

BURGSTRASSE 67

MODERN LIVING IN A
HISTORIC NEIGHBOURHOOD



SPACIOUS LIVING ON THE BEAUTIFUL SAALE



The new construction of 24 residential units at Burgstrasse 67 will offer spacious living in a family atmosphere. With their open-plan living and dining areas, high-quality materials and the latest living standards, the two- to four-room flats in various sizes offer a new residential alternative in a charming neighbourhood. The direct proximity to the beautiful banks of the Saale, green spaces and the historic neighbourhood promise a versatile living experience in the prospering city of Halle an der Saale. In the direct catchment area of Leipzig, Halle offers a state-of-the-art infrastructure, excellent connections and a prosperous location. Nevertheless, the cityscape is unmistakably characterised by unspoilt nature and a historic city centre.

MAKROL AGE

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Centrally located, everything within walking distance, surrounded by nature. That's living in Burgstrasse. Surrounded by small restaurants and cafés in the immediate vicinity of the banks of the Saale and the famous Giebichenstein Castle, Burgstrasse offers central living at the highest level. Family life in the countryside, sports activities and nature walks are also right on the doorstep.

PARKS / SPORTS & PLAYGROUNDS

- 1. Halle Zoological Gardens (Bergzoo)
- 2. Reichart's Garden
- 3. Turbine sports ground
- 4. Volkspark Halle
- 5. Brick Meadow
- 6. Northern tip of Peißnitz
- 7. official garden

RESTAURANT / BARS / CAFES

- 1. Peißnitz House
- 2. Restaurant Gosenschänke
- 3. Kebab Palace
- 4. Exile
- 5. Aizi Schecho (Internet café)
- 6. Le Croissant
- 7. Restaurant Lucie
- 8. Ice Castle
- 9. Object 5 / Restaurant Ruine
- 10. Saale Lounge

- 11. Café on the banks of the Rive
- 12. Rock pavilion
- 13. Restaurant Alchemist's hut
- 14. Café Ludwig
- 15. Café Rosenberg
- 16. Krug zum Grünen Kranze

FOOD SUPPLY

- 1. Rewe
- 2. Penny
- 3. Richard Wagner Pharmacy
- 4. Asian market
- 5. Rossmann
- 6. Edeka
- 7. University Hospital Halle

CULTURE & LEISURE

- 1. Peißnitz open-air theatre
- 2. clever fit / fitness studio
- 3. Historical tram depot museum
- 4. Talstrasse art gallery

SCHOOLS & DAYCARE CENTRES

- 1. Wittekind primary school
- 2. Rainstraße day care centre
- 3. Kröllwitz primary school
- 4. Own day care centre
- 5. Max Planck Institute for Microstructure Physics

WITH LEIPZIG, HALLE COMPRISES A CENTRE IN CENTRAL GERMANY WITH 1.2 MILLION INHABITANTS

GROWING LOCATION IN THE LEIPZIG ECONOMIC REGION (APPROX. 40KM AWAY)

EXCELLENT TRANSPORT LINKS TO DRESDEN, ERFURT, JENA AND BERLIN (MAX. 1 HOUR BY TRAIN)

HEADQUARTERS OF WELL-KNOWN GLOBAL PLAYERS

LIVELY UNIVERSITY CITY AND GROWING EDUCATION CENTRE

HISTORIC CITYSCAPE WITH CHARACTERISTIC RED TOWER

IN THE HEART OF EUROPE WITH INTERNATIONAL AIRPORT HALLE/LEIPZIG

GREENEST CITY IN GERMANY - 16% OF THE URBAN AREA ARE PARKS AND GREEN SPACES

HIGH QUALITY OF LIFE IN A NATURAL ENVIRONMENT WITH ATTRACTIVE LEISURE FACILITIES





THE HOUSE

Modern living in a central location - that's what you'll find with the new building project at Burgstrasse 67. Surrounded by green spaces and an urban neighbourhood, Burgstrasse 67 was designed according to the latest living and energy standards to provide singles, two-person households or families with a new home. The 24 residential units are perfectly distributed over 5 floors. From approx.

60 m² there are 2-room flats with balconies up to approx. 120m² penthouse flats with roof terraces. The

The entire residential building is designed to KFW 55 Plus standard and thus promises maximum energy efficiency and high-quality living in a modern ambience.

THE FURNISHINGS

Modern, efficient and sustainable. The 24 residential units are characterised by upscale furnishings in line with the latest living and energy standards. Underfloor heating, electric external blinds, modern bathrooms, balconies and roof terraces make modern living possible in a central location. Generously open-plan living and dining areas provide light-flooded and spacious living rooms that offer plenty of room for individual requirements. The KFW 55 Plus standard makes living particularly energy-efficient.

THE LOCATION

Central and rich in tradition. The apartment block is located in the immediate vicinity of the historic Giebichenstein Castle with its many small restaurants and cafés. Thanks to its proximity to the banks of the Saale, you can enjoy your free time in the countryside, doing sports or taking relaxing walks. All shopping facilities for daily needs are in the immediate vicinity and public transport connections are within walking distance.

DATA & FACTS

TYPE	New construction of an apartment
RESIDENTIAL UNITS	block 24
ENERGY EFFICIENCY	Energy house to KFW55 Plus standard
PLOT SIZE LETTABLE AREA	1,601 m²
PARKING SPACES	approx. 2,384 m²
START OF CONSTRUCTION	Underground car park with 21 parking spaces Outdoor area with 7 parking spaces
	Q3 2021 - construction time approx. 18 months
	Already fully planned and declaration of division already in place

THE IDEA



ENERGY-EFFICIENT AND SUSTAINABLE LIVING. YOUR NEW HOME AT BURGSTRASSE 67.

Surrounded by the banks of the Saale, parks and spacious green areas, the Burgstrasse neighbourhood promises perfect conditions for charming living. The modern and efficiently designed living spaces with balconies, outdoor areas and roof terraces provide different user groups with sufficient space for a new home. The optimised energy efficiency and the KfW 55 Plus standard subsidy available to owners make this new-build project a highly attractive residential alternative. Highly modern, centrally located and yet harmoniously integrated into the traditional cityscape, Burgstrasse is an inviting residential concept for singles, two-person households or families. With only 24 residential units, you will quickly become familiar with your immediate neighbours and find yourself in an exclusive and well-kept residential environment that will quickly become a real home.



THE CONCEPT



CENTRALLY LOCATED. MODERNLY EQUIPPED.
EFFICIENTLY PLANNED.

THIS IS WHAT IT'S LIKE TO LIVE AT BURGSTRASSE 67.

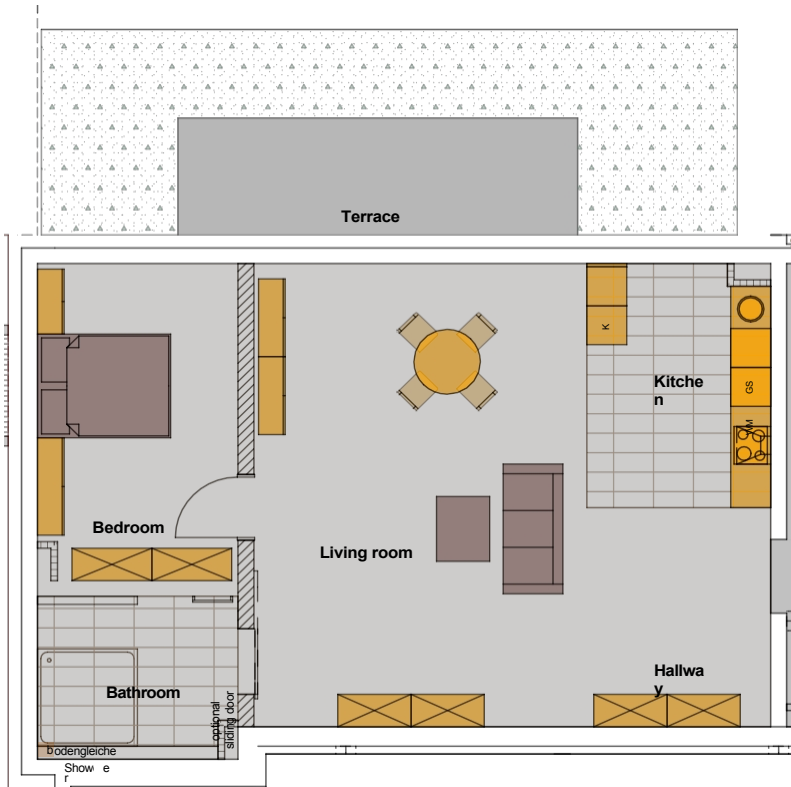
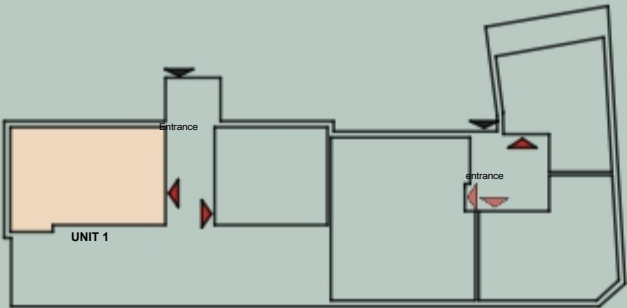


LIVING HIGHLIGHTS

- All 24 residential units in various sizes are built to the latest and most modern living standards and are barrier-free
- The spacious and open-plan living and dining areas are ideal for family life together
- The residential units have upmarket fittings and are equipped with underfloor heating, electric external blinds, modern bathrooms, balconies and roof terraces, balconies and roof terraces. We offer you a choice of different floor coverings.
- Highest energy efficiency and subsidisation according to KfW 55 Plus standards
- Own underground car park access with 21 parking spaces

APARTMENT TYPE 1 2

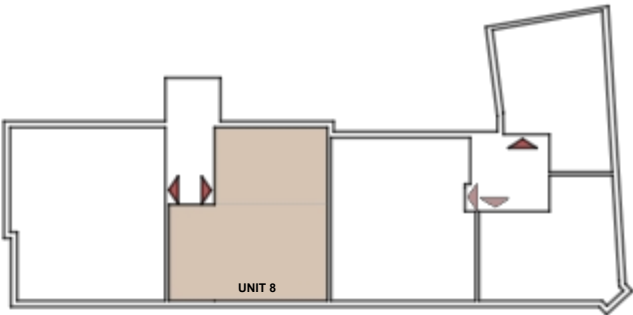
2 ROOM FLAT
TERRACE WITH GREEN AREA



GROUND FLOOR WE 01	
LIVING AREA	80,14 M ²
FLUR	
LIVING ROOM	33,96 M ²
SLEEPING ROOM	14,52 M ²
KITCHEN	10,15 M ²
BATH	7,45 M ²
TERRACE 10.80 M ⁽²⁾ (50%)	5.40 M ²
SNR 1 GREEN AREA	22,27 M ²

APARTMENT TYPE

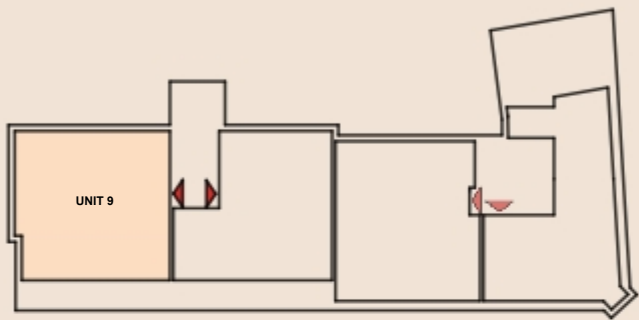
4 ROOM FLAT
BALCONY



3RD UPPER FLOOR WE 08	
LIVING AREA	119,84 M ²
HALLWAY	
LIVING KITCHEN	33,17 M ²
CLOAKROOM	15,47 M ²
DRESSES	9,07 M ²
CHILD 1	15,83 M ²
CHILD 2	15,83 M ²
BATH	9,00 M ²
WC	2,45 M ²
BALCONY 10.50 M ⁽²⁾ (50%)	5,25 M ²

APARTMENT TYPE 3

3 ROOM FLAT — 119,29 M²
BALCONY+ ROOF TERRACE



4TH UPPER FLOOR WE 09	
LIVING AREA	119,29 M ²
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HALLWAY	13,95 M ²
LIVING ROOM	30,91 M ²
SLEEPING ROOM	17,40 M ²
CHILD	15,11 M ²
KITCHEN	12,06 M ²
BATH	10,75 M ²
WC	6,41 M ²
BALCONY 9,00M2 (50%)	4,50 M ²
ROOF TERRACE 16.40 M ² (50%)	5.40 M ²

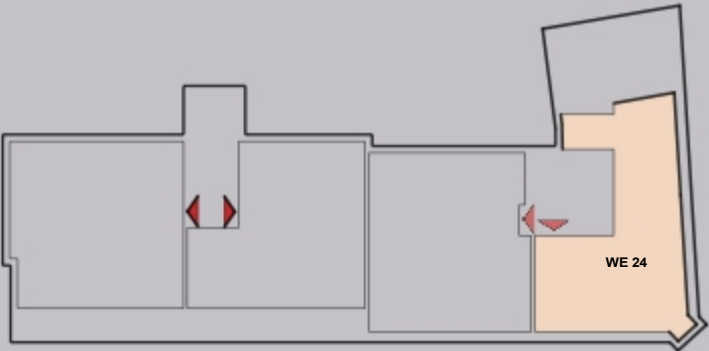


APARTMENT TYPE 4

4 ROOM FLAT — 121,75 M²
ROOF R ASSE



4TH UPPER FLOOR WE 24	
LIVING AREA	121,78 M ²
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HALL	14,17 M ²
LIVING KITCHEN	36,42 M ²
SLEEPING ROOM	15,30 M ²
CHILD 1	13,58 M ²
CHILD 2	13,58 M ²
BAD	8,21 M ²
WC	1,70 M ²
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ROOF TERRACE 37.67 M ⁽²⁾ (50%) 18.83 M ²	
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IMPRESSIONS



FLOOR SPACE OVERVIEW

FLOOR	LIVING UNIT	M²
GROUND FLOOR	1	80,14 m²
GROUND FLOOR	2	58,03 m²
GROUND FLOOR	12	115,24 m²
GROUND FLOOR	12	70,16 m²
GROUND FLOOR	13	56,84 m²
1ST FLOOR	3	129,68 m²
1ST FLOOR	4	119,85 m²
1ST FLOOR	14	114,42 m²
1ST FLOOR	15	75,11 m²
1ST FLOOR	16	72,96 m²
2ND FLOOR	5	129,68 m²
2ND FLOOR	6	119,85 m²
2ND FLOOR	17	114,42 m²
2ND FLOOR	18	75,11 m²
2ND FLOOR	19	72,97 m²
3RD FLOOR	7	129,68 m²
3RD FLOOR	8	119,84 m²
3RD FLOOR	20	114,45 m²
3RD FLOOR	21	75,11 m²
3RD FLOOR	22	72,97 m²
4TH FLOOR	9	119,29 m²
4TH FLOOR	10	107,65 m²
4TH FLOOR	23	119,51 m²
4TH FLOOR	24	121,78 m²
Underground car park parking spaces		21
Outdoor parking spaces		7

PROMOTION + PROJECT PARTNERS

The 2030 Climate Protection Programme is the guideline for the development of further subsidies for energy-efficient buildings by KfW, the Reconstruction Loan Corporation. Of course, this also applies to new buildings. KfW certification enables attractive subsidy programmes.



YOUR BENEFITS

The new development will be supervised and certified by a professional energy consultant in accordance with the KfW 55 Plus standard. This certification guarantees an increased subsidy, which you as the owner can take over and utilise directly. For you, this subsidy is up to EUR 26,500 for the direct subsidy and 17.5 per cent repayment subsidy with a maximum loan amount of EUR 150,000 subsidised costs.

THE PROJECT PARTNERS

The TM Group works locally with local experts in the fields of general contracting, architecture and construction who have a successful track record of over 20 years, both regionally and nationally. This guarantees a highly professional and smooth realisation:

GGI

Building,
property and
property valuation

MBS

Central German
Building and Redevelopment
Company



We have been developing properties for customers with normal and special requirements since 2006. We give residential properties a timeless and new look to make our buyers or tenants feel at home. Our family business has made it its mission to treat every property as unique, with special care and attention to detail - whether existing or new-build properties.

With high-calibre specialists in CRAFTSMANSHIP, ARCHITECTURE and INTERIOR DESIGN, we create spaces that make you feel good. Close and trusting contact with our customers guides us in our philosophy and corporate values. We grow with our clients, business partners and consultants and pursue the goal of becoming one of the leading property developers in the field of regional residential property development on a daily basis.

SELECTED REFERENCES



THE YORK14
Location: Wiesbaden
Property type: Apartment block
Year of construction: 1902 (revitalised in 2018)
Façade: Cultural monument (ensemble protection)
Residential units: 19
Flat sizes: 40 - 109 m²



No. 21
Location: Wiesbaden
Property type: Apartment block
Year of construction: 1905 (revitalised 2010)
Residential units: 13
Commercial units: 3
Flat sizes: 40 - 95 m²



The Walk
Location: Wiesbaden
Property type: Apartment block
Year of construction: 2020 - 2021
Residential units: 8
Garages: 12



Park Avenue
Location: Wiesbaden
Property type: Apartment block
Year of construction: 2019-2020
Residential units: 4
Living space: 426 m²

