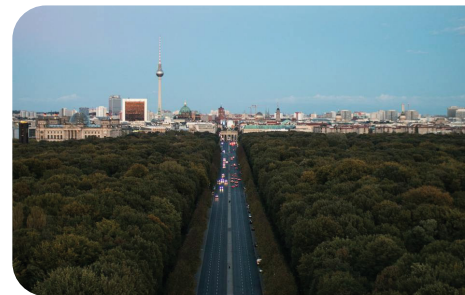
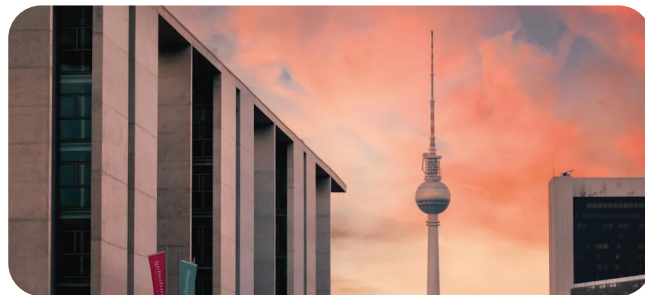
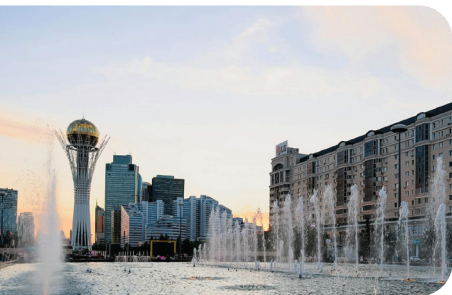


ANDALUS IMMO

Your Trusted Investment Advisor





Senior Health Center in Berlin

A modern senior citizens' health center with 63+ places for inpatient care and 48+ places for short-term care, doctor's offices, daycare, and community facilities with of approximately 5,405 m² of commercial property. The plan envisages a gross floor area of approximately 8,100 m². Visitors and residents have access to numerous community facilities, gastronomic units (restaurant and café), a library, a shopping facility for personal needs, and a therapeutic swimming pool.

A separate care area is available for people with dementia. The health center sets high spatial standards for the care and medical treatment of seniors. The property is in a quiet location.

QUICK REFERENCE

ASSET TYPE:

Senior Health Center

TOTAL GROSS FLOOR AREA:

approx. 8,095 m²

GROUND FLOOR:

approx. 2,700 m²

1ST FLOOR:

approx. 2,6965 m²

2ND FLOOR:

approx. 2,695 m²

PROPERTY:

approx. 5,405 m²

ADDRESS:

Berlin

LOCATION:

The property is located at a convenient distance from the supermarket, public transport, and airports which elevates the property's value further.



ANDALUS IMMO

QUICK REFERENCE

URBAN PLANNING CONCEPT

The property is located in Berlin. It has a size of approx. 5405m². The planned building represents a link between the industrial zone with its large, low buildings and the residential zone with its small, but multi-story houses.

The western façade, facing the commercial area, is more compact and monolithic, forming an urban fence that protects against noise. On the west side are the functional rooms and public areas such as practices and day care, which require lower sound insulation standards. The quieter east side opens up with a system of open courtyards containing relaxation zones. The nursing and short-term care areas are planned on this side.



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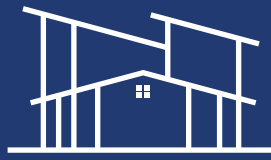
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