



BERLINMÆGLEREN
FRIENDLY PROFESSIONALS



The real estate agency with Danish roots

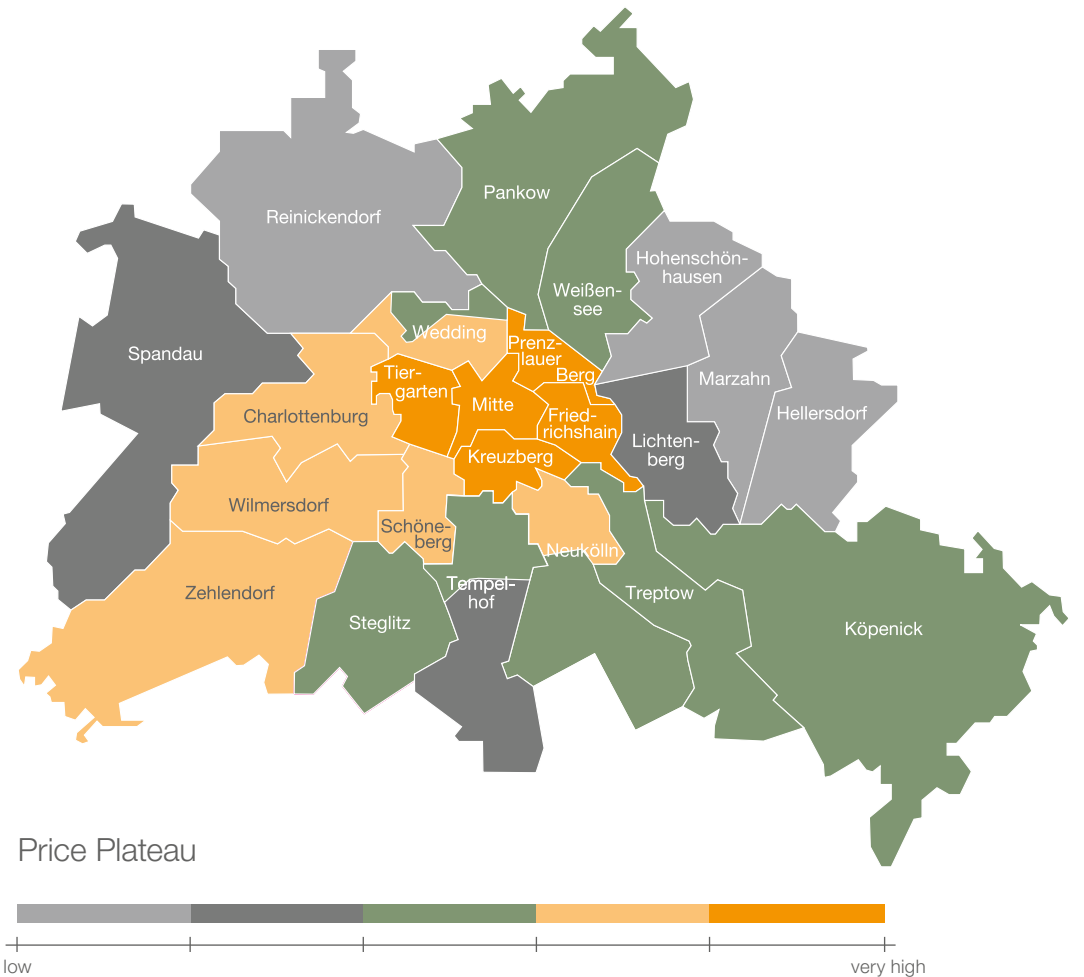
Berlinmaegleren, that's us: Trine Borre, a certified real estate agent from Denmark along with a team of 8 colleagues. All headquartered in our successful real estate agency located in Berlin since 2006. We cater to the needs of numerous international customers as well as property owners and are specialized 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 offices in Prenzlauer Berg and Charlottenburg.

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. And purchasing real estate as an investment as well as protection from inflation is an interesting aspect for many. After all, rents are stable in Berlin and, in addition to the continuous increase in property value, enable a solid return.





The current housing market in Berlin

Since 2010, the purchase prices in the big cities have at least doubled, in some places also tripled. The purchase prices increased significantly more than rents. Nowhere in the country have real estate prices risen as sharply as in Berlin. Berlin has gone through a change. Until 15 years ago, Berlin was still known for cheap rents, brownfield sites in the cityscape and as a dream place for artists, creative people and globetrotters. In the past few years, the city has attracted many companies. The companies hired highly qualified, well-paid young people. Between 2012 and 2016, the city grew by 40,000 to 50,000 people each year, most recently over 30,000. 74,000 apartments have been built in the past 10 years, more than 16,000 apartments in 2018 alone. Housing prices have also risen in the past because investors from home and abroad wanted to benefit from Berlin's appeal through renovation and new letting. The rent

level for new leases has almost doubled in recent years. However, with the boom until the end of 2019, it must also be noted that the market was catching up at a rapid pace, which lay in the Sleeping Beauty many years earlier.

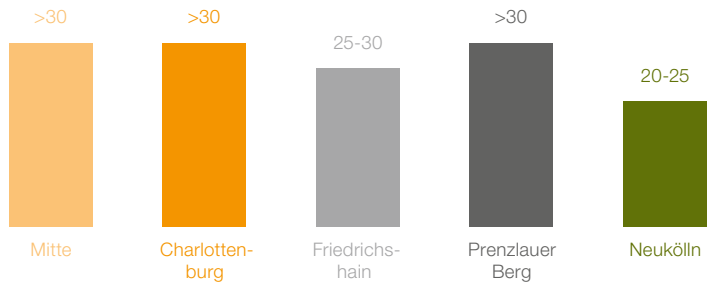
The economic slowdown and the flattening of the price increase for real estate at the end of 2019 speak for a certain normalization on the real estate market. Many buyers and tenants can no longer keep up with the price level achieved. The uncertain economic situation currently shaped by Corona, an uncertain job market, unclear political framework conditions such as the rental cover are currently unsettling the real estate market. It is difficult to predict whether prices will remain stable. If the expectations that buyers and owners have recently had on rental income change, the effects on the real estate market are likely to be much greater, up to a noticeable drop in prices.

Source: Capital, Real Estate Compass 2020

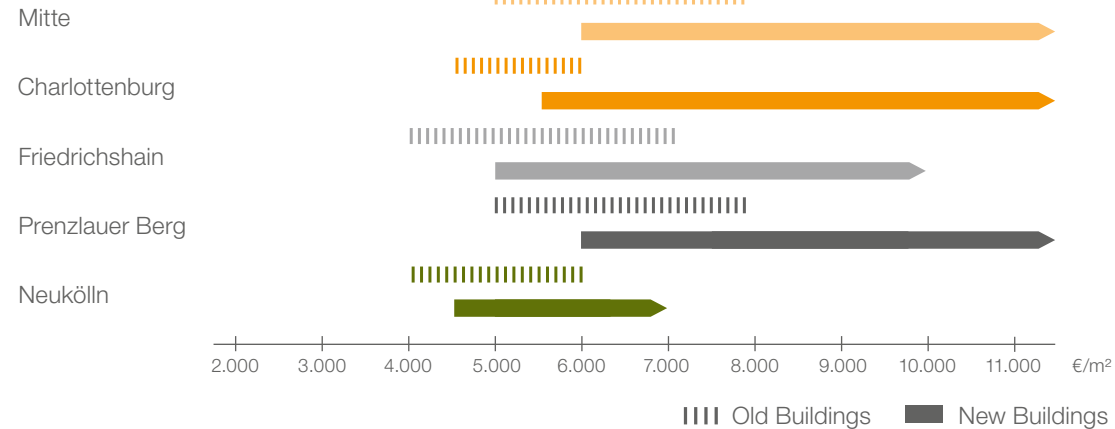


The sales prices in Berlin 2020

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 best possible 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 and is free for the seller.

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

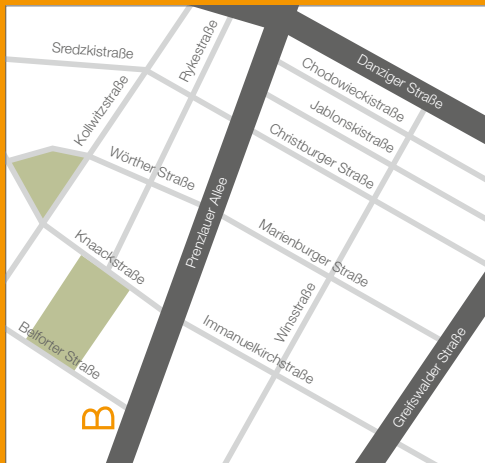


” Un grand merci à Berlin Maegleren, grâce à qui j'ai trouvé l'appartement dont je rêvais à Berlin (lumineux et traversant) dans un quartier exceptionnel. C'est une équipe à l'écoute, sérieuse et dynamique, qui connaît bien le marché et ne ménage pas sa peine pour accompagner ses clients du début à la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

Martine D., Perpignan, France

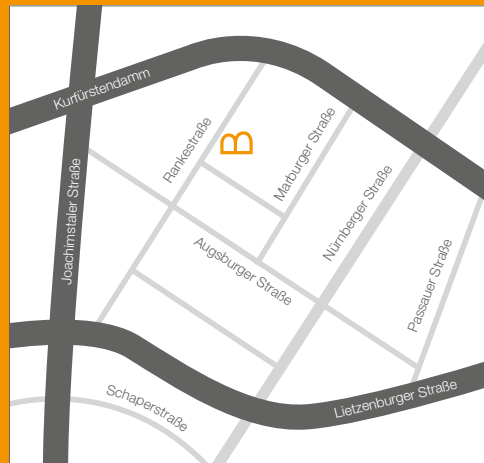
” Ich habe mich nun schon gut in der Wohnung eingerichtet und eingelebt. Ich wollte mich in diesem Zusammenhang bei Ihnen für alles bedanken. Ich habe mich in der gesamten Zeit sehr gut betreut und unterstützt gefühlt. Ich schätze vor allem an Ihnen, dass Sie sehr gewissenhaft und kompetent sind und 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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