



**Your New Home in
Berlin-Französisch Buchholz**



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The home industry
is a big part of the of
the problem. We have
decided to rather
be a small part of the
solution.

”*We cannot change the real
estate world overnight.
But we can finally get started.*

— Nikolaus Ziegert, Founder of the company

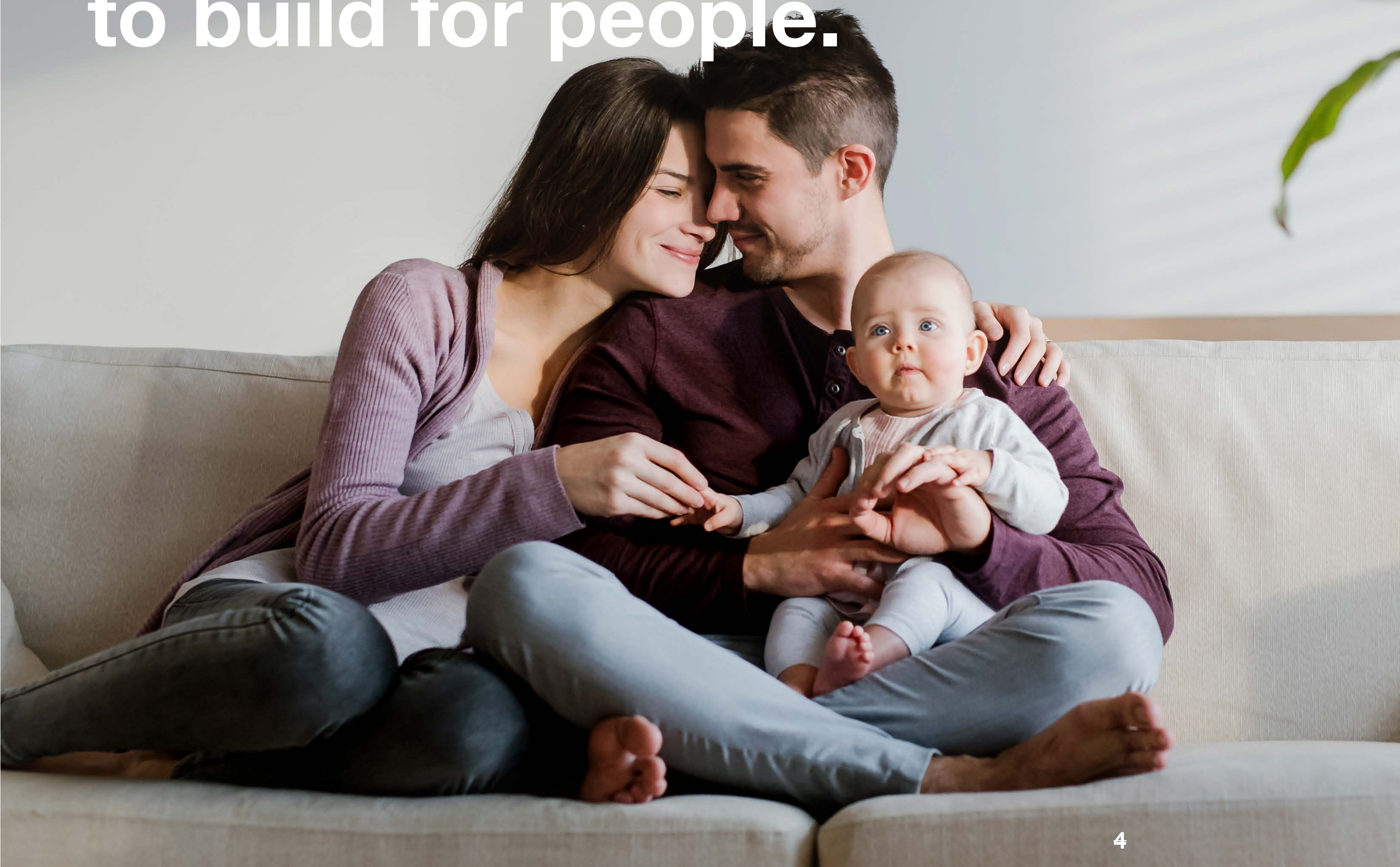
**The construction industry is one of the biggest
environmental and climate polluters in the world.**

38% of global greenhouse gas emissions are generated by the construction and usage of buildings. In Germany, the construction industry produces almost 63% of the total net waste volume. Added to this is the inconceivable consumption of energy and resources during construction, renovation and demolition. Nevertheless, people continue to build according to the same pattern - as if there were a Planet B.

**We take advantage of opportunities to sustainably
build today for tomorrow.**

Sustainable ideas and solutions have long existed and have been successfully tested. It is time to make consistent use of these possibilities in the implementation of small and large real estate projects. That's why at Kokoni we focus on sustainable building materials, smart construction methods and the responsible and deliberate use of energy.

Our industry often builds primarily for politics and profit. We have decided to build for people.



Four walls and a roof do not make a home.

In urban development, it is increasingly a question of creating as much living space as possible on as little area and as cheaply as possible. Yet quality of life and people's needs should be the focus, shouldn't they?

We create places where people simply enjoy coming home.

Your own home is perhaps the most important place in life. A place that each of us has wishes and expectations for. That's why we at Kokoni are simply changing the perspective and focusing on the future occupants: you.

**Our claim is simple:
We build with every
home a piece of an ideal
world. Good for you,
good for all and good
for the environment.**

”*The goal for our industry needs
to be that every home is built as
sustainably as Kokoni One.*

— Lars Karbe, Project Manager Kokoni

Kokoni – good for you.

Retreat, rest, relaxation, development - a truly good home offers space for personal needs. That's why a life-enhancing living environment, timelessly beautiful architecture, a warm atmosphere and a healthy living climate are so incredibly important to us.

Kokoni – good for all.

Family, friends, neighbourhood, community - a truly good home enables healthy togetherness at the same level. That's why we create a familiar home in an openly designed neighbourhood with numerous places for interpersonal gatherings.

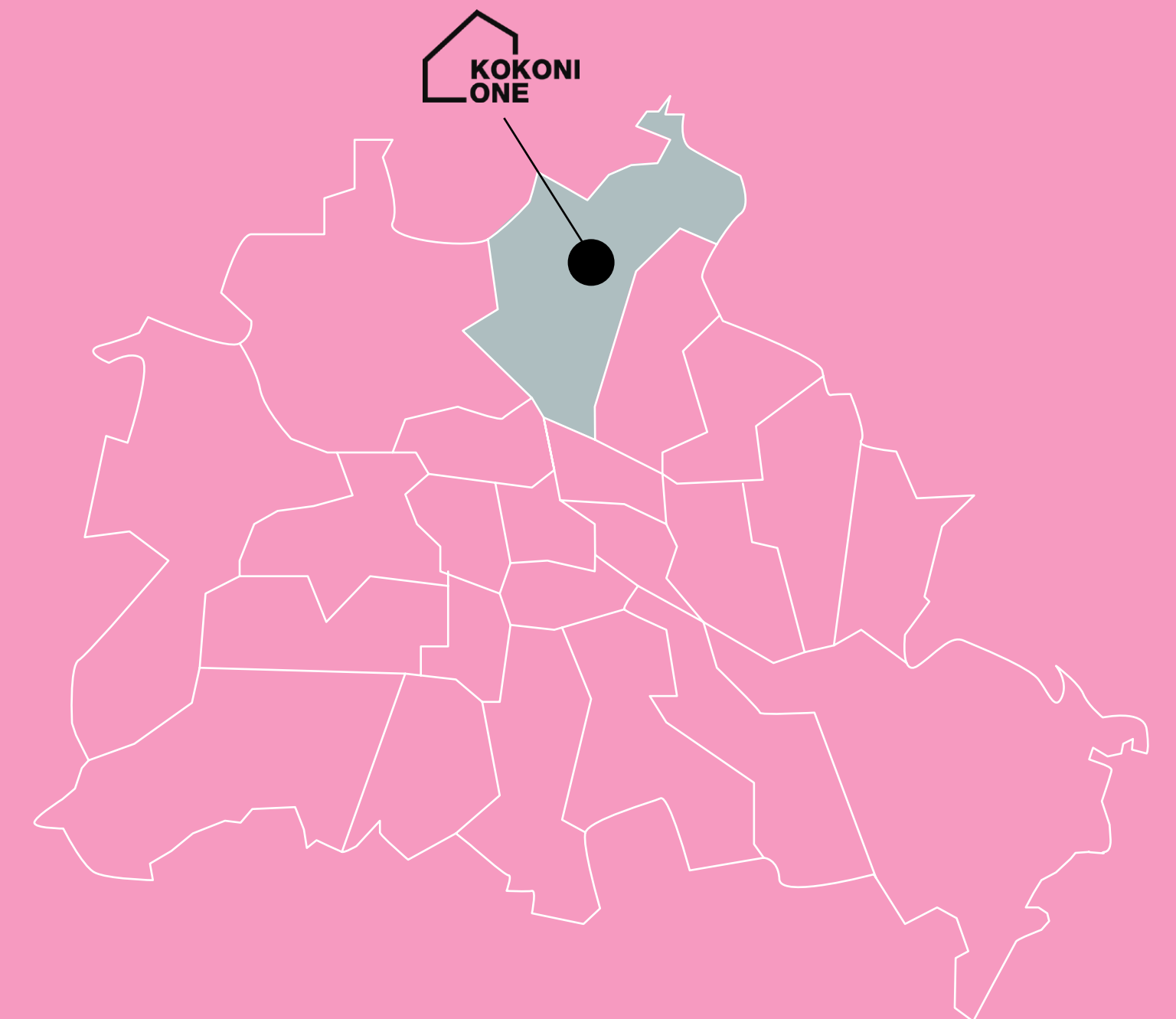
Kokoni – good for the environment.

Resource-conserving, environmentally and climate-friendly - a truly good home helps to protect our planet. That's why we build in a way that is as sustainable as it is energy-efficient and rely on clever, forward-looking concepts for fossil-free heat and power supply.

For you, we've found a place where living in the city still feels really good: Französisch-Buchholz.

The perfect place to bring our idea to life for you.

Retreat, relaxation and development - all this has a tradition in Französisch Buchholz. At the end of the 17th century, Huguenots found a new home here - and made Buchholz "French". In the 18th century, the idyllic spot became a popular destination for Berliners. Today, the district in the north of Pankow is highly sought-after by all those who are looking for closeness to nature and small-town serenity - without having to forego the vibe of the capital.



Kokoni One offers everything that makes a good home, while the environment offers everything that is essential for a good and healthy life.

The immediate vicinity of Kokoni One offers you above all peace and quiet and a relaxed atmosphere with little traffic. Good for you and your kids.

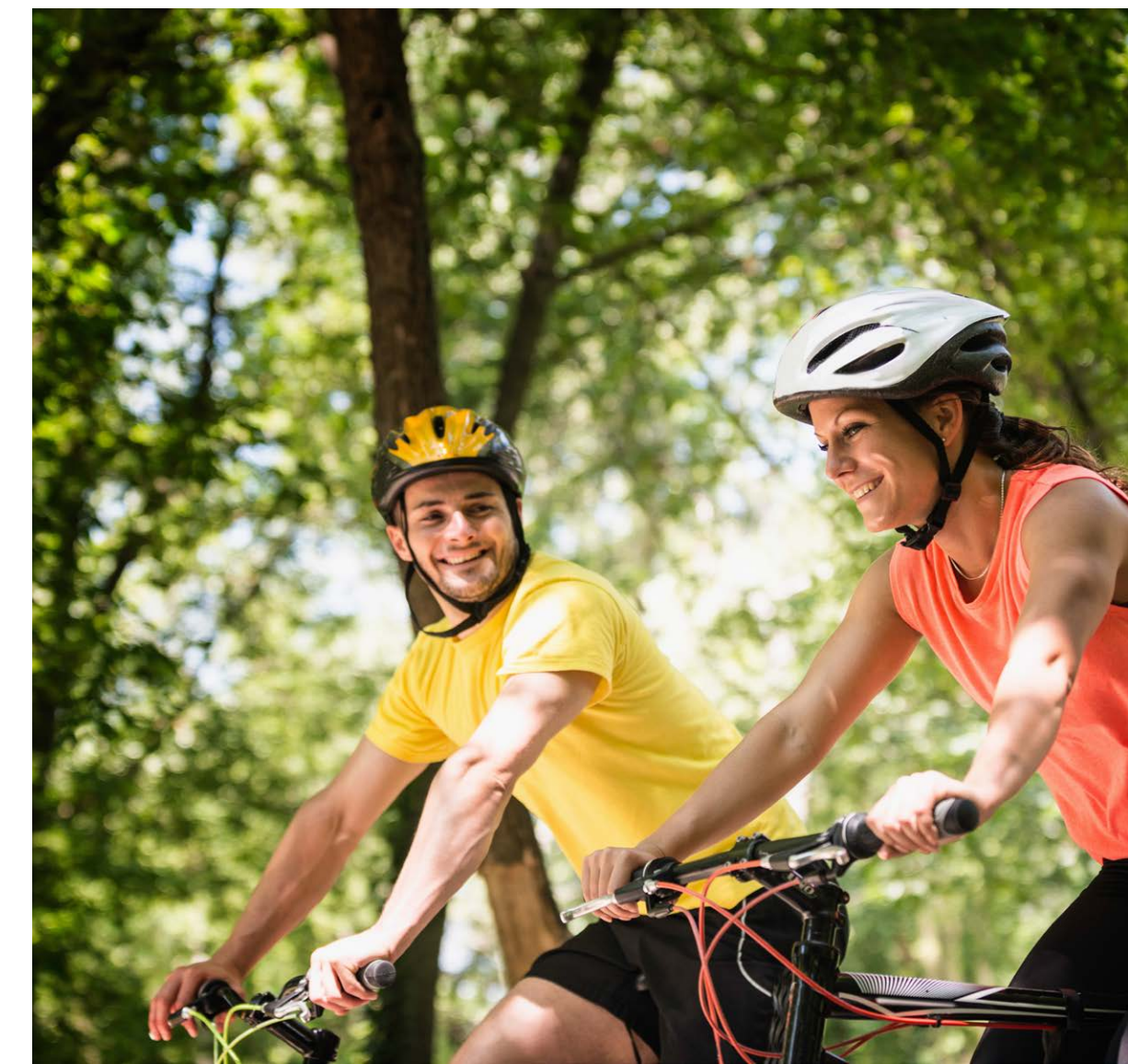
A slice of relaxed park life awaits you after only 400 m at the Elfenteich. Everything you need can be found within a bicycle-friendly radius of 1.5 km.

The Karow Ponds are a reasonable 2.5 km away, as is the Blankenburg S-Bahn station. And if you add another 500 m, you can even reach the Botanical Volkspark.

ONLY 2.5 KM
TO THE
KAROWER
PONDS





Always a discovery: the landmarked tall greenhouses in the Botanical Volkspark





At the Karower ponds you can expect idyllic cycling and walking paths, lots of untouched nature – and cows.


LOCATION SURROUNDINGS


- 


Supermarket
- 


Organic market
- 


Discounter
- 


Bakery
- 

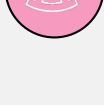
Butchery
- 


Beekeeping
- 


Farmers market
- 


Drugstore
- 


Hardware store
- 


Garden centre
- 

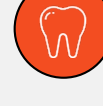
Kindergarten
- 


Primary school
- 


Playground
- 


Youth programme
- 


Pharmacy
- 


Doctor
- 


Dentist
- 

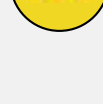
Paediatrician
- 


Natural medicine
- 


Gastronomy
- 

Ice cream parlour
- 

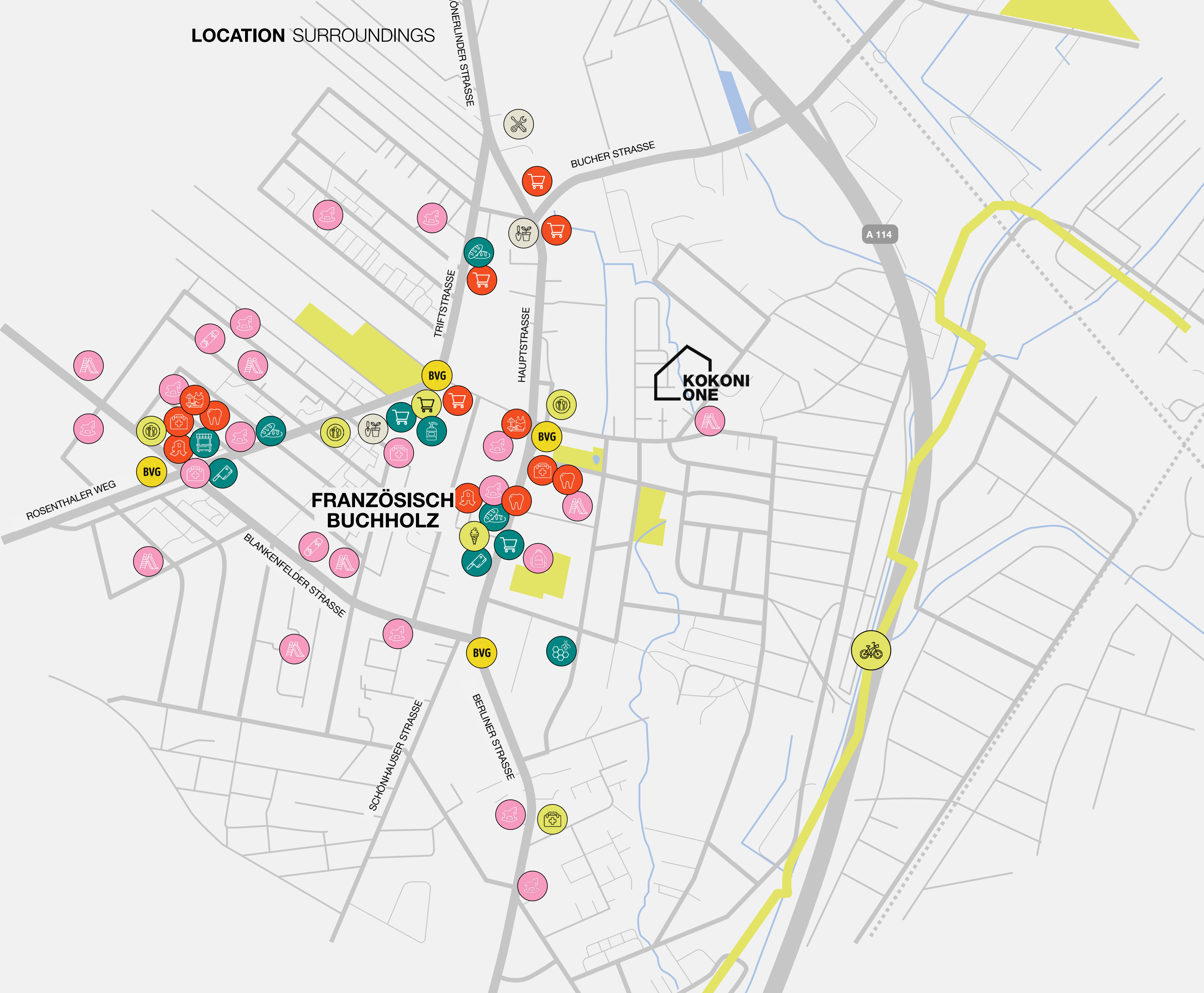
Sports
- 

Panke Trail
- 

Bus & Tram
- 

M50
M1
- 

259
154
- N50



Because our idea of neighbourhood goes far beyond ordinary, we also do not build Kokoni One simply according to standard pattern.

DESIGNED
FOR A LIVELY
COMMUNITY

With Kokoni One, we are building a brand new neighbourhood for you in the middle of Französisch Buchholz, which creates open space for a lively community.

Instead of orienting ourselves to the ordinary residential grid, we were inspired by historical concepts such as the Hufeisensiedlung and other garden cities. The semi-detached homes and townhouses of Kokoni One form a compact but inviting residential complex on the outside, which opens up on the inside with surprisingly spacious outdoor areas for a healthy coexistence and a genuine feeling of being at home.

By the way: Kokoni One is nestled in a relaxed residential area with lots of friendly flair and child-friendly low traffic.

Kokoni One offers space for more than a good neighbourhood: here, healthy coexistence finally has a home.

With the organically designed outdoor facilities and the hobby- and event-suitable community house, we invite you to shape your immediate environment and community life within Kokoni One.



The atmosphere, naturalness and diversity of the outdoor facilities will also delight your adventurous and discovery-hungry kids.

With Kokoni One, we have created a microcosm that invites you to rediscover it over and over again.

For occasional chats, joint activities or epic projects with joint forces, we have created numerous small places where you can meet and experience. From benches, to a playground with a workout corner to a meadow orchard, Kokoni One offers you numerous opportunities for moments worth living, embedded in a piece of originally designed nature with rare trees and grasses.



We build exceptionally beautiful houses for you that fit the extraordinarily beautiful idea of Kokoni. And your lifestyle.

Kokoni One stands for a new way of living. The architecture of the semi-detached homes and townhouses reflects this - and combines urbanity and modernity with unaffected, timeless naturalness.

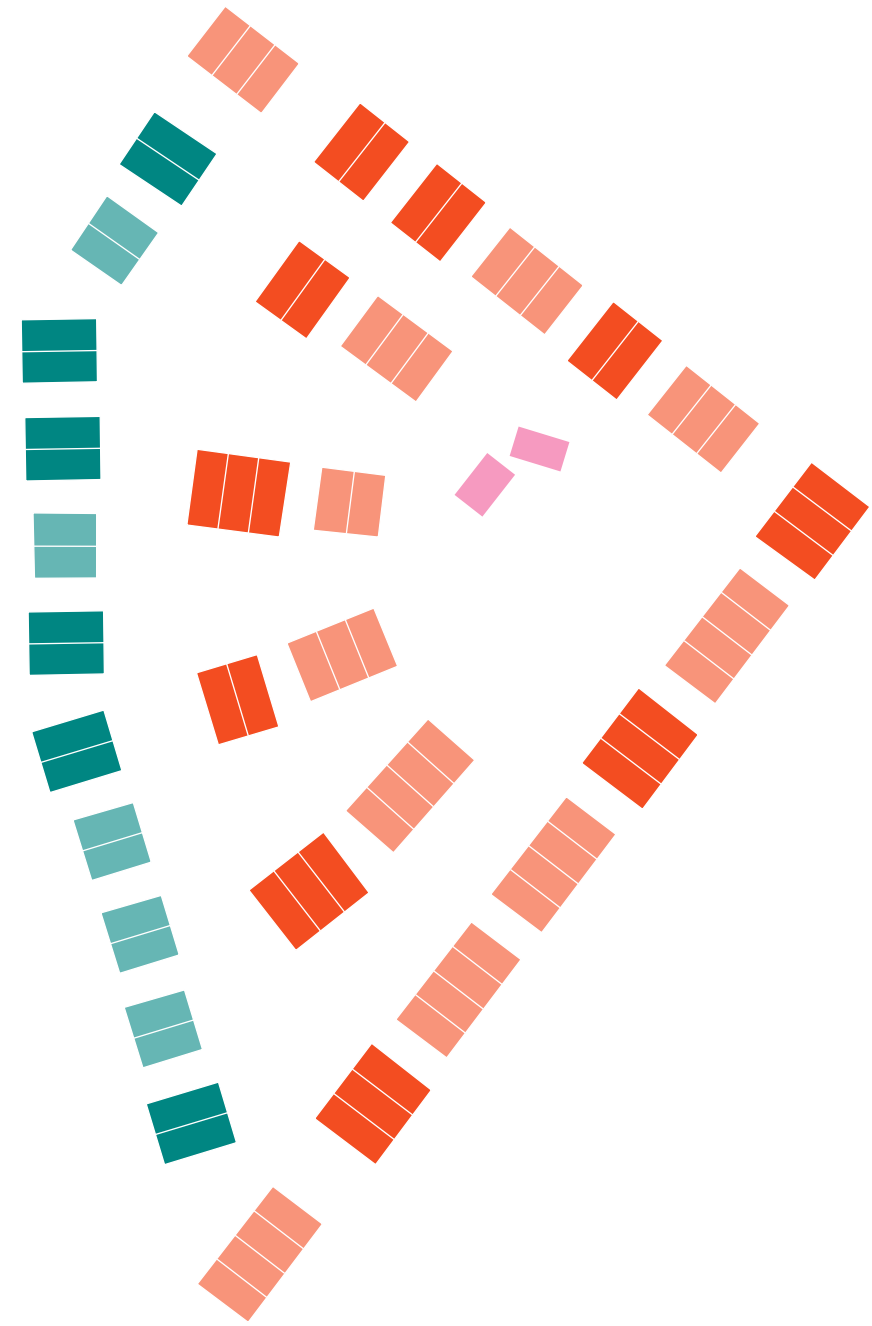
Straight-lined real wood facades, windows and doors characterise the inviting character of your new home – while the unusual shape of the house, inspired by the "Berlin roof", charmingly differentiates itself from the standard home.

Of course, you always come first: Rear terraces, roof terraces facing the sun and walls with increased sound insulation between you and your neighbours improves the quality of life.









Kokoni One is the place to live well at nearly any size - with as much freedom as you can imagine.



Decide for yourself which of our four house types suits you.

-  **Type A long:**
3-6.5 bedrooms, approx. 167 m²
-  **Type A short:**
3-4 bedrooms, approx. 134 m²
-  **Type C long:**
3-5.5 bedrooms, approx. 157 m²
-  **Type C short:**
2 bedrooms, approx. 95 m²

No matter which type you go for: all houses with parking spaces are, of course, e-mobility-ready and allow the installation of a charging wall box with up to 11 kW.



We rely on wood as a building material - because simply everything speaks for it and somehow nothing against it.

BUILT WITH A
CLIMATE-POSITIVE
CO² BALANCE!

From the very beginning, it was clear that we would not use concrete. Apart from the necessary floor slab, we rely on wood - an alternative without compromise. Because the natural and renewable building material is convincing in every aspect.

Wood as a building material is a climate protector

Cut down trees to build houses? Yes, absolutely! Because our wood comes from sustainable forestry. Old trees that hardly capture any CO² are harvested and space is created for new, CO²-hungry trees. The bottom line is that every Kokoni house captures more CO² than is released during construction.

Wood as a building material conserves resources

In building Kokoni One, we use significantly less water and energy than conventional construction with concrete or stone on stone, for example. We have also reduced the use of building sand and gravel, whose extraction leaves permanent damage in nature, to the bare minimum.

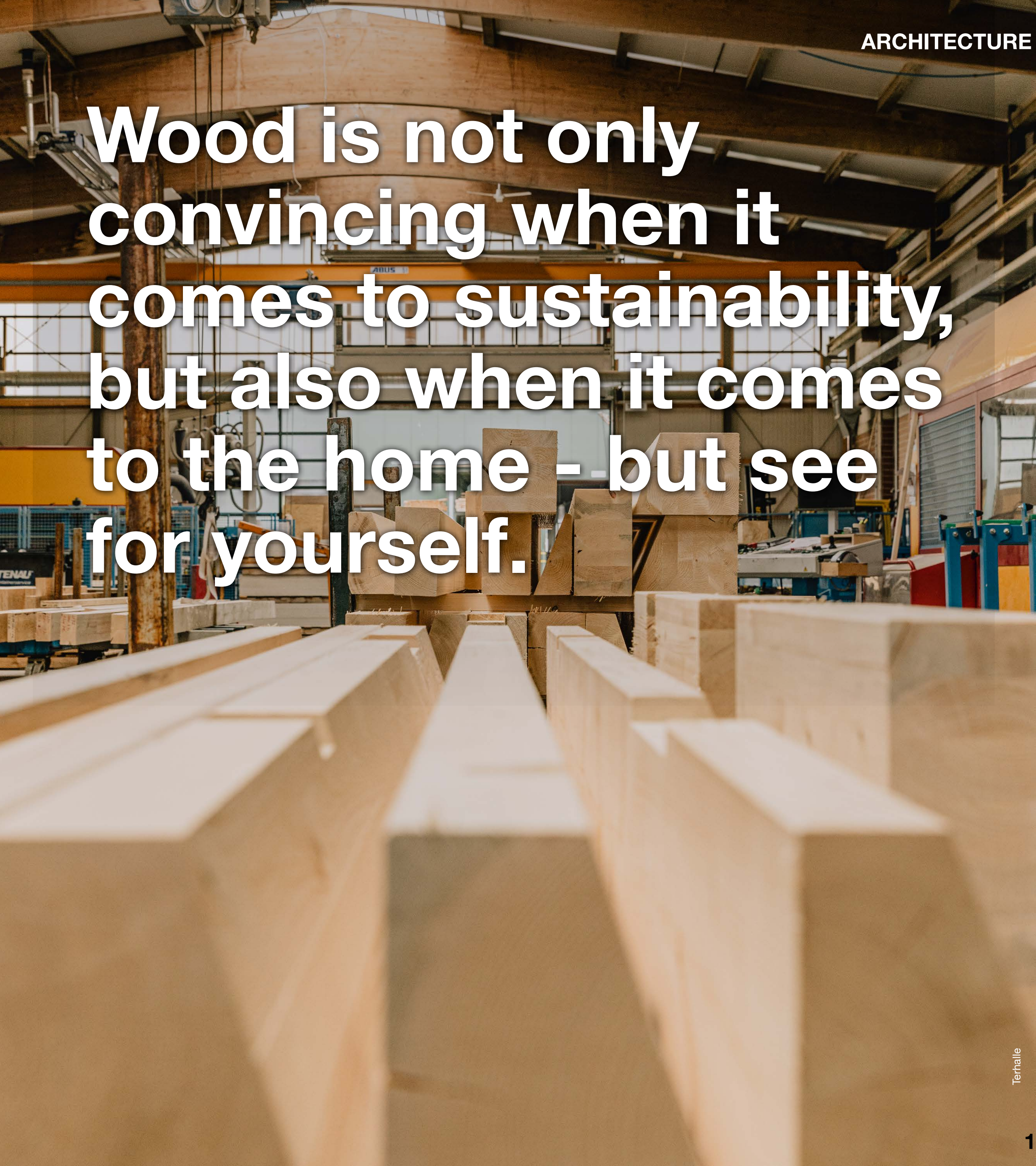
Wood as a building material is quite sustainable

With wood, we rely on a 100% reusable and recyclable building material. We largely avoid the use of composite materials, i.e. the (inseparable) combination of different building materials - and thus sustainably avoid the generation of hazardous waste.



The wood for your home comes from sustainable, European forestry - and is virtually already regrown when you move in.





Wood is not only convincing when it comes to sustainability, but also when it comes to the home - but see for yourself.

Your Kokoni houses are built quickly and succinctly using timber system construction (timber panel construction). A large part of your home is prefabricated in the factory and then seamlessly and immovably assembled on site. This means short construction times, high quality, and everything fits.

Longevity? Check! For centuries, wood has proven itself to be a robust and stable building material.

Fire protection? Check! It goes without saying that your new home meets the high German fire protection standards without any ifs, ands or buts.

Heat/cold protection? Check! Wood and natural insulating materials protect against heat in summer and reliably retain warmth in winter.

Sound insulation? Check! Your home scores with increased sound insulation to your neighbours (VDI 4100 standard level II).

Healthy living? Check! Wood ensures balanced humidity and thus a particularly healthy living climate.

Living comfort? Check! Wood creates a warm, natural feel-good atmosphere that turns "living space" into a real home.

By the way: In addition to wood, we use the best possible healthy, harmless building materials to ensure that your home is a real feel-good place - and stays that way.



To ensure that your life today and in the future offers room for everything, we have designed your home to be as diverse as possible.

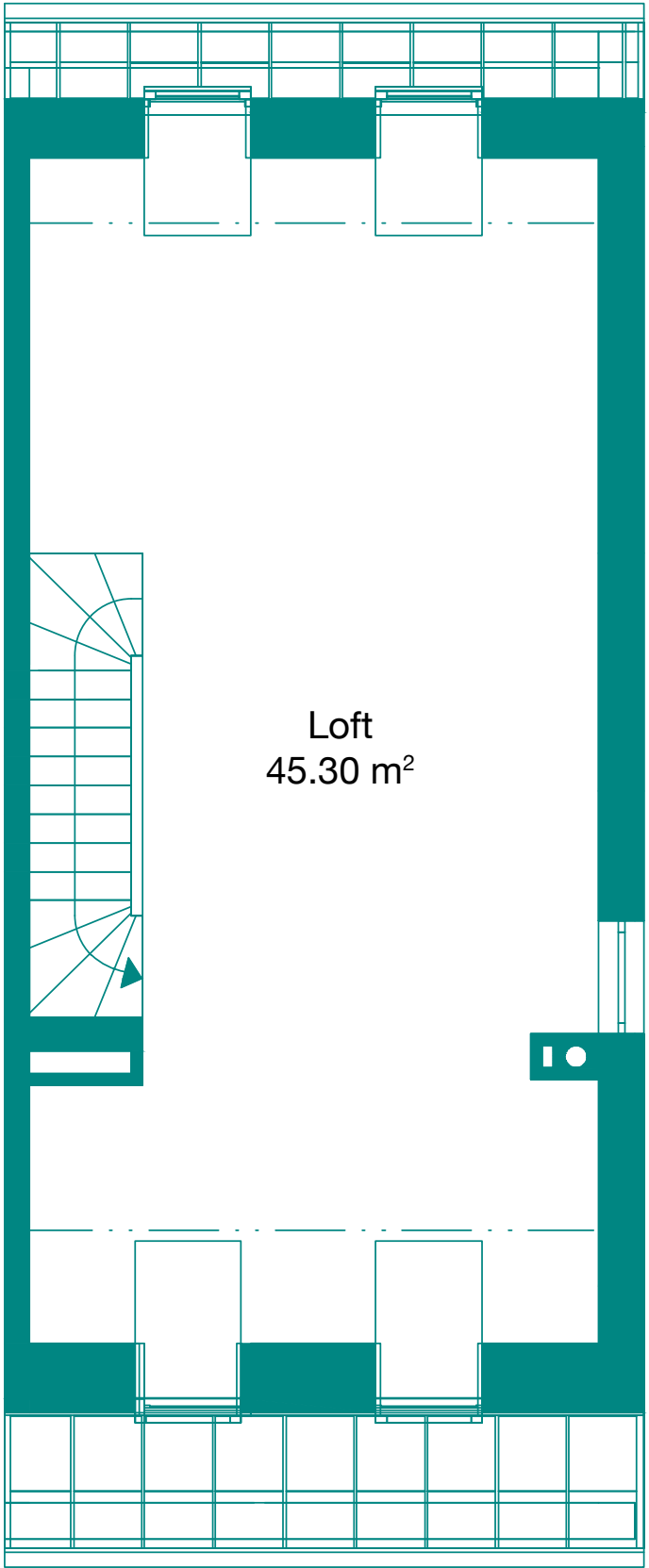


We think, floor plans should flexibly adapt to you. Even after you have moved in.

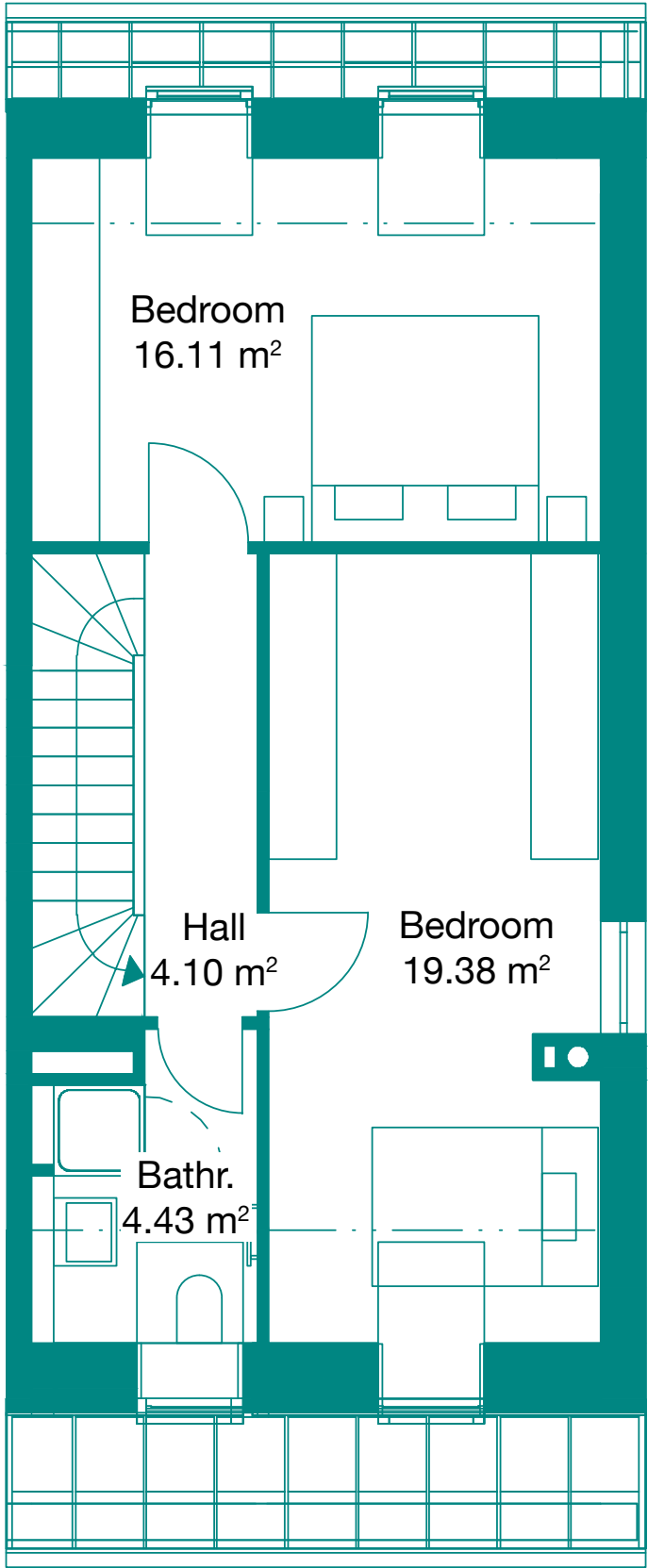
We want to give you a home in Kokoni One where everything just fits. That's why we have planned various floor plans that you can put together yourself floor by floor - with numerous possible combinations for all four house types.

And if your life and therefore your needs change in the future: No problem. Thanks to load-bearing exterior walls, the floor plans and you remain flexible.

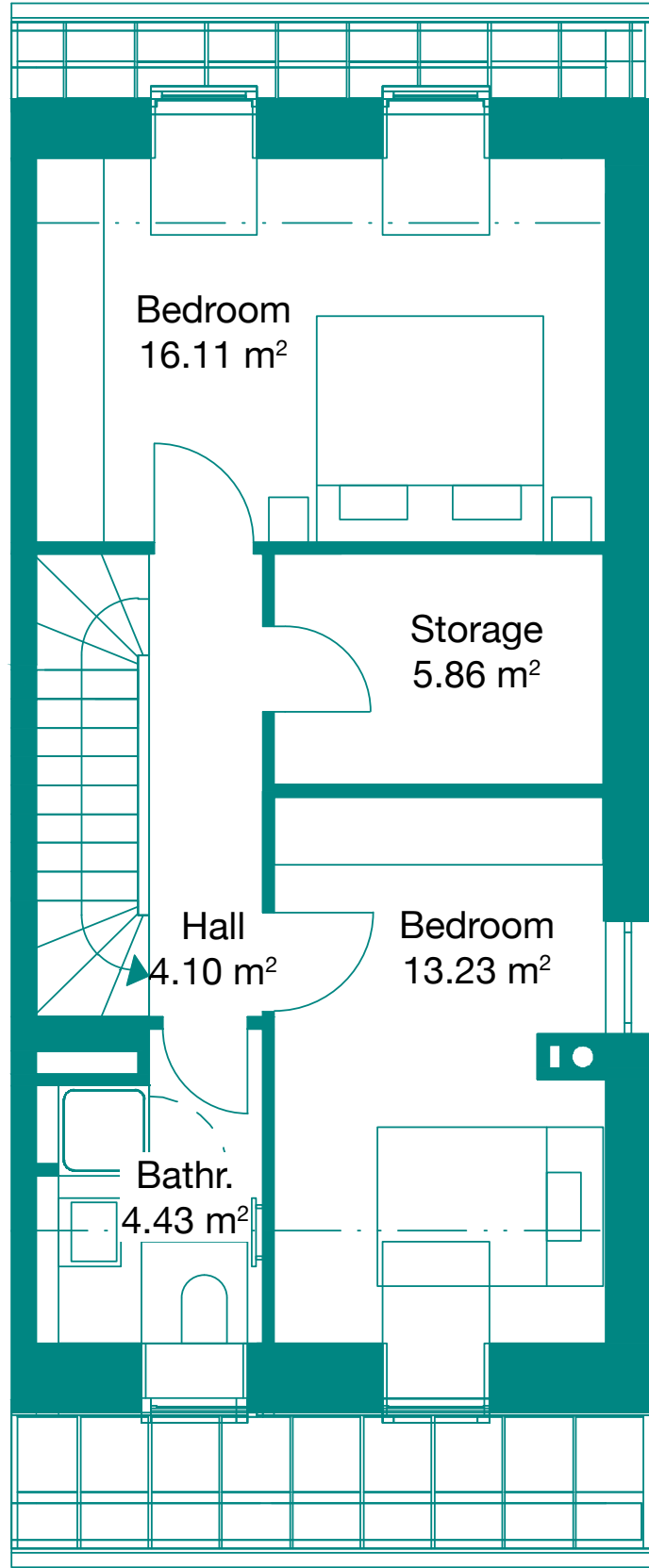
Variant Loft



Variant 2-Bedrooms



Variant 2,5-Bedrooms



We have not simply created a living area for you, but have reinvented the concept of a comfort zone.

Whether everyday life is calling you, or you're in the mood to chillout, the spacious living area, open to the kitchen, is a great place to live.

The unobtrusive solid wood ceilings harmoniously blend with the real wood parquet of your choice, lend the room timeless class and a healthy touch of hygge. On cooler days, the underfloor heating keeps you cozy, and if you wish, you can round off the living area with a fireplace to create a lounge.

By the way: Underfloor heating in your home is not a splurge, but a smart and sustainable decision.

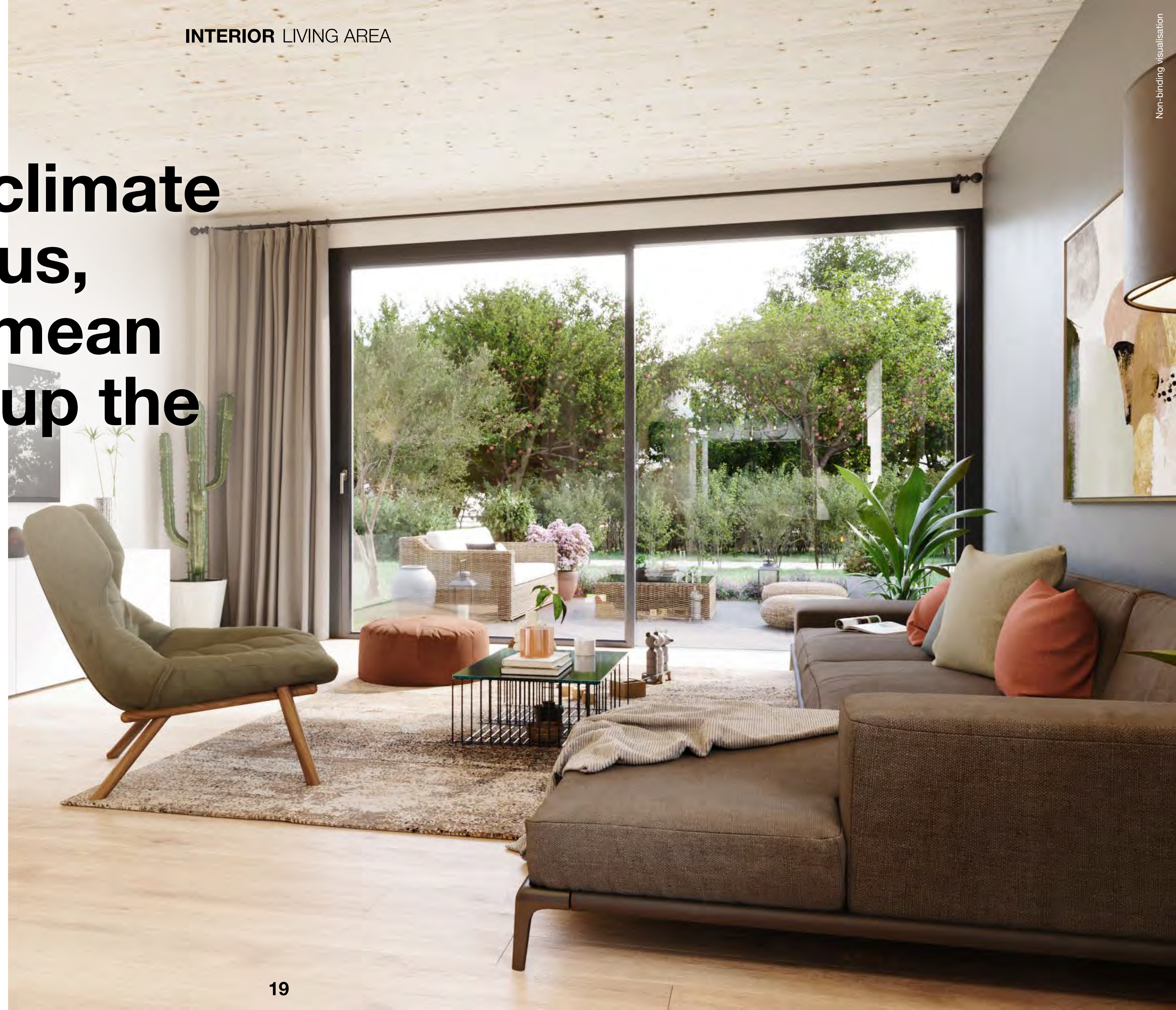


Of course, good outlooks for the climate are important to us, but that doesn't mean you have to give up the panoramic view.

From the very beginning, Kokoni has been about balancing sustainability with your needs. To ensure plenty of daylight in your home, we have deliberately planned large windows.

Nevertheless, we take energy efficiency into account - with high-quality, triple-glazed windows produced in Germany and skylights from Velux.

INTERIOR LIVING AREA



Non-binding visualisation

For us, the kitchen is one of our favourite places in the home and you don't need to hide it behind closed doors.



Non-binding visualisation

Cooking and eating together, with friends or family, is something very special for us. Hopefully you feel the same way - after all, we have paid special attention to planning the kitchen and living area together by creating an endless quality of life.



Non-binding visualisation

If you wish, we can work with our kitchen partner to help you plan a kitchen tailored to your needs.



**Whether you
want to relax
or get down to
business - we
have created
space for you
to enjoy the
most beautiful
and important
things in life.**

INTERIOR BEDROOM



**Healthy prospects
for the future, room
to grow or plenty
of freedom: Here
you can offer tiny
humans simply
everything.**



INTERIOR CHILDREN'S ROOM



No matter what role you see yourself in, your home offers space for performers, creatives, hosts, professionals, laid-back people, in short: you!



The flexible floor plans of Kokoni One allow leeway for what is important to you: whether home office, hobby room, home cinema or guest room. If desired an additional bathroom with a shower and window can be added.

By the way: Technically, you are prepared for everything - with super-fast fibre optic connections in all houses.



We have planned your bathroom as a private spa so that you can relax and get away from it all.



Whether you want to get going in the morning or enjoy undisturbed relaxation in the evening, the light-flooded bath with a window and additional shower enclosure is the perfect place for retreat, refreshment and relaxation.

By the way: If you wish, we can build you a no less beautiful, additional bathroom with a shower on the top floor.

**Naturally, we make sure
that your home is particularly
sustainable and the most
beautiful place in the world
for you.**



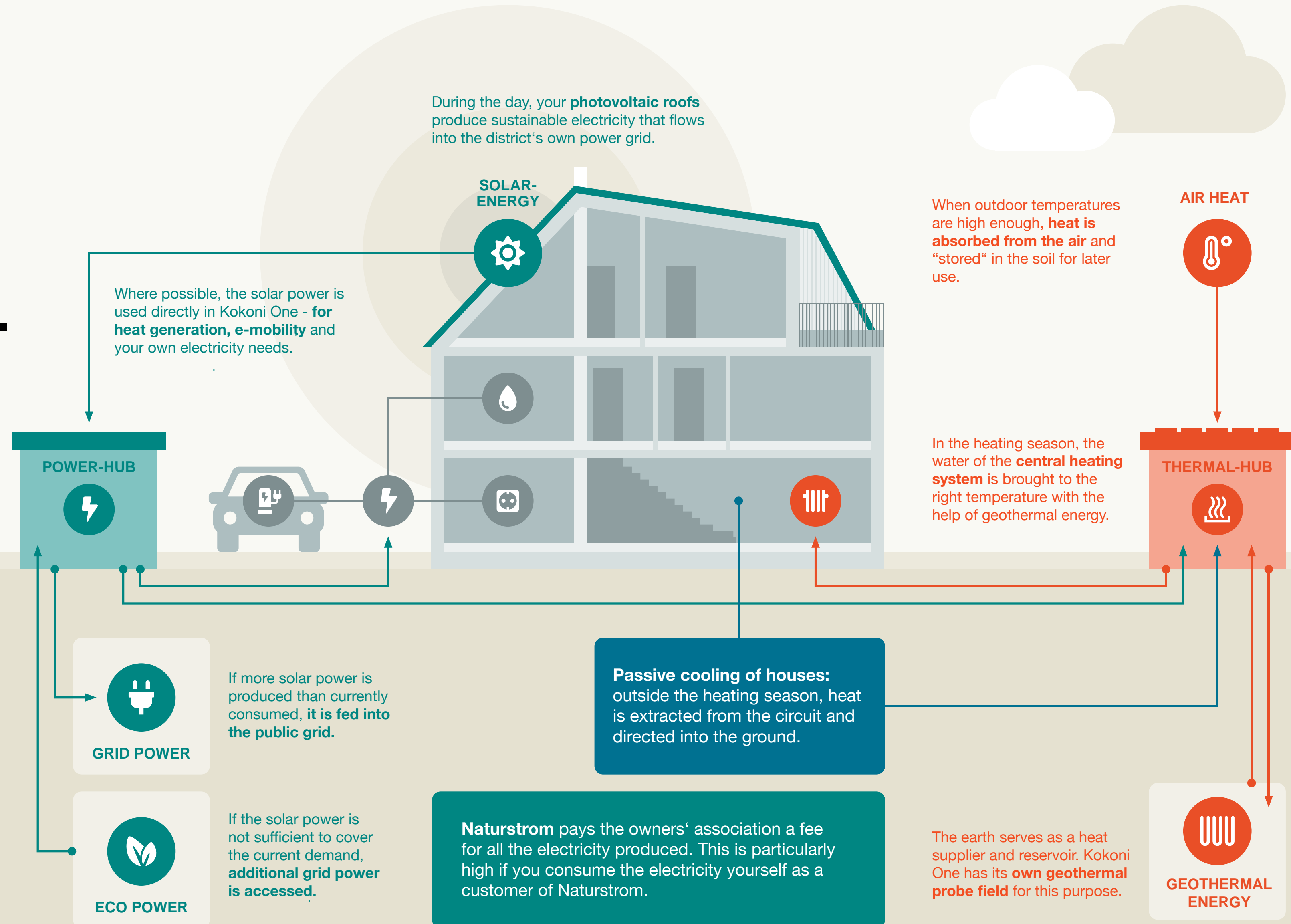
To ensure that the look of your home matches the feel of your life, you can choose from five chic fixtures and fittings lines. When selecting your renowned suppliers, we paid just as much attention to quality and timelessly beautiful design as we did to the highest possible sustainability in the raw materials and manufacturing processes used.



By the way: to make it as easy as possible for you to make the right choice, you can try out all the fittings "live" in an interactive tool.



For you, we don't just save energy, but bring generation and demand into balance in a fossil-free and sustainable way.

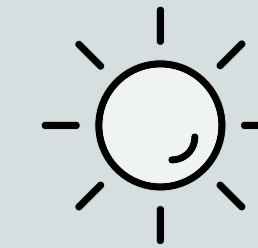


Note: This is a simplified, schematic representation.
For more detailed information, please contact your personal advisor.

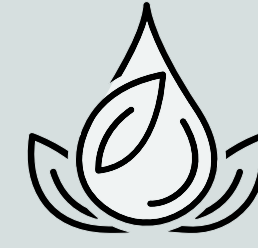
Kokoni One's energy concept is so uniquely good that it deserves its own exposé.

Our energy concept is characterized by the use of renewable and resource-conserving energies as well as the smart linking of technologies that have been tried and tested in everyday life: The bundling and neighbourhood-wide use of solar power, the clever decoupling of heating and hot water, decentralized water heating, or even the use of geothermal energy without disturbing the natural temperature balance. All this is good for the climate and the environment - and for you, too.

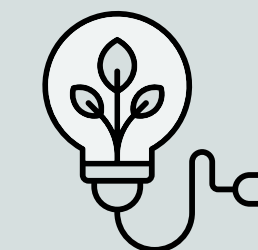
We don't really need to tell you this, but sustainability pays off. Even for you.



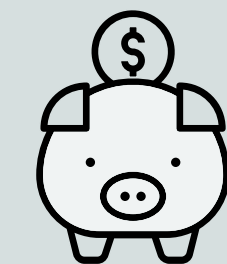
No CO₂ taxes thanks to fossil-free energy



Cost advantages thanks to NATURSTROM's favourable direct electricity and heat tariff



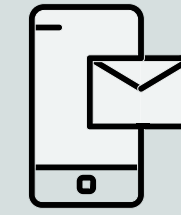
Stable energy costs thanks to proportional self-sufficiency




Current income for the community of owners

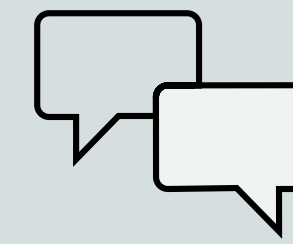
Not only do we want to make a new way of life possible for you, but we also want to make the way to get there easy.

SERVICE YOUR WAY HOME



1. Contact Us

You can call us at 030 220 130 - 558 or fill out our contact form, e.g. [here](#). 



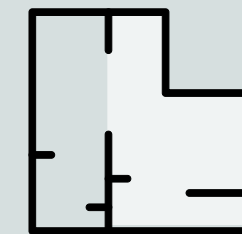
2. First Exchange

In our first conversation we will exchange information about your individual wishes and possibilities.



3. Personal Advisor

Your personal Ziegert EverEstate advisor is available from now until the purchase with advice and support.



4. Reservation

You reserve the house of your choice - and choose the floor plans that suits you.



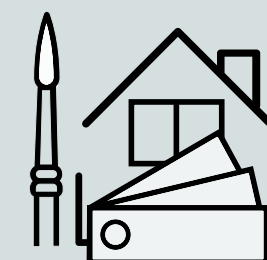
5. Financing

You set up your financing - with your own bank or with our financing advisors.



6. Conclusion of Purchase

Now you conclude your binding purchase contract with us - officially and notarized.



7. Furnishing

You determine the look of your home - accompanied and supported by our Kokoni consultants at INCEPT.



8. Handover

Once your home is completed to your satisfaction down to the last detail, we will hand over the keys.

Welcome to



For you, we gather conviction, passion and know-how to make Kokoni a reality.



INCEPT is the real estate developer of the Ziegert Group and home to Kokoni. Here, a team of Kokoni enthusiasts think, plan and realise the perfect home for you - for today and tomorrow.



ZRS architects are specialists in natural building materials and sustainable construction methods. Together with ZRS, we have brought the idea of Kokoni One with passion and know-how to life.



With 35 years of experience, Terhalle is one of the big names in timber construction. Your home will be prefabricated to the highest quality at the Terhalle factory and assembled by the professionals in Französisch Buchholz.



The name Ziegert, since 2020 Ziegert EverEstate, has stood for professional advice and support for home ownership for 40 years. The experienced advisors support you exclusively until the conclusion of the purchase.



With NATURSTROM, we have gained a sustainable energy partner. The company will operate the heat supply and, if you wish, also supply you with green electricity with excellent conditions.

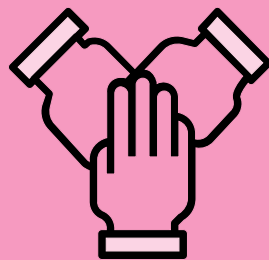
We think Kokoni One is actually one big highlight. The best of the highlights can be found here.

KOKONI ONE HIGHLIGHTS



Liveable Neighbourhood

Diverse outdoor facilities
Play areas and playgrounds
Little car traffic



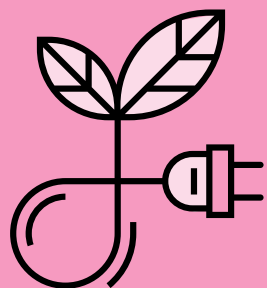
A Place for Togetherness

Openly designed residential area
Meeting places
Community centre



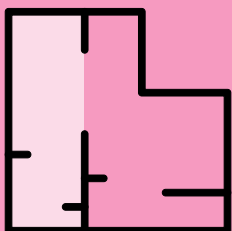
Sustainable Home

Climate-positive construction
Natural building materials
Smart timber construction



Fossil-Free Energy

Photovoltaic Roofs
Geothermal energy
Green electricity concept



True Living Versatility

Various house types
Various living spaces
Diverse floor plans



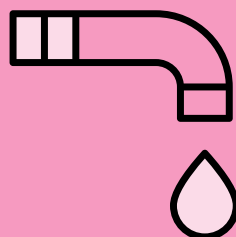
Wonderful Atmosphere

Refreshing architecture
Soothing open space
Healthy neighbourhood



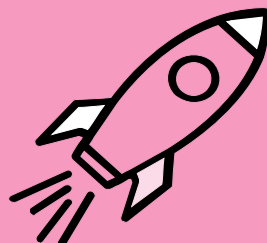
Healthy Living Climate

Advantages of wood
Healthy building material
Hygge atmosphere



Strong Furnishings

Real wood parquet flooring
Underfloor heating
Brand quality



Technologies of the Future

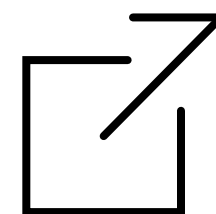
E-mobility-ready
Fibre optic connection
Smart energy concept

The Kokoni and Ziegert teams look forward to accompanying you on your journey to a new life.

If you are ready for a great life at Kokoni One, get in touch with us.



030 220130 - 558



Online contact

KOKONI ONE IMPRINT

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Pictures

Unsplash, Shutterstock, Alamy

DISCLAIMER

This exposé is an advertising document.

All visualisations (visual representations of Kokoni One) are non-binding representations with planning status: August 2021.

All information contained herein has been compiled to the best of our knowledge and in good faith by our project developer INCEPT. Nevertheless, the descriptions are simplified, non-binding representations. Only the detailed information in the extended exposé is authoritative.

All areas are approximate. The seller reserves the right to make changes in the building description / construction which do not reduce the value. In the event of changes, an equivalent design or replacement of equivalent quality will be pursued.

Errors are excepted. Our General Terms and Conditions apply.

Status of the brochure: **February 2023**

Content

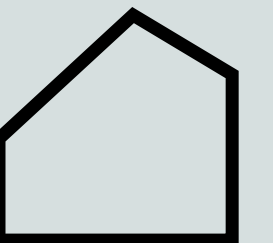
A bis Z

House overview

Price List

Financing

T&C



A–Z

A

ACCESS

all building entrances can be reached by car for loading and unloading; every townhouse is accessed via a separate house entrance; the inner access routes of the neighbourhood are separated from the motorised access; the paths also serve to provide access to the rear garden areas of the residential buildings

ARCHITECTS

ZRS Architekten Ingenieure
Schlesische Straße 26, Aufgang A
10997 Berlin
Reference projects at zrs.berlin/de/

AWNINGS

an awning can be installed on the terraces on the ground floor and on the roof terraces for an additional charge; the awnings on the ground floor will have a width of approx. 4 m and a projection of approx. 3 m; the awnings on the top floors are designed according to the terrace dimensions of the house type

B

BALCONIES

see under „Terraces“

BATHROOMS

bathrooms are equipped with a bathtub

and either a shower or washing machine connection, depending on the house type; showers will be tiled and flush with the floor; further information according to the fixtures and fittings catalogue

BICYCLE PARKING

there is a bicycle rack for two bicycles on grass pavers in each of the front gardens

BUDGET

a community of owners needs a budget for each calendar year, which is drawn up by the administrator; the plan is usually decided for each year in advance; the business plan shall include income and expenses of the administration, the pro rata obligation of the condominium owners to bear burdens and costs and the contributions to the maintenance reserve; at the end of the calendar year, the manager must submit a statement of account; after the business plan has been adopted, the owners are obliged to pay the corresponding advances; a preliminary calculation is already available

BUILDING

depending on the house type, two to three full storeys (ground floor with terrace as well as a garden, upper floor and if there are three floors, includes an additional loft/top floor)

C

CAR PARK

please see under “Parking Spaces”

CEILING

the ceilings are made of wood and by default the wood will remain exposed; for an additional charge, ceilings can either be glazed white once, or fitted with drywall, finished to quality level Q3 and painted white

CEILING HEIGHT

the ceiling heights on the ground floor are approx. 2.86 m; on the upper floor approx. 2.64 m; in the top floor/ loft approx. 2.61-3.97 m; due to suspended ceilings in some areas, the ceiling heights can vary

CHIMNEY

in certain houses it is possible upon request a chimney for an additional charge; should the buyer decide on a wood-burning stove with a spark protection panel according to the fixtures & fittings catalogue, a chimney will be installed

COMMISSION

the object is offered commission-free

COMMUNITY HOUSE

forms the central core of the neighbourhood; located in the immediate vicinity of the orchard

meadow; the one-storey building consists of a multifunctional room, a kitchenette, a WC, a storage room and a technical area; the community house is managed and operated by the WEG; the multifunctional room can be used for various purposes, depending on the wishes of the WEG

COMMUNITY ORDINANCE

regulates the community relationship between the owners, e.g. the design of the garden and the fence system

COMPLETION

the construction of Kokoni One is planned in several construction phases; completion of the entire quarter is planned for 2025; the first handovers are scheduled for the **2nd** quarter of 2023

CONDOMINIUM FEE

monthly advance payments of each condominium owner based on the business plan; consists of operating and heating costs, the maintenance reserve and the administrator's fee; condominium fees for a townhouse and semi-detached home are approx. 2.14 €/ m2/ month including a maintenance reserve in the amount of 0.10 €/ m2/ month; a preliminary calculation will be provided or sent to you upon request

CONDOMINIUM OWNER'S ASSOCIATION

all townhouses and semi-detached homes are located on a common plot of land and form a community of owners

CONDOMINIUM OWNER'S ASSOCIATION MANAGEMENT

WKM Wohnkonzept Management GmbH
Gasteiner Straße 6, 10717 Berlin

CONSTRUCTION DESCRIPTION

describes in detail the planned and owed construction measures; it is included in a simplified and condensed form here in the A-Z; a detailed building description will be handed over to you upon request

CONSTRUCTION PROJECT

new build of 84 residential units in the form of townhouses or semi-detached homes on the property Gravensteinstraße 47-59B/ Straße 76 Nr. 1-11B/An der Streuobstwiese 1-46 in 13127 Berlin-Französisch-Buchholz; living space (total) of approx. 12,000 m2 on a plot of approx. 22,500 m2; Objective: Construction of an innovative quarter, inspired by the idea of a garden city and enhanced by the theme of sustainability through a positive CO2 balance thanks to natural building materials and a fossil-free energy concept

CONSTRUCTION START

scheduled for spring 2022; the construction of

the quarter is planned in several construction phases

D

DECLARATION OF DIVISION

the „basic law“ of the community of owners, which regulates all rights and obligations of the community; contains important specifications such as cost regulations and cost allocations, specifications on common and special property, special rights of use, etc.

DEVELOPER / SELLER

Wohnländer Objekt 1 GmbH & Co. KG (part of INCEPT GmbH)
Zum Bahnhof 57a, 15806 Zossen
www.incept.dev

DEVELOPER REFERENCES

include the new building project „Helmhouse“ in Prenzlauer Berg, the new building project „Am Generalshof“ in Köpenick and „Ostpreußendamm 78“ in Lichterfelde; for further references, please visit the website www.incept.dev

DOORS

interior doors are made as rebated tubular particle board doors with white frames with an approx. height of 2.10 m; doors to interior rooms without windows are provided with ventilation grates or an undercut, if required;



A–Z

bathroom and WC doors receive WC locks with lever handle set and emergency opener on the outside; fittings are installed according to the fixtures and fittings catalogue; house entrance doors are made of wood; they receive a push handle on the outside in stainless steel, height approx. 400 mm, as well as a door peephole; for an additional charge, a strip-shaped glass cut-out can be made in combination with a push handle on the outside in stainless steel, height approx. 1600 mm; the door peephole is omitted with this variant; the doors are finished in anthracite on the outside and white on the inside

DRAFT PURCHASE AGREEMENT
we will gladly send you a personalised copy upon request

E
EFFICIENCY HOUSE 55
the property meets the criteria of an Efficiency House 55 Renewable Energy Class

ELECTRICAL INSTALLATION
exact equipment with sockets, switches, light outlets and telecommunication connection sockets is to be determined from the electrical planning; each consumption unit receives an electricity meter through a metering point operator; in the terrace areas, one Schuko socket outlet and one connection for a wall

light will be installed, each with separate circuits inside

E-MOBILITY
at each parking space, directly assigned to a residential unit, a cable is provided on site for the connection of a charging facility for electric cars („wallbox“ or charging column); electricity is billed via the house connection meter, but a second meter can be installed by the customer specifically for e-mobility if required; buyers must install the wallboxes themselves; this must have a maximum charging power of 11 kW and be compatible with the load management of the neighbourhood; see “Outdoor Facilities”

ENERGY CERTIFICATE
document that evaluates the energy performance of a building; the energy certificate is available and will be sent or handed over to you upon request

F
FACADES
the outer cladding of the exterior walls is made as a rear-ventilated, untreated larch wood panelling manufactured with an open joint profile

FINANCING
if you require financing, our partners from the ZIEGERT - Bank- und Finanzierungsconsulting

GmbH team will be happy to help you free of charge at +49 (0) 30 220 130 508

FIXTURES & FITTINGS
all townhouses and semi-detached homes are fitted with brand-name products and high-quality materials; the fixtures and fittings along with the choice of finishes can be determined on the basis of the fixtures and fittings catalogue, which we will be happy to hand over or send to you upon request; there is a choice of 2 basic lines and 3 lines subject to a surcharge; the fittings can be selected digitally using the „reinvent“ tool

FLOOR PLANS
flexible floor plans that can be arranged floor by floor yourself; up to 24 possible combinations depending on the house type

FLOORING
made of materials from renowned brand manufacturers, which you can determine using the fixtures and fittings catalogue
Living rooms, corridors, kitchens and adjoining rooms: parquet and/or tiles
Bathrooms/WCs: tiles
Terraces: concrete slabs

FOUNDATION
the foundation of the residential buildings is a flat foundation in the form of a reinforced concrete base slab

G
GARBAGE AREA
there are four waste collection points on the property; the allocation of the residential units to the waste collection areas can be found in the declaration of division

GARDENS
each semi-detached home and townhouse have an individually usable garden area (special right of use); see “Outdoor Facilities”; the private garden areas receive topsoil; trees and shrubs can be planted in the private garden areas, provided that these have suitable root protection and, in the case of tree planting, a minimum distance of 2.5 m must be maintained from the centre of the tree trunk to any existing pipes on the special use area

H
HEATING
the supply of heating is carried out by a contractor, who builds and operates the heating system including heat pumps; a contract agreement is concluded between Wohnländer Objekt 1 GmbH & Co. KG and the company NaturStromWärme GmbH; this contract is transferred to the condominium owners’ association at the creation of the condominium owners’ association

HOT WATER
the heat supply for the entire residential complex is ensured via a district heating network; the potable hot water is provided by means of electronic instantaneous water heaters at the tapping point; where possible, the instantaneous water heaters are installed inside preliminary walls and are accessible there via an inspection flap

HOUSE CONNECTION POINT
the transfer points in the respective residential unit for electricity, water, telecommunications and local heating are located at the house connection point provided for this purpose

HOUSE TYPES
the project has 4 different types of houses with a total of 2 to 5.5 bedrooms from 95 to 169 m²; Type A long and short; Type C long and short; for further details please refer to the floor plans

HOUSING FEES
see under “Condominium Fees”

I
INFRASTRUCTURE
Französisch-Buchholz, Berlin-Pankow; public transportation: Tram Stop Französisch Buchholz Kirche within walking distance (Tram 50); S-Bahn station Blankenburg can be reached in 15 minutes by bike; the Berliner

Ring A10 can be quickly reached by car; 400 m to the Elfenteich; Karower Teiche are 2.5 km away; 3 km to the Botanischen Volkspark; Restaurants, doctors, pharmacies, daycare centers, schools and shopping facilities within 1.5 km

INTEREST RATES
the current interest rate development for real estate financing is more favourable than ever - our partner ZIEGERT - Bank- und Finanzierungsconsulting GmbH will be happy to advise you free of charge; by the way: you can do a free financing check without obligation at www.everestate.com/financing-with-everestate

K
KITCHEN
the basic plumbing installations will be made in the kitchen areas; the kitchens shown in the floor plans are not part of the scope of services

KOKONI ONE (project name)
construction of 84 sustainable and family-friendly semi-detached homes and townhouses for a healthy coexistence in the green district of Berlin-Französisch Buchholz



A–Z

L
LOCATION
the property is located in the family-friendly district of Französisch Buchholz, Berlin-Pankow; surroundings characterised by nature, relaxed atmosphere and minimal car traffic

M
MAINTENANCE RESERVE
financial reserve of the community of owners for eventual maintenance and repair work; this is included in the condominium fee at the rate of approx. 0,10 EUR/ m2/ month; the income from the sale of the solar power is also used for the maintenance reserves t

N
NOTARY
Notary Dr. Alexander Schröter
Rickmann Schröter Schlie Bartelt
Rechtsanwälte und Notare
Knesebeckstraße 59-61, 10719 Berlin

O
OUTDOOR FACILITIES
in the largely car-free settlement, both communal open spaces and private gardens are created; a large share of the outdoor facilities have trough areas for rainwater collection; a green space with a meadow orchard serves as a recreation area and the

promotion of communal activities, with an integrated community house; the play and fitness areas located in the neighbourhood offer opportunities for different age groups; play islands located on the Angerplätzen serve as the play areas for the 0 to 6 age group; near the community centre there is a play area for older as well as younger children and a sports area; for further details, please refer to the outdoor facilities plan

P
PARKING SPACE
each house is allocated a parking space; this is located either next to the residential unit or along the service road; the parking spaces will be paved with grass paving stones; see also under „E-Mobility”

PLOT SIZES
sizes between 139 and 281 m2 depending on the location of the house (see outdoor facilities)

PROJECT ADDRESS
Gravensteinstraße 47-59B/Straße 76 Nr. 1-11B/
An der Streuobstwiese 1-46 in 13127 Berlin-Französisch-Buchholz

PROPERTY SIZE
22,486 m² (total)

PURCHASE PRICES & DUE DATES
you will find the price list at the end of the brochure; the purchase prices are to be paid in instalments, depending on the progress of construction, in accordance with MaBV (Makler- und Bauträgerverordnung - German Real Estate Agents and Property Developers Ordinance); you will find details of this in the sample purchase agreement

R
RIGHT OF SPECIAL USE (SNR)
in German condominium law, this is the right to use certain parts of the common property exclusively; each townhouse or semi-detached home is allocated a share of the garden (incl. terrace) on the ground floor as well as a parking space as a special right of use (SNR)

ROOFS
the roofs are prefabricated wooden panel components; the roofing is completed with a photovoltaic roof; the roof construction receives natural thermal insulation according to EnEV calculation

S
SECURITY
the present structures comply with the minimum requirements of building law for sound insulation between units of semi-

detached homes and townhouses; in addition, increased sound insulation in accordance with VDI 4100 sound insulation level II is implemented between the units; the windows on the ground floor will be fitted with all-round security locks and mushroom-headed locking pins, a drill protection of the handle on the outside and lockable window handles

SELLER
see under „ Developer / Seller”

SMOKE DETECTORS
the residential units are equipped with automatic smoke detectors in accordance with the regulations

SPECIAL REQUESTS
special structural requests can be taken into account for condominiums (at an extra charge) within the framework of the building permit and the progress of construction after consultation

STAIRS
within the residential units, spiral staircases are manufactured from wood with treads and risers; the treads and risers are covered with parquet according to the fixtures and fittings catalogue; the banister is made with bars of wood, coated in the colour white, and provided with a handrail

STORAGE ROOMS
the townhouses and semi-detached homes have storage rooms depending on the type of house and the choice of floor plan

SUN PROTECTION
all vertical windows, with the exception of the WC on the ground floor, will have electrically operated external sun protection, material aluminium, colour anthracite; each skylight is fitted with a manually operated heat protection awning

T
TELECOMMUNICATIONS
supply is carried out by the telecommunications company Telekom via the fibre optic network up to the house connection point

TERRACES
each semi-detached house has at least one terrace on the ground floor; depending on the house type, also on the top floor; the railings are made of powder-coated steel in the colour anthracite; terrace areas are included at 50 % of the living space

TOP FLOOR
available for all house types, some have a roof terrace; the top floor can be designed in different variations; for further details please refer to the floor plans

TRANSPORT CONNECTIONS
see under „Infrastructure”

U
UNDERFLOOR HEATING
all common rooms and bathrooms will have underfloor heating, which can be regulated room by room; the corridors and storage rooms do not have room temperature controllers and can therefore not be controlled separately; bathrooms additionally receive an electric towel radiator with fixed electrical connection, make and colour according to the fixtures and fittings catalogue

V
VISUALISATIONS
in the exposé are non-binding; the visualisations are based on a planning status of August 2021

W
WALLS
non-load-bearing interior walls are built according to plan as metal stud walls with 2 layers of drywall panels on both sides, filled to Q3 quality level and painted white (except for surfaces that are tiled); partition walls between the units in use will be of 2-shell timber panel construction to meet the sound insulation requirements; load-bearing wall panels within the residential units are made of cross laminated timber and planked; exterior



A—Z

walls of the residential buildings consist of prefabricated wall panels of load-bearing and bracing timber panel construction with interior planking of drywall

WINDOWS

all window elements and patio doors are manufactured as wooden elements; the windows have a U-value according to the building energy concept; the windows on the exterior walls will be triple-glazed and coated in the colour anthracite both inside and out; the windows on the ground floor are additionally equipped with security latches and mushroom-headed locking pins, anti-drilling protection for the outside of the handle and lockable window handles; the skylights are double-glazed elements, coated white on the inside



KOKONI ONE HOUSE OVERVIEW



PRICE LIST

UNIT	HOUSE TYPE	NUMBER OF ROOMS	LIVING SPACE IN m²	GARDEN SPACE IN m² *	PLOT SIZE IN m²	PRICE PARKING SPACE IN €	TOTAL PURCHASE PRICE IN € ***
For units 01-12 and 38-62, the choice of floor plan variants and furnishings was made by the seller. The selection is included in the total purchase price.							
01	AL F-E	5	169,49	56,09	144,46	20.000	1.079.286
02	AL X-E						sold
03	AL X-E	5	168,37	116,50	204,73	25.000**	1.089.804
04	AL B-E						sold
05	AK F-E						sold
06	AK F-M	5	136,09	51,17	123,93	20.000	860.980
07	AK F-E	5					sold
08	AL X-E	5	168,37	118,64	206,85	25.000**	1.079.004
09	AL B-E	5	167,75	128,06	216,23	25.000**	1.077.564
10	AK F-E						sold
11	AK F-M	5	136,09	68,00	140,74	20.000	864.280
12	AK F-E						sold

* without terrace
** Parking space at the house
*** Purchase price including Parking space as well as fixed furnishings and floor plan variants

GENERAL INFORMATION
The units are offered commission-free.
Prices do not include ancillary purchase costs, such as notary and land register costs and land transfer tax.

The areas were calculated on the basis of the drawn floor plans. Possible deviations from the area specifications in old tenancy agreements are possible.The balconies and terraces are included in the floor plans at 50%.

As of: February 2023



PRICE LIST

UNIT	HOUSE TYPE	NUMBER OF ROOMS	LIVING SPACE IN m²	GARDEN SPACE IN m² *	PLOT SIZE IN m²	PRICE PARKING SPACE IN €	TOTAL PURCHASE PRICE IN € ***
For units 01-12 and 38-62, the choice of floor plan variants and furnishings was made by the seller. The selection is included in the total purchase price.							
38	CL F-E	5	156,34	132,23	220,51	25.000**	1.101.470
39	CL D-E	5	156,60	91,89	180,17	25.000**	1.088.990
40	CK F-E	3	95,28	104,65	180,21	25.000**	698.450
41	CK F-E	3	95,28	104,70	180,26	25.000**	698.450
42	CK F-E	3	95,28	104,75	180,31	25.000**	698.450
43	CK F-E	3	95,28	104,80	180,36	25.000**	698.450
44	CK F-E	3	95,28	104,83	180,41	25.000**	722.350
45	CK F-E	3	95,28	104,84	180,46	25.000**	722.350
46	CL D-E	5	156,60	108,58	196,80	25.000**	1.131.890
47	CL D-E	5	156,60	148,64	236,87	25.000**	1.139.890

* without terrace
** Parking space at the house
*** Purchase price including Parking space as well as fixed furnishings and floor plan variants

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The areas were calculated on the basis of the drawn floor plans.
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As of: February 2023



PRICE LIST

UNIT	HOUSE TYPE	NUMBER OF ROOMS	LIVING SPACE IN m²	GARDEN SPACE IN m² *	PLOT SIZE IN m²	PRICE PARKING SPACE IN €	TOTAL PURCHASE PRICE IN € ***
For units 01-12 and 38-62, the choice of floor plan variants and furnishings was made by the seller. The selection is included in the total purchase price.							
48	CL D-E	5	156,6	137,41	225,69	25.000**	1.059.090
49	CL D-E	5	156,6	111,22	199,49	25.000**	1.053.890
50	CK F-E						sold
51	CK F-E						sold
52	CL D-E	5	158,12	115,35	203,32	25.000***	1.054.590
53	CL D-E	5	158,12	131,42	219,70	25.000***	1.057.890
54	CL D-E						sold
55	CL F-E	5	158,23	117,37	205,64	25.000***	1.055.690
56	CK F-E						sold
57	CK F-E						sold
58	CL D-E	5	158,12	93,84	182,13	25.000***	1.030.590
59	CL F-E						sold
60	AK F-E	5	134,17	169,74	245,31	25.000***	909.470
61	AK F-M						sold
62	AK F-E	5	134,17	66,95	142,20	20.000	883.870

* without terrace
** Parking space at the house
*** Purchase price including Parking space as well as fixed furnishings and floor plan variants

GENERAL INFORMATION
The units are offered commission-free.
Prices do not include ancillary purchase costs, such as notary and land register costs and land transfer tax.

The areas were calculated on the basis of the drawn floor plans.
Possible deviations from the area specifications in old tenancy agreements are possible.The balconies and terraces are included in the floor plans at 50%.

As of: February 2023



PRICE LIST

UNIT	HOUSE TYPE	NUMBER OF ROOMS*	LIVING SPACE IN m²	GARDEN SPACE IN m² **	PLOT SIZE IN m²	PRICE PARKING SPACE IN €	TOTAL PURCHASE PRICE IN € ****
For units 63-66, the buyer can choose the floor plan variants and furnishings.							
63	AK F-E	4-6	169,49	102,86	191,07	20.000	1.164.200
64	AL X-E	4-6	168,37	105,76	194,03	20.000	1.157.500
65	AK F-E	4-5	134,17	116,23	191,36	20.000	953.900
66	AK F-M	4-5	136,09	45,52	118,28	20.000	924.900
67	AK F-E						sold

* depending on the variant (Basic/ Additional charge)
** without terrace
*** Parking space at the house
**** Purchase price (Basic) including Parking space

GENERAL INFORMATION
The units are offered commission-free.
Prices do not include ancillary purchase costs, such as notary and land register costs and land transfer tax.

The areas were calculated on the basis of the drawn floor plans.
Possible deviations from the area specifications in old tenancy agreements are possible.The balconies and terraces are included in the floor plans at 50%.

As of: **February 2023**



EXTRA COSTS

The extra costs refer to the respective floor plan variants that can be selected on the floors depending on the house type - deviating from the basic variant.

Various combinations are possible for all house types: You will find these on the floor plan overview of the respective unit.

GENERAL INFORMATION

The units are offered commission-free.
Prices do not include ancillary purchase costs, such as notary and land register costs and land transfer tax.

The areas were calculated on the basis of the drawn floor plans.
Possible deviations from the area specifications in old tenancy agreements are possible.The balconies and terraces are included in the floor plans at 50%.

As of: February 2023



HOUSE TYPE	FLOOR	OPTION 1	OPTION 2	OPTION 3
AL F-E	EG	2.400,00 €		
AL F-E	1. OG	7.900,00 €	3.900,00 €	11.000,00 €
AL F-E	DG	27.500,00 €	31.200,00 €	
AL D-M	EG	2.400,00 €		
AL D-M	1. OG	7.900,00 €	3.800,00 €	11.000,00 €
AL D-M	DG	26.200,00 €	29.300,00 €	
AL B-E	EG	2.400,00 €		
AL B-E	1. OG	7.900,00 €	3.900,00 €	11.000,00 €
AL B-E	DG	26.800,00 €	29.300,00 €	
AL X-E	EG	2.400,00 €		
AL X-E	1. OG	7.900,00 €	3.900,00 €	11.000,00 €
AL X-E	DG	27.500,00 €	31.200,00 €	
AK F-E	EG	2.400,00 €		
AK F-E	1. OG	7.900,00 €		
AK F-E	DG	23.500,00 €	26.600,00 €	
AK D-E	EG	2.400,00 €		
AK D-E	1. OG	7.900,00 €		
AK D-E	DG	23.200,00 €		
AK F-M	EG	2.400,00 €		
AK F-M	1. OG	7.900,00 €		
AK F-M	DG	24.700,00 €	27.600,00 €	
AK B-M	EG	2.400,00 €		
AK B-M	1. OG	7.900,00 €		
AK B-M	DG	24.700,00 €		
CL F-E	EG	2.400,00 €		
CL F-E	1. OG	7.900,00 €	3.700,00 €	10.800,00 €
CL F-E	DG	26.700,00 €		
CL D-E	EG	2.400,00 €		
CL D-E	1. OG	7.900,00 €		
CL D-E	DG	27.300,00 €		
CK F-E	EG	700,00 €		

FINANCING

The ZIEGERT - financing service

Upon request, ZIEGERT offers you the individually suitable financing, independent of banks and transparent. Whether this involves arranging the best loan conditions or preparing for the notary appointment: The advisors of ZIEGERT Bank- und Finanzierungsconsulting GmbH are also there for you in the evenings and on Saturdays and will help you with all your questions and steps - also in English, Turkish and Spanish in a contractually secure manner.

Berlin's real estate No. 1 financing service provider

As the largest bank-independent financing broker in Berlin, we compare the current financing conditions of around 300 partner banks free of charge. We check which KfW and IBB development loans are suitable for you and put together the best financing for your personal situation from the available offers. We can guarantee creditworthiness-dependent special conditions and smooth processing, without the usual interest surcharges, long processing times and higher requirements. Beyond the brokerage, we are also at your side as a partner during the disbursement phase.

We will be happy to answer any questions you may have about your real estate financing with a personal and non-binding consultation.

030 220 130-501

info@ziegert-bank.de



T&C

GENERAL TERMS AND CONDITIONS OF BUSINESS

AGB of Ziegert EverEstate GmbH for the brokerage or proof of real estate. Our following terms and conditions of business, together with the exposé description, shall become part of the mutual agreements between the client and the real estate agent.

§ 1 CONFIDENTIALITY

- (1) The present exposé and the information contained therein are intended only for the recipient (hereinafter referred to as „principal“). They are to be treated confidentially and may not be made accessible to third parties - including principals or third parties who have commissioned the Client - without prior consent.
- (2) In the event of unauthorised disclosure of this Exposé or the information contained in the Exposé to third parties, the Principal shall be obliged to pay the contractually agreed commission to Ziegert EverEstate GmbH (hereinafter referred to as „Broker“) in the event of the conclusion of the contract by the third party.

§ 2 LIABILITY

- (1) The information contained in the exposé is based exclusively on the information provided by the seller. The Broker is not liable for the correctness and completeness of the information contained in the Exposé. The Real

Estate Agent has not verified this information in fact or in law, unless the information is obviously incorrect, implausible or otherwise questionable; it is recommended that experts be consulted or legal advice be obtained, if necessary.

(2) The liability of the Broker shall be limited to grossly negligent and intentional conduct, provided the breach of duty does not lead to injury to life, body or health. In the event of a slightly negligent breach of an obligation that is essential for achieving the purpose of the contract (cardinal obligation), the liability of the broker is limited in amount to the damage that is foreseeable and typical according to the type of transaction in question.

§ 3 DUTY TO PAY COMMISSION

- (1) The claim for commission arises when the main contract is effectively concluded on the basis of the broker's proof or mediation. (2) The claim for commission in the amount of the rates stated in the exposé is due upon conclusion of the main contract and is payable within 14 days of the broker's invoicing. In the event of default, default interest of 5 percentage points shall be payable in dealings with consumers, and default interest of 9 percentage points in dealings with entrepreneurs, in each case above the respective base interest rate of the European Central Bank.
- (3) Insignificant deviations of a material, economic, financial or legal nature shall not cause any damage and shall continue to justify

the agreed claim for commission.

(4) If the main contract actually concluded differs in content from the subject matter of the Exposé, but the same economic success is achieved with it, the claim to the original commission shall continue to exist.

(5) The claim for commission shall also be created and due if the sale is concluded with another party with whom the Client has a particularly close personal or pronounced economic or corporate law relationship and the Client benefits from the conclusion of the contract by the other party in terms of economic success similar to his own.

§ 4 COMMISSION OBLIGATION FOR SUBSEQUENT CONTRACTS

If the principal concludes a subsequent contract within 12 months after conclusion of the main contract, he shall be obliged to pay a differential commission if the content of the subsequent contract was also part of the original contract and was also offered by the broker. A subsequent contract is deemed to exist if an amended or new main contract is concluded by extending or amending the original contract contents („subsequent contract“). The differential commission is calculated from the difference between the agreed commission for proving the opportunity to conclude the original contract and the agreed commission for proving the opportunity to conclude the subsequent contract.

§ 5 PRIOR KNOWLEDGE

In the event of knowledge of the object designated in the exposé (hereinafter referred to as „Object“) or of the owner of the Object, the Principal shall inform the Broker of this circumstance immediately in writing. If this is not done, the Recipient shall reimburse the Real Estate Agent for any expenses incurred by the Real Estate Agent in the performance of the contract which have become useless due to the fact that the Recipient did not inform the Real Estate Agent of the existing prior knowledge.

§ 6 CONCLUSION AND NEGOTIATION OF CONTRACT

- (1) The client is obliged to name the broker as the causal agent in negotiations with the contractual partner proven by the broker.
- (2) The Client must inform the Broker immediately when and under what conditions he concludes a contract for the property or for another property of the contractual partner proven by the Broker.
- (3) The estate agent is entitled to be present at the conclusion of the contract.
- (4) The estate agent shall also be entitled to receive a copy of the main contract and any subsidiary agreements made.

§7 NON BINDING NATURE OF OFFERS

Our offers are subject to change without notice. The Seller expressly reserves the right of prior

sale or renting and leasing, unless a separate agreement is made for this purpose.

§ 8 DUPLICATION OF ACTMTIES

The broker is also entitled to act on behalf of the other contracting party subject to commission. In this case, the broker can act as a proof broker for both parties or as a mediator for one party and as a proof broker for the other party.

§ 9 NO FURTHER AGREEMENTS

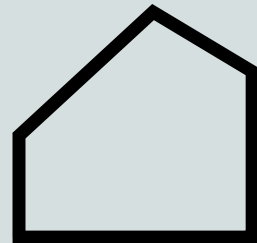
The client confirms that no other tacit or verbal collateral agreements beyond the exposé, the brokerage agreement and these general terms and conditions have been made.

§ 10 PLACE OF JURISDICTION

In dealings with merchants, Berlin is agreed as the place of jurisdiction. No place of jurisdiction is agreed for dealings with consumers.

§ 11 INEFFECTIVE CLAUSES

Should one or more of the above provisions be invalid, this shall not affect the validity of the remaining provisions. Insofar as provisions are not part of the contract or are invalid, the content of the contract shall be governed by the statutory provisions.





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