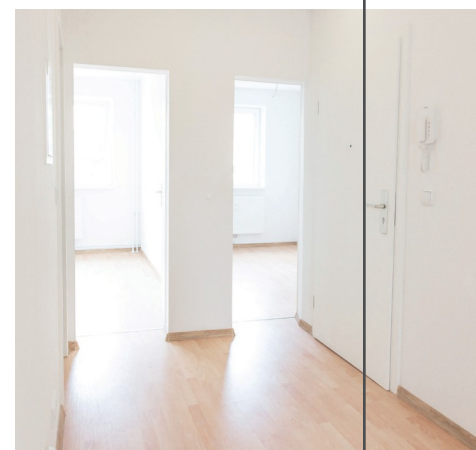


# THE ARC

## BRAUNSCHWEIGER BOGEN

EIGENTUMSWOHNUNGEN ZUR KAPITALANLAGE



# HALLE

## ON THE SAALE

With its first documented mention dating back to 806, Halle can look back on more than 1,400 years of history. The cityscape reflects this in an impressive way: together with the characteristic Red Tower, the Market Church gives the location the nickname "City of Five Towers", while the streets around the centre blend Art Nouveau flair, Wilhelminian splendour and Bauhaus style.

Bauhaus look. Outside the city gates, the tower blocks of the satellite towns rise into the sky and give Halle a touch of unmistakable eastern charm. With its lively student scene, numerous bars, cafés and pubs around the city centre and university, regular events, clubs, theatres and cinemas, the city on the Saale is also a real highlight for culture vultures.





# FACTS, FIGURES AND DATA

## ECONOMICALLY STRONG AND FULL OF OPPORTUNITIES

Together with Leipzig, Halle forms a conurbation of 1.2 million inhabitants in central Germany. Numerous prominent employers, from DHL to DELL, are based here; the connections via the airport, motorway and rail network are excellent.

motorway and rail network is excellent. In addition, the location is developing into a strong educational centre. Factors that literally cry out for an investment.

CA. **238.800**  
RESIDENTS

**5**  
CITY DISTRICTS

**135 KM<sup>2</sup>**  
AREA

CA. **22.000**  
STUDENTS



# HALLE AN DER SAALE

## LOCATION

Living in Halle? No problem! Exploring the world from Halle? - Neither. This is made possible by the perfect connection of the city on the Saale to regional and national destinations. Interwoven into a dense motorway network consisting of the A14 in the north, the A143 in the west and the A38 in the south, as well as numerous federal roads and feeder roads, you can easily and conveniently reach the eastern German metropolises such as Leipzig, Dresden, Erfurt and Jena.

fast. But that's not all: thanks to the practical location in the centre of central Germany, the rail connections are also excellent in the truest sense of the word. You can reach Leipzig and Erfurt in less than half an hour, and you can even get to Berlin's main railway station in less than an hour to get a taste of the capital city.

## DRIVE

### by car ...

- ... to the airport in 30 minutes
- ... to Leipzig in 50 minutes
- ... to Erfurt in 70 minutes
- ... to Magdeburg in 75 minutes
- ... to Berlin in 130 minutes



# INFRASTRUCTURE

## HALLE AN DER SAALE



The nearest bus stop is approx. 120 metres away and can be reached on foot in 1 minute.



The nearest tram stop is approx. 120 metres away and can be reached on foot in 1 minute.



The nearest S-Bahn station is approx. 1.4 kilometres away and can be reached on foot in 18 minutes.



The main railway station is approx. 6.1 kilometres away and can be reached by car in 9 minutes or by S-Bahn in 20 minutes.



The nearest airport is Leipzig-Halle and can be reached by car in 27 minutes. From Halle (Saale) main railway station you can reach the airport in 10 minutes by S-Bahn.



The A143 is 5.3 kilometres away in 5 minutes and the A38 is 10.3 kilometres away in 8 minutes.

# SOCIAL ENVIRONMENT

## HALLE AN DER SAALE



The nearest kindergarten is approx. 600 metres away and can be reached on foot in 7 minutes. There are 7 other daycare centres within a radius of 2 kilometres.



There are several general practitioners, dentists and other specialists within a radius of 2 kilometres.



The nearest supermarket is approx. 50 metres away and can be reached on foot in 1 minute.



There is a comprehensive school, grammar schools, primary schools and vocational schools within a radius of 2 kilometres.



The University of Halle (Saale) is 6.5 kilometres away and can be reached by tram in 21 minutes.



The Halle Opera House is 6.4 kilometres away and the Steintor Variete is 7.2 kilometres away.



The nearest retirement home is 130 metres away and can be reached in 2 minutes on foot. Within a radius of 2 kilometres there are 12 care services.

# KEY FACTS

## PROPERTY & BRIEF DESCRIPTION

LOCATION	Braunschweiger Bogen 1-8 , 15-23 I 06126 Halle (Saale)
PRODUCT	Residential complex
YEAR OF CONSTRUCTION	1975
RENOVATION	2019/2020
RESIDENTIAL UNITS	170
APARTMENT LAYOUT	2-5-room flats
FLAT SIZES	from 57 m <sup>2</sup> to 109 m <sup>2</sup>
PLANNED RENTAL POOL DISTRIBUTION	6,50 €/m <sup>2</sup>
PURCHASE PRICE FROM	112.300 €

## SAMPLE CALCULATION

### 3-room flat, approx. 57 m<sup>2</sup>

Purchase price of the residential unit € 112,300, purchase price of the basement area € 7,500

**Total purchase price €119,800| Equity €8,386 (7%)**

REVENUE		EXPENDITURE	
Rent flat	370 €	Interest	1.7 %  170 €
Rent basement area	25 €	Repayment	2 %  200 €
		Administration (SE+ WEG) & reserves	72 €
total	395 €	Total	442 €
MONTHLY EXPENSE 47 €* 			

\* This is a sample calculation.

# VALUATION

measures at a glance

Prove your flair for one of the property trends of 2021 - extensively renovated yet affordable. Grey on grey is a thing of the past. Dreariness gives way to fresh white. In Halle-Neustadt, 17 magnificent apartment blocks have been attractively renovated and given a contemporary look.

Clean, chic and yet down-to-earth. For investors with the right feel for trends and sustainability. For residents who no longer want to choose between "simply good" and "as long as it's cheap".

## Measures

### on the common property

- New roof covering
- Insulation of the exterior walls
- Soundproofing the interior walls
- Modernisation of the stairwells
- New doorbell and intercom systems
- New letterbox systems
- New district heating units
- Fibre optic connection (Telekom) in every flat

## Measures

### in the flats

- New fitted kitchens
- New shower baths
- Laminate flooring in all living areas
- Loggias or terraces (south-facing with a view of the inner courtyard)
- Freshly painted walls

