard if indicated or to obtain legal counsel.

(2) The Broker's liability is limited to grossly negligent and wilful behaviour unless the breach of obligation has caused injury to life, body or health of the Principal.

§3 Obligation to pay a commission

(1) The claim to payment of a commission is incurred if the master agreement is effectively concluded due to evidence or intermediation on the Broker's part.

(2) The claim to payment of a commission to the amount of the rates indicated in the synopsis is due within 10 business days after effective conclusion of the contract and issue of an invoice by the Broker. In the event of default, default interest to the amount of 5 percent in a transaction with consumers and default interest to the amount of

9 percent in a transaction with businessmen, both above the respective base interest rate of the European Central Bank.

(3) Insignificant deviations of a factual, commercial, financial or legal nature do not cause any damage and continue to substantiate the agreed claim to payment of a commission.

(4) If the actually concluded master agreement's terms deviate from the object of the synopsis but achieve the same commercial result, the claim to payment of the original commission remains in effect.

(5) The claim to payment of a commission is also incurred and due if the sale is made to another party with which the Principal has a particularly close personal relationship or a distinct commercial relationship or a relationship under corporate law.

§4 Obligation to pay a commission for subsequent contracts

If the Principal concludes a subsequent contract within 12 months after concluding the master agreement, they are obligated to pay a differential commission if the terms of the subsequent contract are also part of the original mandate and were also offered by the Broker. A subsequent contract is at hand if an amended or new master agreement is concluded by means of expanding or amending the original master agreement ("subsequent contract"). The differential commission is calculated based on the difference between the agreed commission for evidence of an opportunity to conclude the original agreement and the agreed commission for evidence of an opportunity to conclude the subsequent contract.

§5 Conclusion of a contract and contract negotiations

(1) The Principal is obligated to indicate the Broker as the originally acting broker during negotiations with the contractual partner indicated by CAVI Real Estate GmbH.

(2) The Principal is to immediately indicate when and under which conditions they are concluding a contract for the property or another property of the contractual partner indicated by us.

(3) The Broker is entitled to being present at the conclusion of the

contract.

(4) Furthermore, the Broker is entitled to being issued a copy of the master agreement and any concluded subcontracts.

§6 Non-binding nature of the offers

Our offers are subject to change without notice. The seller expressly reserves the right to prior sale or renting and leasing unless a separate agreement was concluded in this regard.

§7 Dual agency

The Broker is entitled to also act for the other party to the agreement subject to payment of a commission. In this case, the Broker can act as an evidence broker or as an intermediary broker for one party and as an evidence broker for the other party.

§8 No further agreements

The Principal confirms that there were no other silent or verbal supplementary agreements concluded in addition to the synopsis, the brokerage agreement and these General Terms and Conditions.

§9 Place of jurisdiction

For transactions with businessmen, Berlin is agreed to be the place of jurisdiction. For transactions with consumers, no place of jurisdiction has been agreed.

§10 Invalid clauses

If one or several of the above terms and conditions are invalid, the validity of the other terms and conditions shall remain unaffected. If terms and conditions are not an integral part of the contract or are invalid, the terms of the contract shall conform to the legal provisions.

CAVI Real Estate

S T A D T
L A N D
F L U S S



Living on Mierendorff Island

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