



BERLINMÆGLEREN
FRIENDLY PROFESSIONALS



The real estate agency with Danish roots

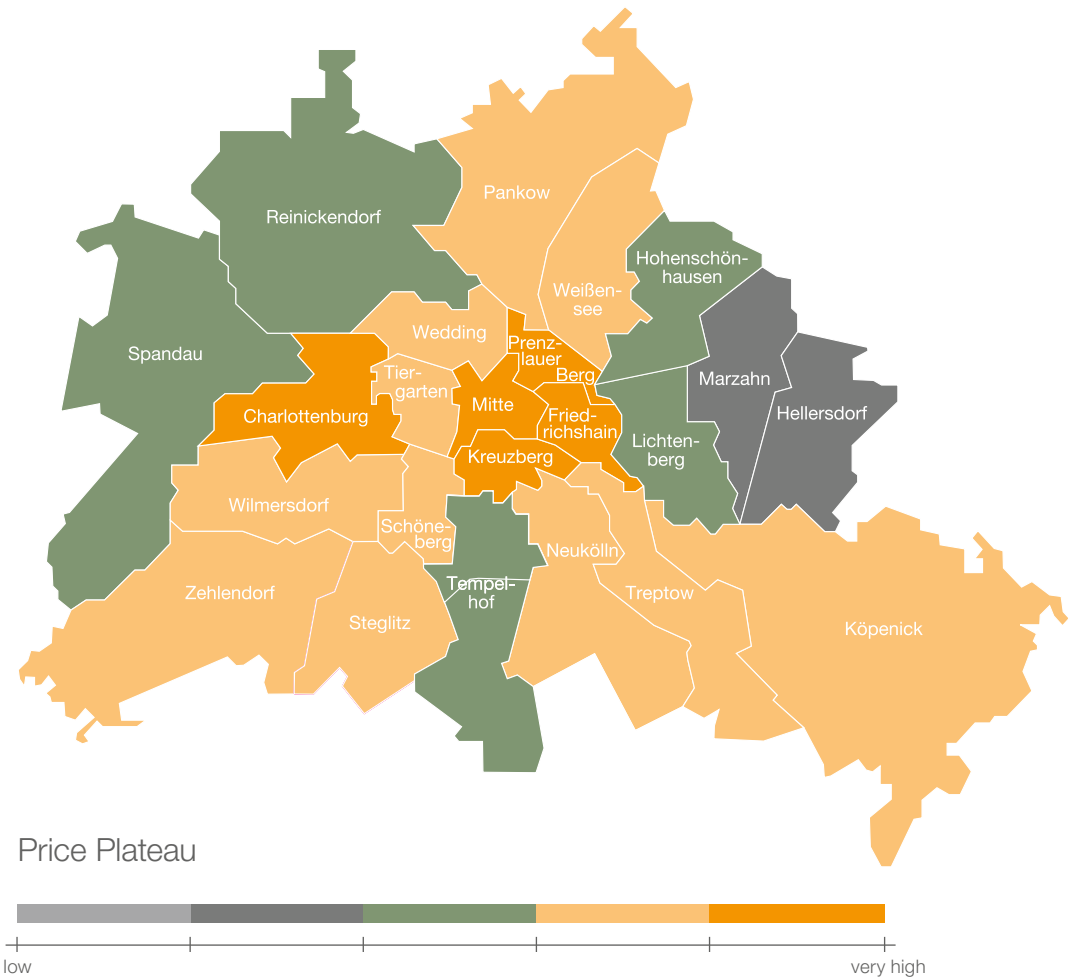
Berlinmaegleren, that's us: Trine Borre, a certified real estate agent from Denmark along with a team of experienced colleagues. All headquartered in our successful real estate agency located in Berlin since 2006. We cater to the needs of numerous international customers as well as property owners and are specialized in the sales of condominiums located in Berlin. Since the company was founded, we have stood for solid and competent consulting in Danish, German and English within our office in Prenzlauer Berg.

Trine Borre
Company Founder



Berlin – The address with potential!

Berlin is an exceptional city. It is one of the most exciting European metropolises. As a large city, Berlin offers open spaces and still maintains its distinct district culture. Here change is constant and the demand for condominiums continuously grows year after year especially within the city centre. Many German as well as international customers dream of owning a home or even a second home within Berlin. Buying real estate as an investment and protection against inflation is also interesting for many, because in addition to the continuous increase in the value of the property, the rents guarantee a stable return.





The current housing market in Berlin

Since 2010, the purchase prices in the big cities have increased steadily, mostly multiplied. The purchase prices have risen significantly more than the rents. Nowhere else in the country have real estate prices risen as sharply as in Berlin.

Berlin has gone through a change. Until the early 2000s, Berlin felt like the world capital for artists, creative people, globetrotters and was known for cheap rents and brownfields in the cityscape. In the years that followed, the city attracted companies, and the companies in turn attracted highly qualified, well-paid young people. Over the years, the population of the capital has increased. The new building boomed. This was also due to the increased prices.

In the first half of 2021, existing properties were offered at an average price per square meter of €5,500. Prices in this sector increased by 10.3% compared to 2020. The average purchase

price has now reached €6,500/m². Thanks to its diversity, Berlin is also an attractive place to live for families. This can be seen from the real estate prices for single-family houses in the capital, which are at a persistently high level. The average asking price for a single-family house in Berlin last year was 679,000 euros. This means that prices increased by 15.3% compared to the first half of 2020. (1)

Owners sold around 752,000 residential properties across Germany in 2020. They turned over around 217 billion euros. That is twice as much as in 2012. Residential property prices rose by an average of 12% in the third quarter of 2021 compared to the previous year. (2)

In Berlin, 15,172 residential properties were sold in 2020, and 18,519 in 2021, which corresponds to an increase of 22%. (3) The demand for new housing remains high. The strongest price increase among the metropolises is forecast for condominiums in Berlin with 13.1% for existing buildings and 12.8% for new buildings within the next twelve months (2022). (4)

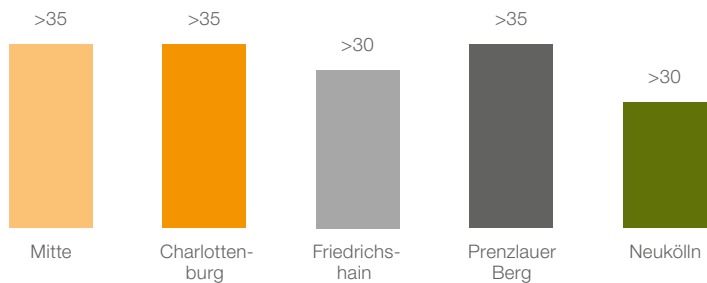
The real estate market is still in motion. Many buyers and tenants can no longer keep up with the price level achieved in central locations. Landlords demand rents of 13 euros or more per square meter almost everywhere in the center for free apartments. The rents in the new building are far higher. The trend towards the outskirts with lots of greenery is reflected here and in the Berlin area in higher purchase prices for houses and apartments.

Source: (1) Real estate market report Germany 2021, (2) Federal Statistical Office, (3) Expert committee for property values, (4) Immoscout housing barometer Berlin

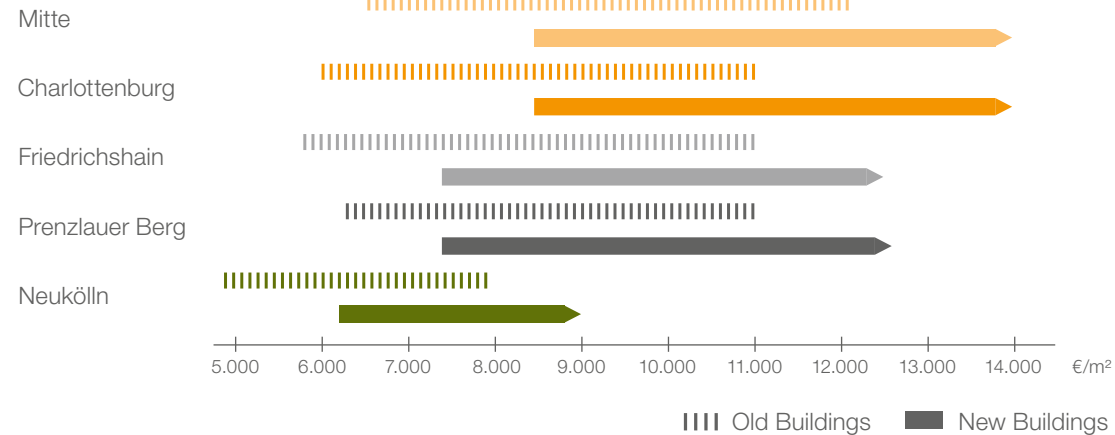


The sales prices in Berlin 2022

Residential and commercial housing
(Multiple of the rental income)



Condominiums



Our service – Competent,
reliable and transparent



We will advise and accompany you not only with the selling of a residence in Berlin, but we will also assist you with purchasing of your new condominium.

Thanks to our extensive years of experience with the fast-paced and every changing Berlin market, we are quite capable of realizing the optimal price. We advertise your real estate on our website as well as on various online markets with the aid of descriptive texts and professional images. Our mediation takes place within just a few weeks.

Once you have decided to sell your residence, we will go about the process in a transparent and easy-to-understand manner and with as little stress as possible. Is a potential customer interested in remodelling; is a multi-lingual sales contract required or should we record the handing over of keys in writing? For numerous years, we have worked closely with competent and truly reliable architects, attorneys and notary publics.

We are there for you no matter what the question may be.



It is often reasonable, when dividing a residence, to plan the converting of the attic floor. Not only does the creation of new penthouses increase the value of a house, but also measures such as adding balconies, installation of a lift, energy saving refurbishment, beautification of courtyards as well as of course an increase of rent.

We are here to advise you competently and extensively at every step of the way and to offer our support with any additional questions concerning your real estate.



The dividing of a house into condominiums

In order to be able to sell individual condominiums within a multi-family house, it must be divided. Together with architects, notary publics and attorneys, we offer general consulting for the division, the preparing of all applications and the documentation. After the property has been successfully divided, we will assist you with a marketing plan for selling your condominiums.



This is what our customers have to say...

” Vi er fuldt ud tilfredse med jeres arbejde! Vi aftalte et møde hvor I kom med en vurdering. I var ikke de eneste mæglere vi havde ude og kigge på lejligheden. Vi valgte jer, da vi syntes jeres salgspris kom tættest på det som vi gerne ville have for lejligheden. På andet møde blev vi enige om udbudspris og betingelser. Kommunikationen mellem os er altid foregået hurtigt og uden komplikationer og lejligheden blev solgt til prisen. De bedste anbefalinger herfra.

Charlotte N., Roedovre, Denmark

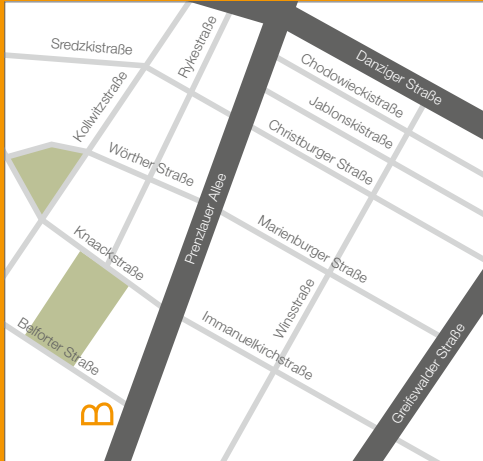


” Un grand merci à Berlin Maeglere, grâce à qui j'ai trouvé l'appartement dont je rêvais à Berlin (lumineux et traversant) dans un quartier exceptionnel. C'est une équipe à l'écoute, sérieuse et dynamique, qui connaît bien le marché et ne ménage pas sa peine pour accompagner ses clients du début à la fin de la transaction.

Martine D., Perpignan, France

” Ich habe mich nun schon gut in der Wohnung eingerichtet und eingelebt. Ich wollte mich in diesem Zusammenhang bei Ihnen für alles bedanken. Ich habe mich in der gesamten Zeit sehr gut betreut und unterstützt gefühlt. Ich schätze vor allem an Ihnen, dass Sie sehr gewissenhaft und kompetent sind und mir immer schnell Rückmeldung gegeben haben. Ich würde jederzeit wieder mit Ihnen zusammen arbeiten. Vielen Dank und alles Gute für Sie!

Benjamin R., Berlin, Germany



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