



RIVA LIVING
EXCEPTIONAL RESIDENCES
BERLIN



ZIEGERT

THE NEW DOLCE VITA

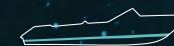
A DESIRE FOR SPACE MEETS UNEXPECTED SURROUNDINGS ON THE WATERFRONT. A DESIRE FOR FREEDOM MEETS AN UNCONVENTIONAL, MARITIME DESIGN LANGUAGE. THE ENJOYMENT OF LIFE MEETS UNCOMPROMISING COMFORT AND DISCREET SERVICES. A NEW, YET OLD ATTITUDE TOWARD LIFE AWAKENS. STYLISH. DELIGHTFUL. AS LIGHT AS A FRESH BREEZE OF SEA AIR.

THE CAREFREE ITALIAN LIFESTYLE MARRIED WITH GERMAN PRECISION. THAT IS THE NEW DOLCE VITA. THAT IS RIVA LIVING BERLIN.





FOUR ROOMS, A KITCHEN, AND A JETTY.



SHARING IS THE NEW OWNING: a Riva Iseo charter boat (captain included) is available exclusively to all owners, as well as two other boats (which owners can rent to operate themselves) from their own dock.



MARITIME FLAIR MEETS
BOLD ARCHITECTURE



REMINISCENCE OF THE JET-SET LEGEND RIVA

On the banks of the capital, in a unique waterfront location, an uncompromising attitude to life is awakening. A symbol of exceptional luxury and pure joie de vivre with a touch of eccentricity.

With its own marina, RIVA LIVING BERLIN offers an exclusive boat-sharing service for its own RIVA ISEO yacht and the T50 designer houseboat. With design lines that reflect timeless aesthetics and translate the warmly shimmering mahogany planking, sparkling chrome elements, and white leather armchairs of the style icons into a carefree attitude towards life.

The architecture, with its flowing and glimmering shapes, transforms the condominiums directly in the first row on the water into objects of desire.

01

ARCHITECTURE



FLOWING FORMS AND SHIMMERING SURFACES MEET A GREEN PARK OASIS THAT INVITES YOU TO ENJOY A STROLL. THE FALLING GARDENS ARE REMINISCENT OF REVERBERATIONS THAT OPEN ONTO THE WATER. EACH CONDOMINIUM BOASTS AN UNOBSTRUCTED VIEW OF THE WATER FROM ITS OWN BALCONY.



For illustration purposes only. Actual product may vary.

IMPRESSIVE SIGNATURE ARCHITECTURE
BLENDS THE FLOWING FORMS OF YACHT
DESIGN WITH MODERN CLARITY AND
A HARMONIOUS CONNECTION TO WATER
TO CREATE AN UNMISTAKABLE ARCHI-
TECTURAL STATEMENT.

02

LIVING

A NEW CHAPTER OF BERLIN GRANDEUR

ARRIVE, TAKE A DEEP BREATH, AND ENJOY.



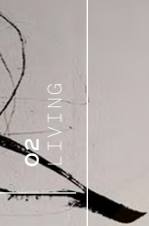
A NEW, SOPHISTICATED QUALITY OF LIFE

AN INTERIOR DESIGN CONCEPT FROM THE YACHT DESIGNER HIMSELF: Thomas Muehe references the iconic Riva design with materials such as polished steel, high-quality finished leather, and lustrous red mahogany wood. Also available fully furnished on request, with individual interior fittings in the bathroom and kitchen as well as our own interior collection for unique furniture landscapes.

TOP DECKS Thanks to their terraces or balconies, all of the condominiums have spacious outdoor areas that open up the living space towards the water, nature, and expansive space. Lacquered boat planks, Riva furnishings, and, in some cases, outdoor pools create private top decks with a nautical touch.



TIMELESS AESTHETICS WITH A TOUCH OF
ECCENTRICITY - YACHT DESIGN AND THE
RIVA THEME CREATE SPACE FOR A LIFE-
STYLE THAT GOES BEYOND THE CONFINES
OF THE BUILDING: THE PROMISE OF PURE
JOIE DE VIVRE AND SUPREME ENJOYMENT
OF LIFE AT ALL LEVELS.



DARK AND ELEGANT - A PLEASURE FOR ALL THE SENSES.



BRIGHT AND MODERN EXPANSIVENESS.
A PANORAMIC VIEW IN THE FRONT ROW.

For illustration purposes only. Actual product may vary.



The yacht designers from Bremen translated the maritime demand for exclusivity and elegance, which is usually reserved for yachts, to an extraordinary living situation on land for RIVA LIVING BERLIN.

From the design of the exterior of the condominiums to the interior finishes that create the spaces to the choice of materials and the details – the iconic RIVA brand can be seen in numerous aspects.

The creative minds at Focus Yacht Design insisted on incorporating the special expertise of experts who normally only work in yacht construction. For RIVA LIVING BERLIN, these special skills come together to create an ambiance that is unique on land and lives up to the standards RIVA has set with its recreational boats and yachts.

You immediately sense the materials and details from the world of yachting – here on land, they blend together to form a new, impressive whole.

Thomas Muehe's design is synonymous with the RIVA qualities of luxury, class, and style – even including complete interior fittings, furniture, and art on request.

ESCAPE FROM THE HUSTLE AND BUSTLE OF THE METROPOLIS



THE BEST OF THE GOOD Design icon in every detail - the master bedroom's en suite bathroom features stunning finishes for stylish enjoyment in the most private of all chambers. Arrive in your own element.

For illustration purposes only. Actual product may vary.



SWEET DREAMS IN THE MASTER BEDROOM.

A WALK-IN DRESSING AREA IN A CLASS OF ITS OWN –
IT OPENS AND CLOSSES AT THE TOUCH OF A BUTTON.

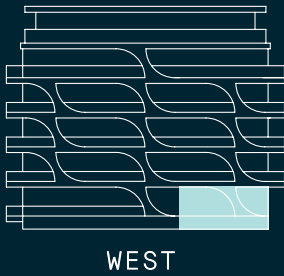


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VILLA LUGANO APT 01.0.2
GARDEN LEVEL
TWO BEDS/TWO BATHS

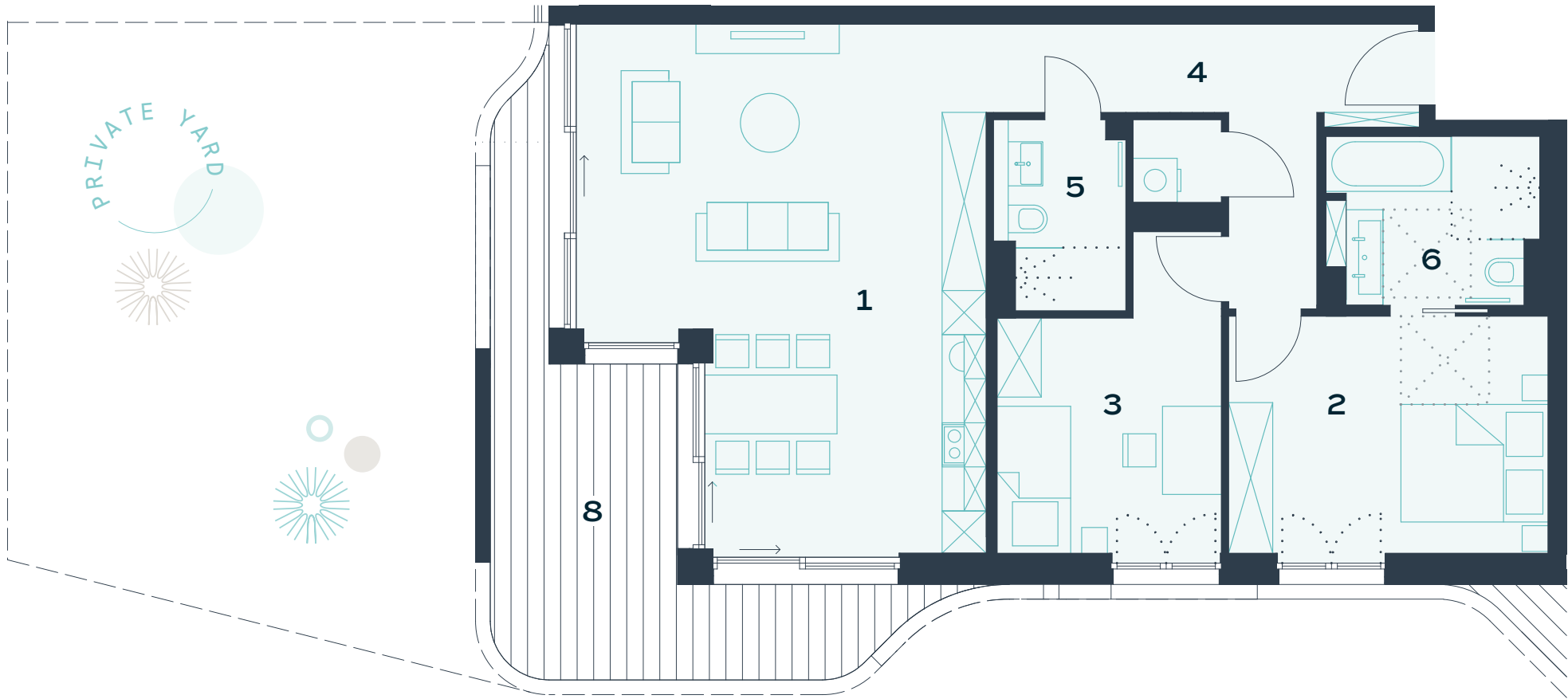
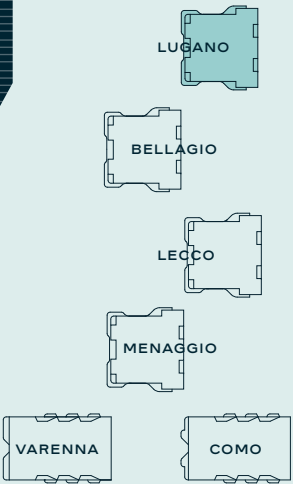


1	Living/kitchen	35.20 m ²
2	Bedroom	14.20 m ²
3	Bedroom	11.40 m ²
4	Hallway	10.50 m ²
5	Bathroom	4.30 m ²
6	Bathroom	6.30 m ²
7	Utility room	1.40 m ²
8	Terrace (50% incl. in total)	17.80 m ²
Total		92.20 m²
+ Private yard		50.00 m ²



WEST

DAHME



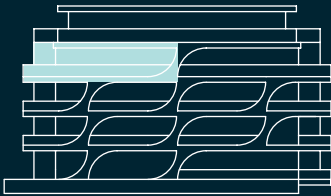
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VILLA BELLAGIO APT 02.3.3

THIRD FLOOR
TWO BEDS/TWO BATHS.
OPTIONAL THREE BEDS/TWO BATHS



1	Living/kitchen	62.10 m ²
2	Bedroom/dressing room	18.40 m ²
3	Bedroom	13.10 m ²
4	Bathroom	5.50 m ²
5	Bathroom	9.40 m ²
6	Dressing room	4.60 m ²
7	Utility room	2.00 m ²
8	Balcony (50 % incl. in total)	28.80 m ²
Total		129.50 m ²



WEST



DAHME

LUGANO

BELLAGIO

LECCO

MENAGGIO

VARENNA

COMO



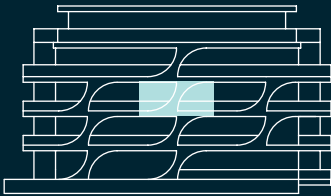
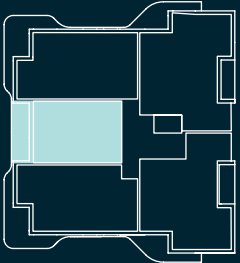
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VILLA LECCO APT 03.1.3
SECOND FLOOR
ONE BED/ONE BATH



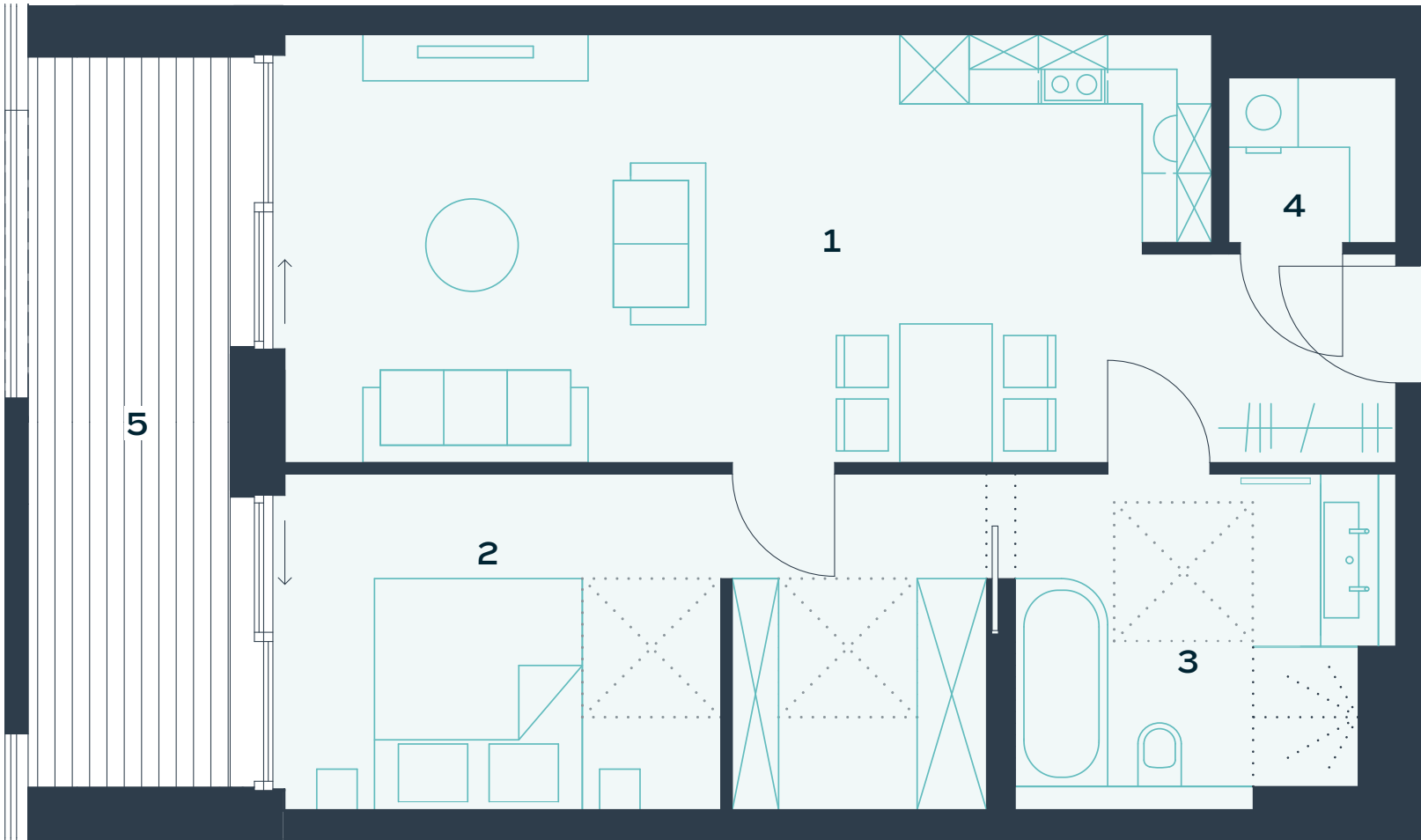
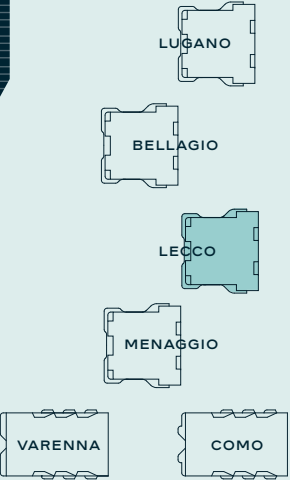
ACCESSIBLE

1	Living/kitchen	32.60 m ²
2	Bedroom/dressing room	17.40 m ²
3	Bathroom	8.90 m ²
4	Utility room	2.10 m ²
5	Balcony (50% incl. in total)	11.20 m ²
Total		66.60 m ²



WEST

DAHME



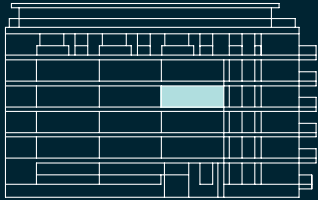
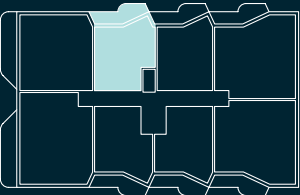
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VILLA VARENNA APT 05.3.1
FOURTH FLOOR
ONE BED/ONE BATH



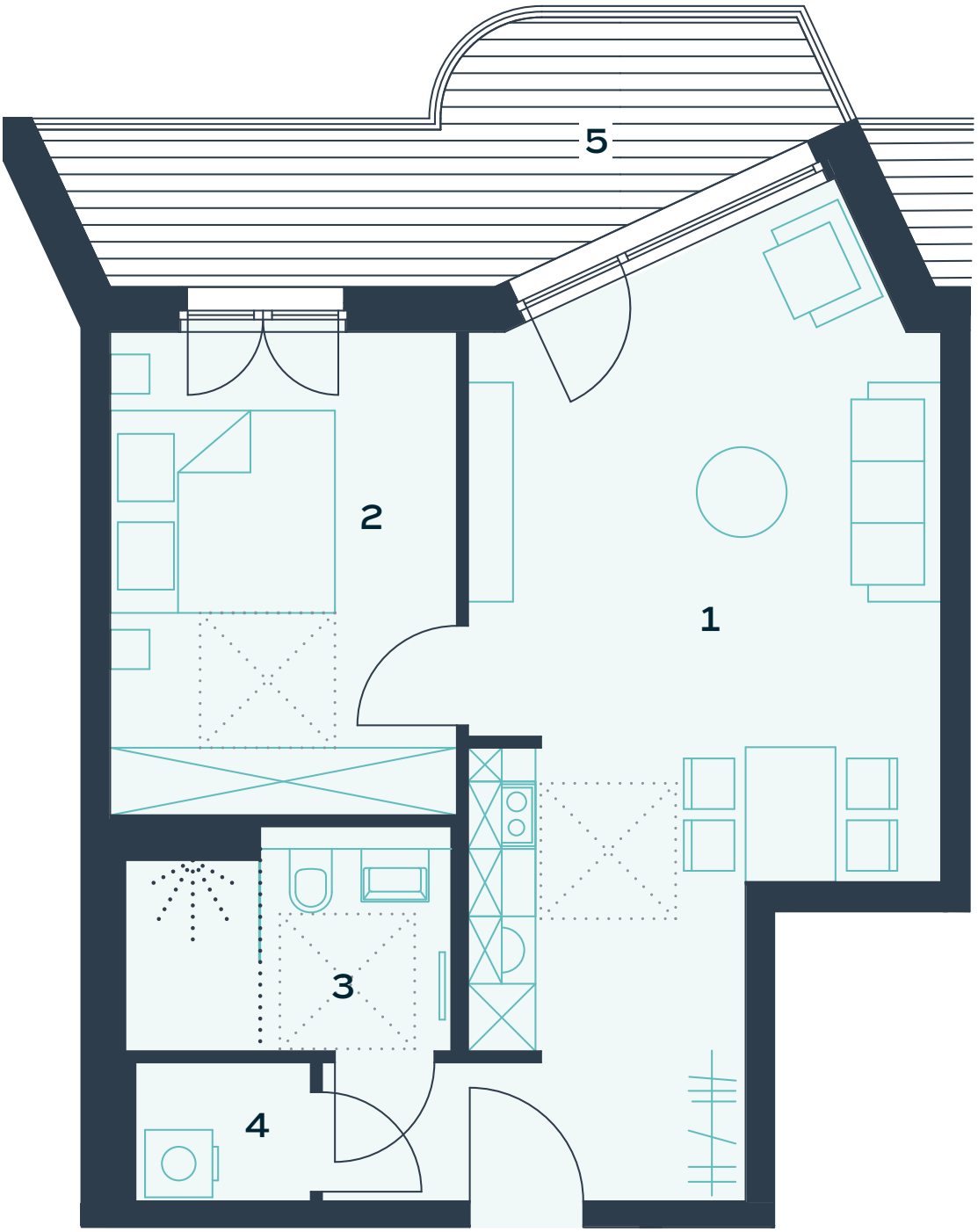
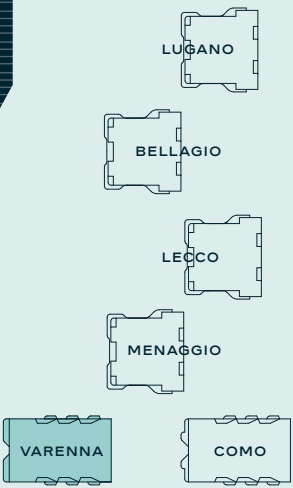
ACCESSIBLE

1	Living/kitchen	31.50 m ²
2	Bedroom	13.30 m ²
3	Bathroom	5.40 m ²
4	Utility room	1.90 m ²
5	Terrace (25% incl. in total)	10.60 m ²
Total		57.40 m ²



NORTH

DAHME

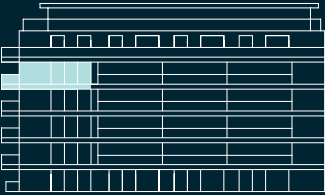
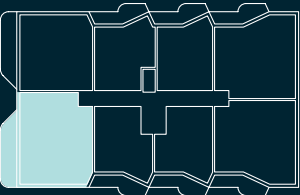


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VILLA VARENNA APT 05.4.3
FIFTH FLOOR
THREE BEDS/TWO BATHS



1	Living/kitchen	34.40 m ²
2	Bedroom	16.00 m ²
3	Bedroom	12.30 m ²
4	Bedroom	11.40 m ²
5	Bathroom	5.20 m ²
6	Bathroom	6.00 m ²
7	Hallway	4.30 m ²
8	Storage room	1.20 m ²
9	Terrace (50% incl. in total)	15.60 m ²
Total		98.60 m ²



SOUTH

DAHME

LUGANO

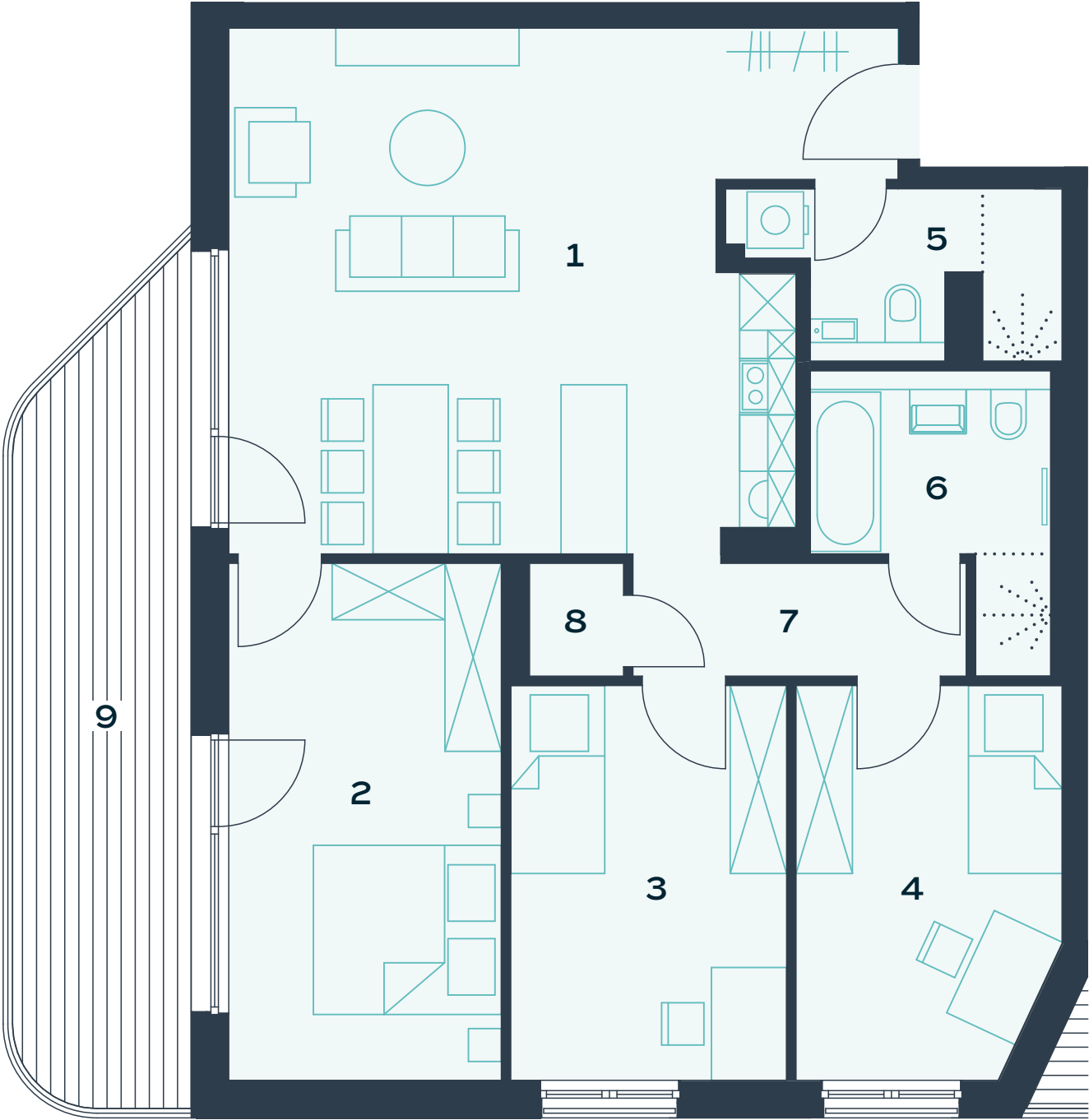
BELLAGIO

LECCO

MENAGGIO

VARENNA

COMO

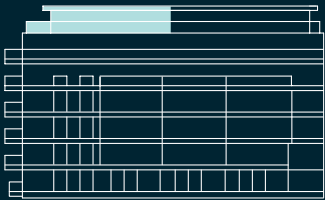
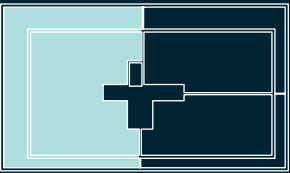


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VILLA VARENNA APT 05.6.1
PENTHOUSE
FOUR BEDS / 2WO BATHS



1	Living/kitchen	55.90 m ²
2	Bedroom	19.10 m ²
3	Bedroom	11.10 m ²
4	Bedroom	12.60 m ²
5	Bedroom	13.20 m ²
6	Foyer	9.70 m ²
7	Dressing room	9.30 m ²
8	Dressing room	4.90 m ²
9	Bathroom	5.20 m ²
10	Bathroom	3.80 m ²
11	Bathroom	9.50 m ²
12	Hallway	3.70 m ²
13	Hallway	3.40 m ²
14	Utility room	2.90 m ²
15	Terrace (50% incl. in total)	25.40 m ²
16	Terrace (25% incl. in total)	64.30 m ²
17	Terrace (25% incl. in total)	14.48 m ²
Total		196.70 m ²



SOUTH

DAHME

LUGANO

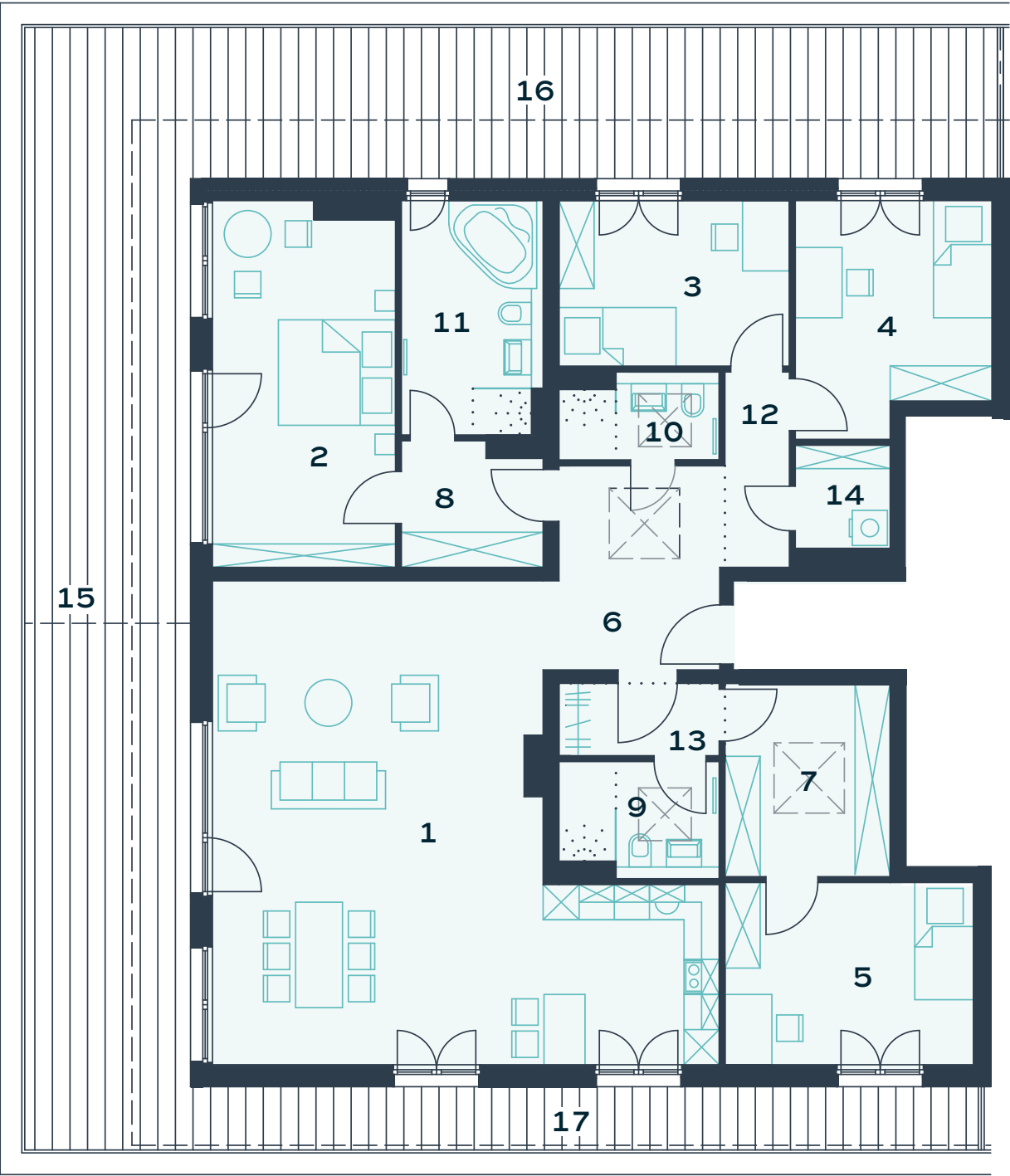
BELLAGIO

LECCO

MENAGGIO

VARENNA

COMO



S 1:200 0 1 2 3 4 5

INSPIRED BY ELEGANT YACHTS, DESIGNED BY INTERNATIONAL YACHT DESIGNERS FOCUS YACHT DESIGN IS ONE OF THE FEW GERMAN YACHT DESIGN FIRMS OF INTERNATIONAL RELEVANCE. SINCE 2007, THE BREMEN-BASED COMPANY HAS BEEN DESIGNING CUSTOM YACHT NEW BUILDS AND REFITS – ALL OF THEM UNIQUE, ULTRA-EXCLUSIVE SUPER YACHTS. RIVA LIVING BERLIN OFFERS AN UNPARALLELED, STYLISH LIFESTYLE WITH CAREFULLY SELECTED DESIGN ELEMENTS, FURNITURE AND ACCESSORIES.



03

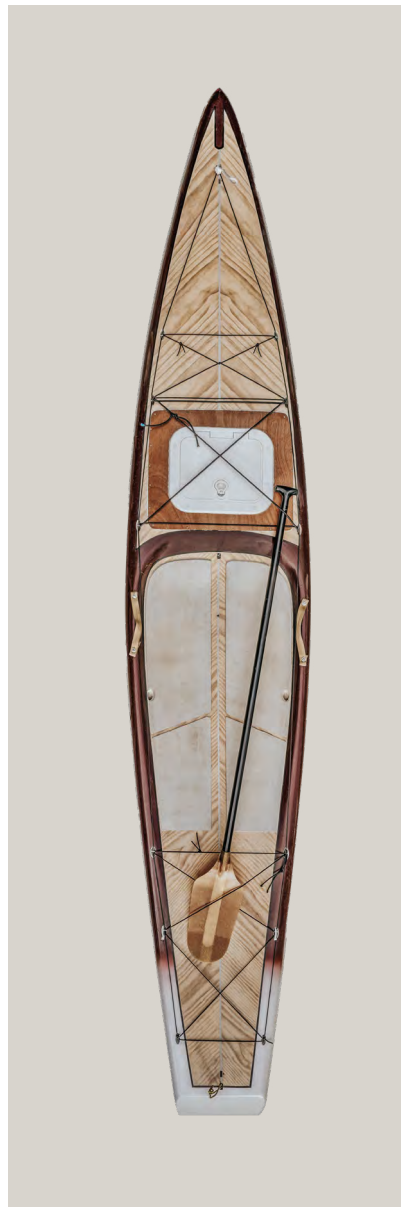
URBAN VILLAGE



RIVA LIVING BERLIN – AN URBAN RETREAT



ISLAND FEELING ON THE BANKS OF THE METROPOLIS
Combining one of the few remaining waterfront locations, spectacular architecture that makes a statement, and its integration into an urban village district, RIVA LIVING on Berlin's eastern shore is creating a new world-class quality of living - with numerous amenities such as concierge services in the boarding house that guarantee you'll enjoy a relaxed home environment each and every day.



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Actual product may vary.



NEW DOLCE VITA IN HARMONY WITH WATER, NATURE, AND SPACE

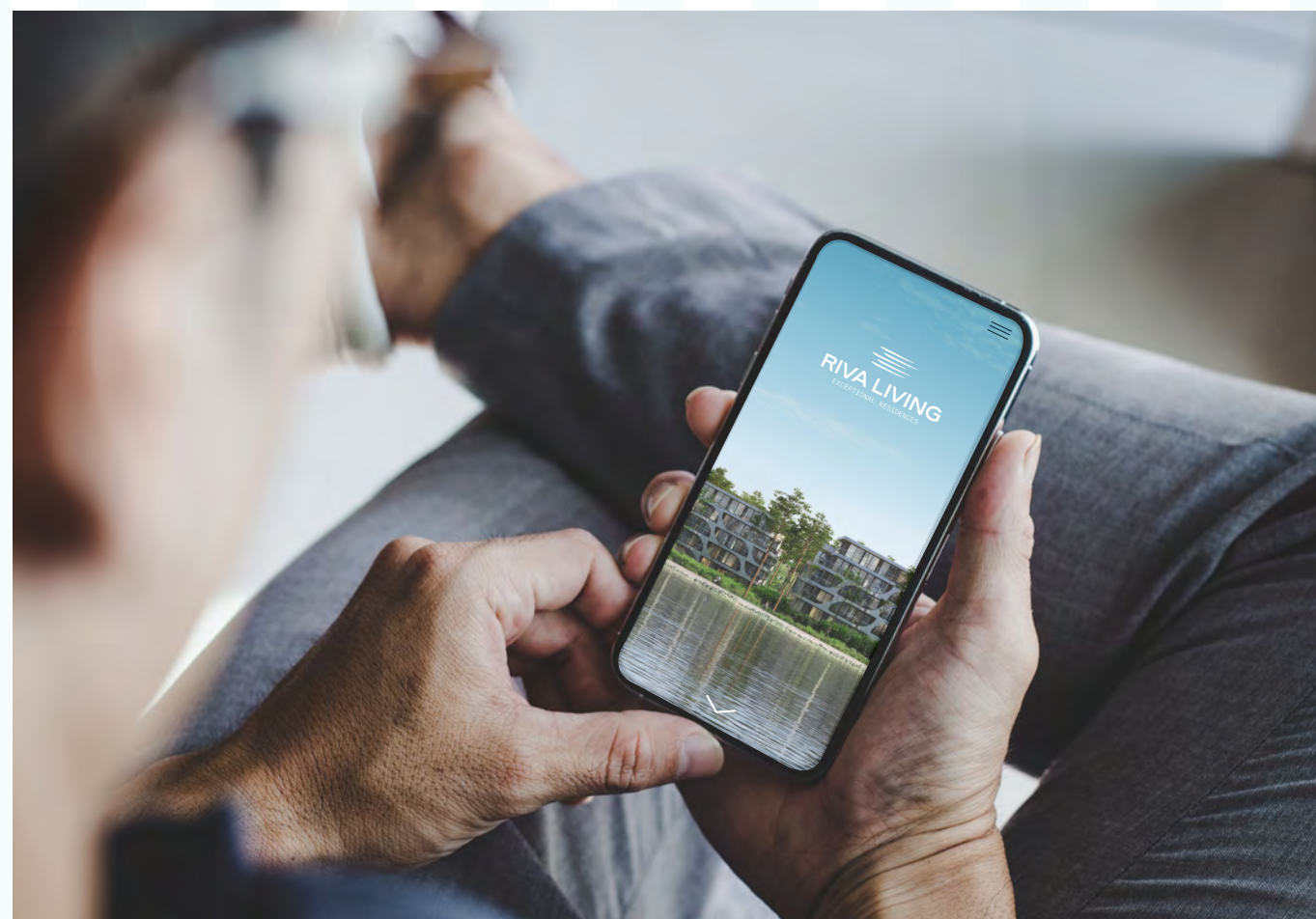
RIVA LIVING BERLIN is nestled in a diverse neighborhood that offers all the benefits of urban living with everything within easy reach. Here, hidden from prying eyes, RIVA LIVING BERLIN forms the first row along the new neighborhood's idyllic, unobstructed waterfront path with its six structures.

RIVA LIVING BERLIN – these are the most exclusive of the total of around 440 new condominiums being built in the neighborhood. An urban district with a lively community and everything you need nearby.

With something for people of all ages and stages of life, from 0 to 99 years – from the renowned KITA WABE e. V. daycare center to special services for seniors in the immediate vicinity.

This is creating a synergistic ecosystem filled with water, green spaces, and numerous amenities for an urban lifestyle, such as outdoor sports facilities, a private dock, and Riva Sharing, all of which promote community among like-minded people – for an uncompromising, well-balanced, and healthy life.

RIVA LIVING UNPARALLELED AMENITIES



UNOBSTRUCTABLE VIEW OF THE WATER from all condominiums in buildings 01 - 05

DIRECT WATER ACCESS
with dock

SUSTAINABILITY PACKAGE
Energy-efficient design (KfW 55NH standard), DGNB Gold certification, shrub planting, long grass lawns, green roofs, nesting boxes, insect-friendly outdoor lighting

CHILDREN DAYCARE CENTER nearby

1 X RIVA ISEO (charter boat incl. captain) as well as two other boats exclusively available (which owners can rent to operate themselves)

EV-READY 100% of RLB parking spaces equipped with charging infrastructures (personal charging systems available upon special request)

DIGITALIZATION Smart Home + Living smartphone control for:

- Front door • Condominium door
- Intercom system • Garage door
- Temperature • Textile screens

ACCESS CONTROL
via fingerprint scanner

WASHING STATION
for dogs and equipment

BOARDING HOUSE
for overnight guests

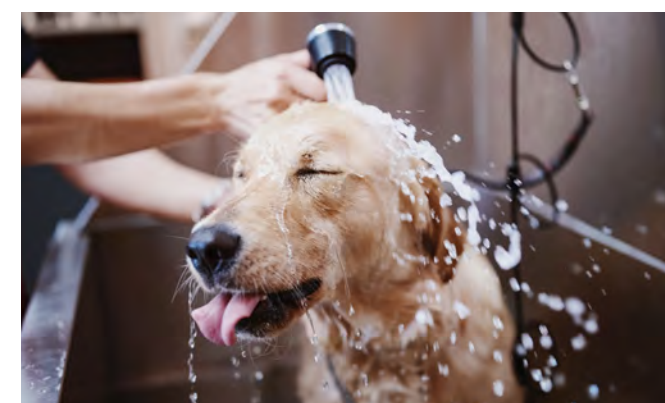
ASSISTED LIVING FACILITY NEARBY
Intergenerational living

PARK WITH PLAYGROUND
and outdoor gym

ACTIVE nearby sports field

EXPERIENCES ON THE WATER
Numerous boating and sailing schools in the area, boat charters, houseboat rentals

CENTRAL Only 20 min. to BER "Willy Brandt" Airport. Close to the Adlershof Technology Park and the Tesla site



IF THE RIVA IS TOO DYNAMIC FOR YOU,
YOU CAN ALSO ENJOY AN OUTING ON
THE SOLAR BOAT, WHICH IS SAFELY
MOORED AT THE DOCK FOR THE RESI-
DENTS OF RIVA LIVING.

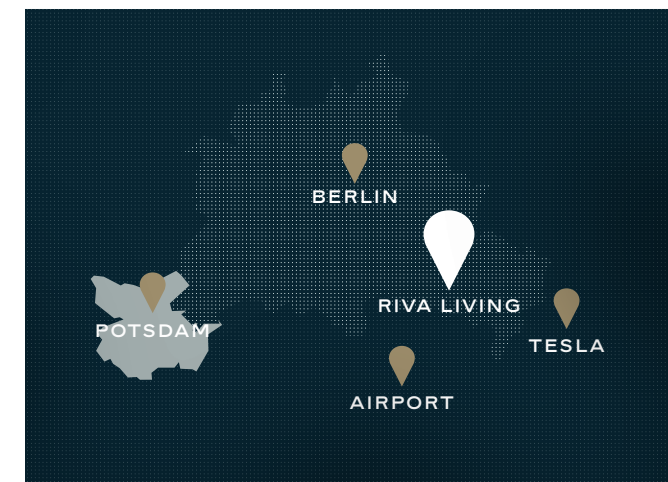
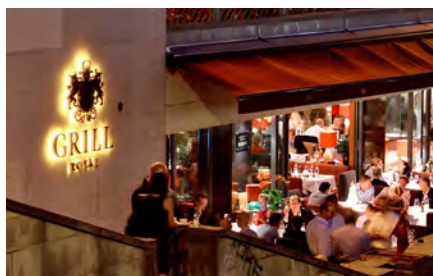
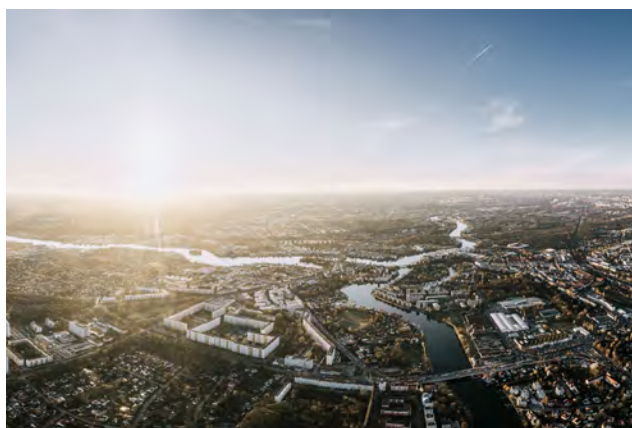


04

NEIGHBORHOOD

ISLAND FEELING ON THE BANKS OF THE METROPOLIS.

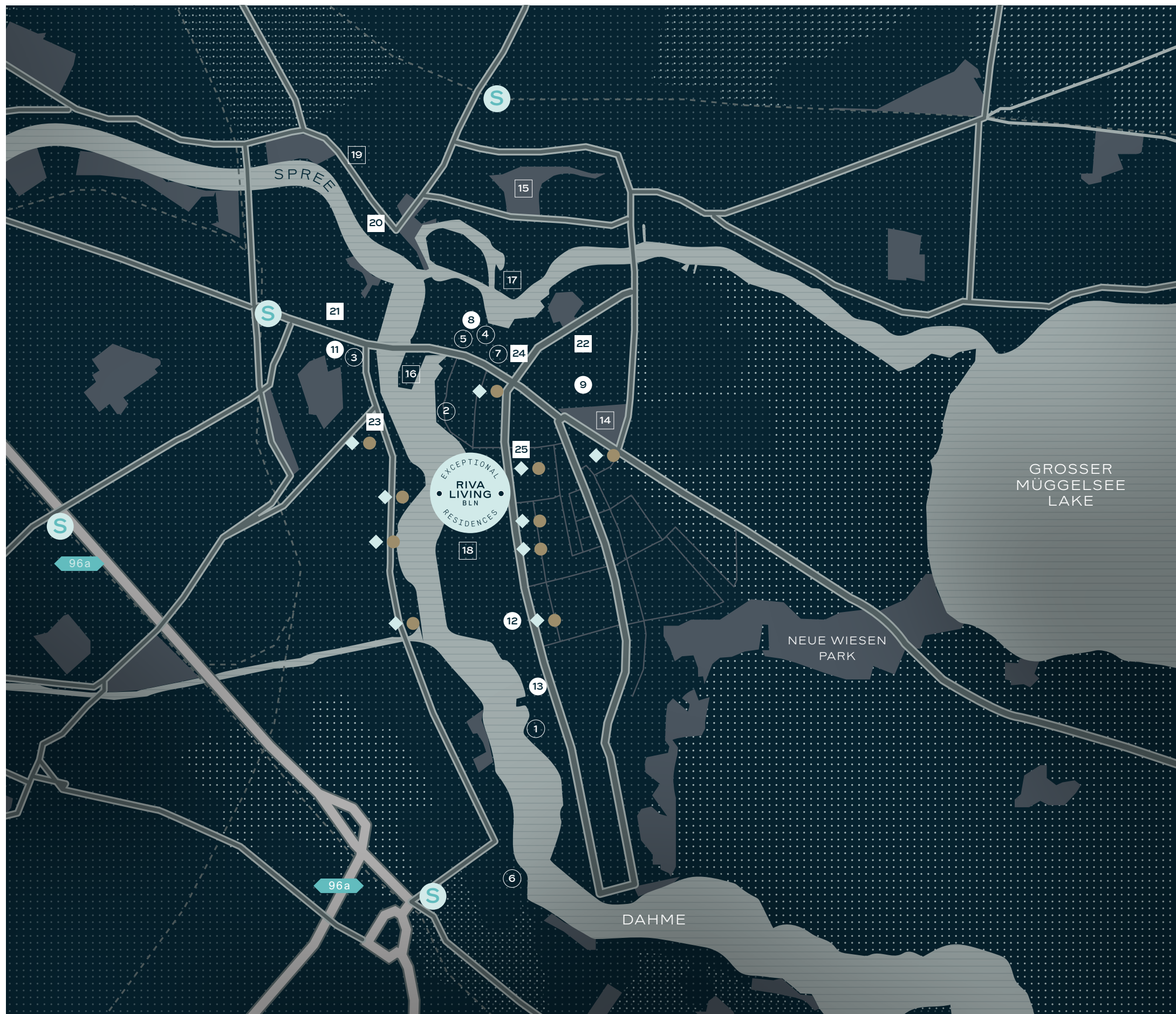




CAPITAL CITY AT YOUR FINGERTIPS

At the confluence of the Spree and Dahme rivers, in surroundings teeming with forests and lakes, more and more urbanites that long for nature on their doorstep with the capital city at their fingertips are finding space for themselves. Over the past 30 years, Köpenick has undergone rapid development. Countless water sports clubs, the concentration of renowned restaurants, cafés, and bars, as well as the wide range of recreational activities on offer provide an exceptional quality of life.

Whether by water to Grill Royal or chauffeur-driven to the opera, the capital's cultural life is just a stone's throw away here. And because the international hub BER is so quickly accessible, you can even reach the ocean in no time at all.



KITCHEN ○

- 1 Hafenklause
- 2 Restaurant Krokodil
- 3 Wieduwilt und Krause
- 4 KUMAMI
- 5 Café Antoni Berlin
- 6 Café Liebig
- 7 Café Fräulein

SHOPPING ●

- 8 Dong Food Market
- 9 Allende Center
- 10 Köpenicker Marmeladenmanufaktur
- 11 EDEKA Wendenschloss
- 12 EDEKA Berlin Müggelschloßchenweg
- 13 REWE

RECREATION □

- 14 Volkspark
- 15 Bellevuepark
- 16 Schlosspark Köpenick
- 17 Vital- & Relaxlounge Krusenick
- 18 Wendenschloß Sports Facility
- 19 1. FC Union Berlin e.V.

SCHOOLS & DAYCARE CENTERS ■

- 20 BEST-Sabel Gymnasium and Integrated Secondary School
- 21 Alexander-von-Humboldt-Gymnasium + Sonnenblume Elementary School
- 22 Amtsfeld Elementary School
- 23 Schule an der Dahme Integrated Secondary School
- 24 Kleine Helden Daycare Center
- 25 Die drei Affen Daycare Center

DISTANCE

in minutes

BER AIRPORT 50 20

BER CENTRAL STATION 48 35

ALEXANDERPLATZ 46 30

BERLIN CITY CENTER 90

BUS ◆ STREETCAR ●



OLD TOWN FLAIR WITH PLENTY TO ENJOY
KÖPENICK IS KNOWN FOR ITS PICTURESQUE
AMBIANCE WITH STATELY GEMS SUCH AS
KÖPENICK CASTLE, FOR STROLLING AND
SPENDING TIME IN THE HISTORIC CITY CEN-
TER, AND FOR INDULGING IN A DISTINCTIVE
CULINARY INFRASTRUCTURE.

A TO Z

A AIR CONDITIONING

the penthouse apartments of the city villas 01-04 receive the necessary pre-installation for the buyer to be able to subsequently install an air conditioning unit

ARCHITECT
Structural engineering:
klare-architektur GmbH, Berlin

Interior Design:
Focus Yacht Design, Bremen

Outdoor facilities:
hutterreimann Landschafts-architektur GmbH, Berlin

ARCHITECTURAL STYLE
the impressive signature architecture combines the flowing forms of yacht design with modern clarity; the iconographic RIVA LIVING brand from the exclusive design line of Bremen yacht designer Thomas Mhe; from the design of the lobbies, the elaborate and exclusive cladding on the balconies; see also under "facades"

**B
BALCONIES / TERRACES**
each apartment has at least one spacious balcony or terrace with an unobstructed water view; the balconies and terraces will have a plank flooring made of real wood or alternatively with a real wood look; the balcony floors of the villas in the penthouses will also have extensive

grouting that is visually similar to the grouting of the deck areas of pleasure boats; the balconies will have translucent to transparent banisters with stainless steel handrails; the planters shown in the floor plans, which serve to separate the terraces in the penthouses and ground-floor apartments, will be left empty; for more details, see "roof terraces" for the penthouses in the townhouses (houses 1-4); the calculation of the balcony and terrace areas into the living areas, please refer to the floor plans

BARRIER-FREE APARTMENTS
all apartments are accessible without barriers; differences in height are overcome by ramps or elevators; the apartments are largely designed barrier-free; the floor plans of these apartments have a corresponding note

BASEMENT STORAGE ROOMS
are provided for each apartment in the city villas (houses 1-4) as well as for 40 of the 49 apartments in house 5 in their respective basements, where the underground parking spaces, bicycle parking spaces and building service rooms are also located; each storage room is equipped with a power outlet

BATHROOMS
high-quality equipped bathrooms with brand-name products (including manufacturers like Dornbracht and Laufen); predominantly designed as master ba-

throoms; the apartments in the villas each have an ensuite master bathroom as well as an additional bathroom with a surface-level shower; a wall mirror is installed above the wash-basin; in addition to the underfloor heating, each bathroom receives a towel radiator; the bathrooms are mechanically, permanently vented with a basic and on-demand circuit; the fixtures and fittings can be selected on the basis of the fixtures and fittings catalog

BICYCLE PARKING
is located in the outdoor facilities as well as in the underground garages

BOATS
sharing is the new thing: available for all owners is a Riva Iseo charter (including captain), as well as two other boats (for rent for self-drivers) for the exclusive use on their own boat mooring (subject to approval); the boat mooring has been requested, as soon as binding details on design, size, etc. are known, we will be happy to inform you and include you in advance on the waiting list if you are interested

BOAT MOORING
subject to approval by the office: exclusively accessible by all owners of RIVA LIVING Berlin; 25 to 40 boat moorings; power supply through supply columns with sockets; the moorings can be rented additionally

BUSINESS PLAN
a community of owners requires a budget for each calendar year, which is drawn up by the manager; the plan is usually decided in advance for each year; the budget includes income and expenses of the management, the proportional obligation of the condominium owners to bear burdens and costs, and contributions to the maintenance reserve; after the end of the calendar year, the manager must submit a statement of account; after the budget has been decided, the owners are obliged to pay the corresponding advances; a preliminary calculation is already available

**C
CEILING HEIGHT**
the ceiling height in the apartments of the city villas (houses 1-4) is approx. 2.80 m and in house 5 approx. 2.65 m; in suspended areas such as bathrooms and corridors, the height may be lower

CEILINGS
reinforced solid concrete or element ceilings (filigree ceilings with concrete on top); the surface of the underside of the ceiling in the apartments is ready for painting

CERTIFICATE
DGNB Gold certification is sought with the Use Profile Residential Buildings, Version 2018 (DGNB 18), in Gold (≥ 65 % target fulfillment incl. fulfillment of ancillary requirements in main criteria groups); the building assessment system of the German Sustainable Building Council evaluates the overall performance of a building on the basis of various criteria; among other things, it sets standards for sus-

tainable planning, construction and use of buildings, in which a total of 37 certification criteria are evaluated, divided into 6 main categories: ecological, economic, socio-cultural and functional, technical, process and site quality; RIVA LIVING Berlin is currently in the pre-certification process with the DGNB; it also meets the requirements of a 55 Efficiency House; the pre-certificate can be handed over or sent to you upon request

COMMUNITY REGULATIONS
regulates the community relationship between the owners, e.g., the design of the garden and the fence system; changes to the property (house, garden) that affect the overall appearance of the housing complex

COMPLETION
of the flats is scheduled for the 2nd quarter of 2026 and completion of the outdoor facilities for the 3rd quarter of 2026

CONDOMINIUM ACT
in the event of a corresponding formal division of a property by declaration of division, the Condominium Act regulates ownership of the individual apartments, of rooms or areas not used for residential purposes (partial ownership) and of the common property; a condominium owners' association is the entirety of the partial and condominium owners of a condominium complex in accordance with the WEG (German Condominium Act)

CONDOMINIUM FEE
monthly advance payments that condominium owners have to pay to the manager of condominium complexes on the basis of a business plan; consists of operating costs, heating costs, main-

tenance reserve and the manager's fee; the house fees for the city villas (houses 1-4) are between 3.24 and 3.34 €/m²/month and in house 5 at 3.29 €/m²/month including the maintenance reserve; the fee for an underground parking space in the TG 1-2 is between 15.70 - 15.71 €/month and in the TG 3 at 16.94 €/month; a preliminary calculation will be provided or sent upon request

CONDOMINIUM MANAGEMENT
Gewobag VB Asset Management and Operating Company Ltd. Alt-Moabit 101A, 10559 Berlin

CONDOMINIUM OWNERS' ASSOCIATION
there will be two owners' associations (WEG RIVA LIVING Berlin - houses 1-4 + TG1+2 as well as WEG RIVA LIVING Berlin - houses 5-6 + TG 3); these owners' associations will be additionally subdivided into sub-WEGs, which form an economic unit; each sub-association will hold its own meetings and receive its own economic plans

CONSTRUCTION
thanks to the environmentally friendly construction method, by building according to the BEG Efficiency House Standard KfW 55NH, which certifies a correspondingly low energy requirement, the building is awarded the golden seal of quality of the DGNB and receives a noise protection certificate according to DEGA; an approach to today's living that is as sustainable as it is forward-looking, which is also reflected in the pre-installation of e-charging columns in the basements and the user-friendly smart home systems in the residential units

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RIVA LIVING BERLIN EXCEPTIONAL RESIDENCES	<div data-bbox="146 116 503 171" data-label="Section-Header"> <h3>CONSTRUCTION DESCRIPTION</h3> </div> <div data-bbox="146 171 546 429" data-label="Text"> <p>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 construction description will be sent or handed over to you on request</p> </div> <div data-bbox="146 455 457 482" data-label="Section-Header"> <h3>CONSTRUCTION START</h3> </div> <div data-bbox="146 482 546 541" data-label="Text"> <p>is planned for the 2nd quarter of 2023</p> </div> <div data-bbox="146 568 500 594" data-label="Section-Header"> <h3>CONSTRUCTION PROJECT</h3> </div> <div data-bbox="146 594 546 1533" data-label="Text"> <p>under the name of RIVA LIVING Berlin a unique, almost car-free quarter is being built along the river Dahme consisting of six multi-family houses with a total of 183 apartments, 3 underground garages with a total of 215 parking spaces and requested boat mooring of different lengths; each house receives a name in reference to the Riva architecture which originate from the Riva's home country, Northern Italy and Switzerland; the names are picturesque places around Lake Lugano and Lake Como (House 1 Lugano, House 2 Bellagio, House 3 Lecco, House 4 Menaggio, House 5 Varenna, House 6 Como); each apartment has an unobstructed water view from the balcony or terrace; the neighborhood is supported by adjoining infrastructure, such as a public city park; its own facilities include a day care center for children, a boarding house and a nursing home</p> </div> <div data-bbox="146 1559 515 1659" data-label="Section-Header"> <h3>D DECLARATION OF DIVISION</h3> </div> <div data-bbox="146 1659 546 1917" data-label="Text"> <p>the "basic law" of the community of owners, which regulates all rights and obligations in the community; contains important specifications such as cost regulations and cost allocations, definitions of common and special proper-</p> </div> <div data-bbox="579 116 979 171" data-label="Text"> <p>ty, special rights of use etc.</p> </div> <div data-bbox="579 200 915 255" data-label="Section-Header"> <h3>DESCRIPTION OF CONSTRUCTION AND QUALITY</h3> </div> <div data-bbox="579 255 979 484" data-label="Text"> <p>serves to adequately define the seller's delivery and performance obligations; is included in a condensed form here in the A - Z; we will be happy to send you a detailed construction description upon request</p> </div> <div data-bbox="579 511 875 537" data-label="Section-Header"> <h3>DEVELOPER / SELLER</h3> </div> <div data-bbox="579 537 979 737" data-label="Text"> <p>ZSB: Köpenick Project Wendschloßstraße GmbH Humboldtstraße 17, 14193 Berlin is a project company of ZS Beteiligungs GmbH www.zsbeteiligungen.de</p> </div> <div data-bbox="579 766 787 793" data-label="Section-Header"> <h3>DEVELOPMENT</h3> </div> <div data-bbox="579 793 979 1447" data-label="Text"> <p>the six houses to be built are located between the river Dahme and a newly planned street, which branches off from Wendschloßstraße at number 158; the main access is from the newly planned street (naming not yet done) and via paths to the entrance lobbies on the same level as the access road; from the lobbies, a short single flight of stairs, or alternatively an elevator, leads to the apartments on the ground floor (mezzanine) and then via the staircase or elevator to the floors above; the elevators provide access to all floors, including the lobby to the floors above</p> </div> <div data-bbox="579 1473 677 1500" data-label="Section-Header"> <h3>DOORS</h3> </div> <div data-bbox="579 1500 979 1872" data-label="Text"> <p>entrance doors: double doors or pivot doors with large glass element and skylight; electric door opener with additional mechanical unlocking; the door is opened by a fingerprint scanner or with a key interior doors: made of tubular particle board interior layer in white according to fixtures and fittings catalog</p> </div> <div data-bbox="1013 116 1379 171" data-label="Section-Header"> <h3>DRAFT PURCHASE AGREEMENT</h3> </div> <div data-bbox="1013 171 1416 255" data-label="Text"> <p>we will be happy to send you a personalized copy on request</p> </div> <div data-bbox="1013 282 1229 384" data-label="Section-Header"> <h3>E ELECTRIC CARS</h3> </div> <div data-bbox="1013 384 1416 725" data-label="Text"> <p>in the underground garages, all parking spaces are equipped with charging infrastructure according to GEIG. In addition, a separate building connection with charging station as well as the central power supply of the parking spaces is provided (charging boxes and charging account upon special request)</p> </div> <div data-bbox="1013 752 1391 778" data-label="Section-Header"> <h3>ELECTRICAL INSTALLATION</h3> </div> <div data-bbox="1013 778 1416 1917" data-label="Text"> <p>installation of a high quality and modern electrical system with all necessary house connections (water, sewage, district heating, electrical energy as well as telephone, radio, TV and internet supply - fiber optic network); the exact description of the electrical installations can be found in the building description; the smart building system in the building and the apartments combines versatile communication, information and control possibilities; it has a central operating component at the main entrance door (digital doorbell plate/house interface), which has a color and touch-sensitive display for displaying the residents' names and also functions as a video intercom system as well as a digital access control system; in the entrance area of each apartment, an apartment adapter is installed as a smart-building gateway with a touch-sensitive color display for controlling the following functions; among others, access via fingerprint; video intercom function to the building entrance; heat control with individual</p> </div> <div data-bbox="1632 116 2035 596" data-label="Text"> <p>room control; time profiles and maximum value limitation; monitoring of relative humidity; administrator communication; blind control with individual room control; time profiles and alarm linkage; lighting control with individual room control; time profiles and presence simulation; recording of water meters and heat meters; consumption information during the year according to EED; recording of remotely maintainable smoke alarms</p> </div> <div data-bbox="1632 623 1776 649" data-label="Section-Header"> <h3>ELEVATOR</h3> </div> <div data-bbox="1632 649 2035 850" data-label="Text"> <p>barrier-free access to all floors (basement to top floor) by interior elevators; one elevator planned for each building; roof terraces are not served by the elevator</p> </div> <div data-bbox="1632 876 1965 934" data-label="Section-Header"> <h3>ENERGY PERFORMANCE CERTIFICATE</h3> </div> <div data-bbox="1632 934 2035 1306" data-label="Text"> <p>document that evaluates a building in terms of energy; the determined energy consumption value corresponds to 69.8 kWh/m²*a for city villa 1, 70.7 kWh/m²*a for city villa 2, 73.4 kWh/m²*a for city villa 3, 72.7 kWh/m²*a for city villa 4 and 62.2 kWh/m²*a for house 5; the energy certificates are available and will be sent to you upon request</p> </div> <div data-bbox="1632 1332 1761 1432" data-label="Section-Header"> <h3>F FACADES</h3> </div> <div data-bbox="1632 1432 2035 1917" data-label="Text"> <p>Impressive signature architecture thanks to flowing and shimmering forms that echo the Riva feeling; this is achieved, among other things, through light-colored paints (undersides of balconies), wood or wood-like cladding on the undersides of overhanging elements and with lighting on the penthouses, as well as metal cladding placed in front of terraces and balconies or alternatively in a metal look, and translucent banisters on</p> </div> <div data-bbox="2069 116 2472 398" data-label="Text"> <p>balconies; exterior walls receive thermal insulation made of mineral fiber facade insulation panels in accordance with the energy requirements certificate (55NH standard); balconies receive a light-colored paint finish from below from below</p> </div> <div data-bbox="2069 425 2224 451" data-label="Section-Header"> <h3>FINANCING</h3> </div> <div data-bbox="2069 451 2472 654" data-label="Text"> <p>if you need financing, our partners from the ZIEGERT - Bank- und Finanzierungs-consulting GmbH team will be happy to help you free of charge at 030 - 220 130 501</p> </div> <div data-bbox="2069 680 2368 707" data-label="Section-Header"> <h3>FIXTURES & FITTINGS</h3> </div> <div data-bbox="2069 707 2472 1786" data-label="Text"> <p>statement architecture on the outside and RIVA LIVING quality on the inside; the demand for first-class design and the attention to detail are also reflected in the unique fittings of each apartment; high-quality, as well as stylish materials in a design line with various combination possibilities, which the yacht designer Thomas Mühe (Focus Yacht Design) has selected for RIVA LIVING Berlin, in order to integrate the yacht experience from the direct shore location into the apartments; fittings of most of the master bathrooms with high-quality tiles from the brand Enmon, fittings from companies like Dornbracht or Cristina, bathroom fixtures from the company Laufen, illuminated bathroom mirrors from the company Ares; in addition to the underfloor heating, each bathroom receives a towel radiator; the choice of matching real wood plank flooring can be made from three oak color schemes; if desired, also fully furnished with Riva furniture and accessories</p> </div> <div data-bbox="2069 1813 2212 1839" data-label="Section-Header"> <h3>FLOORING</h3> </div> <div data-bbox="2069 1839 2472 1929" data-label="Text"> <p>made of materials from renowned brand manufacturers (including exclusive</p> </div> <div data-bbox="2505 116 2908 993" data-label="Text"> <p>floorboards from Bembé), which you can choose from the fixtures and fittings catalog Rooms, hallways, corridors, kitchens, utility rooms and storage areas: Plank floors in oak from the manufacturer Bembé Bathrooms and guest WC's: Floor tiles in porcelain stoneware from the manufacturer Enmo Terraces and balconies: Plank flooring made of highland bamboo planks in the style of the floors of the Rivas by the manufacturer AmBooo; the floors of the villas in the penthouses will also receive an extensive grouting, which is visually similar to the grouting of the deck areas of pleasure boats Staircases: Tiles Lobby: Lobby stairs up to ground floor in plank optics or similar to Bolidt artificial Teak and Holly look</p> </div> <div data-bbox="2505 1022 2639 1120" data-label="Section-Header"> <h3>G GARDENS</h3> </div> <div data-bbox="2505 1120 2908 1520" data-label="Text"> <p>in addition to the terraces/balconies, most of the ground floor apartments will receive special rights of use to certain areas and parts of the common property for use as gardens; the private garden areas will be initially planted with grass and defined with vegetation; the terraces will also be supplemented with frost-proof outdoor water taps</p> </div> <div data-bbox="2505 1547 2737 1573" data-label="Section-Header"> <h3>GARBAGE AREAS</h3> </div> <div data-bbox="2505 1573 2908 1661" data-label="Text"> <p>centrally located garbage places with outdoor wooden garbage containers</p> </div> <div data-bbox="2505 1690 2627 1788" data-label="Section-Header"> <h3>H HEATING</h3> </div> <div data-bbox="2505 1788 2908 1929" data-label="Text"> <p>supply via district heating; main station and sub-distribution will be installed at a central location according to the</p> </div>	RIVA LIVING BERLIN EXCEPTIONAL RESIDENCES
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building services planning; heating of the living spaces via underfloor heating, which can be regulated via room thermostats; storage rooms, corridors and hallways without their own heating circuit; in addition to the underfloor heating, a towel radiator with electric heating cartridge will be installed in all bathrooms

HOT WATER

hot water supply (drinking water) or hot water centrally prepared via the heating system in the basement in the boiler room, circulation line and pump; for further details see "heating / hot water"

HOUSING FEE

see under "condominium fees"

INTEREST RATES

the current interest rate development for real estate financing is more favorable than ever - our partner ZIEGERT - Bank- und Finanzierungsconsulting GmbH will be pleased to advise you free of charge; by the way, you can do a free financing check without obligation at www.ziegert-bank.de.

INFRASTRUCTURE

thanks to the development of a multifunctional quarter, which offers all the advantages of an urban living with short distances, many services are within walking distance (e.g., day care center, hotel, nursing home); close to the tram-bus stop Mayschweg; numerous boating and sailing schools, restaurants, doctors, pharmacies, day care centers, schools and shopping facilities are all within walking distance

KITCHENS

the particularly bright, open and spacious living/ cooking/dining areas are equipped with all necessary connections (water, sewage, electricity)

LOBBYS

residents and their guests are welcomed with that special Riva feeling, just like the exterior (glass panels with a slight color gradient, LED strip lighting, plank-like floors), these are barrier-free accessible

LOCATION

close to nature, very quiet and idyllic on the banks of the Dahme river and yet very central and well connected; only 20 min. to BER "Willy Brandt" Berlin Brandenburg airport; close to the Adlershof Technology Park and Tesla site

LOCKING / INTERCOM SYSTEM

apartment and house entrance doors with key or finger screen locking system; the bell system with intercom and video intercom (color camera) is located in the area of the house entrances or apartment entrances

MAILBOXES

are installed in the entrance areas of the buildings

MAINTENANCE RESERVE

financial reserve of the community of owners for possible maintenance and repair work

NOTARY

Dr. Thomas Meyer, Dr. Meissner - Reemtsma - Meyer und Partner Emser Street 9, 10719 Berlin

OUTDOOR FACILITIES

hutterreimann Landschaftsarchitektur GmbH, Berlin the open spaces in RIVA LIVING Berlin are divided into different areas; both communal open spaces and private gardens are created within the framework of special rights of use; the horticultural design of the spacious and green quarter is reminiscent of Halligen, large parts of which are located above the entrance levels, opening up to the water. The design was done by a garden and landscape architect. Highlights: Terrain modeling, play offerings for all age groups, adjacent outdoor gym areas, opening of the area to the adjacent park as well as the wide shoreline path, fencing, benches and plantings (long grass meadow, woody plantings, sod, hedges, trees); insect-friendly outdoor lighting (controlled by twilight switches or motion detectors and, in some cases, by timers that control the operation)

PARKING PLACES

can be purchased optionally; please see under "underground parking".

PLAYGROUND AREAS

please see under "outdoor facilities"

PLOT SIZES

RIVA LIVING BERLIN consists of two plots: Houses 01-04 are on parcels 695 (10,906

m²) and 699 (204 m²) total lot size 11,110 m² and houses 05-06 are on parcel 701 with 4,234 m²

PRIVACY SCREEN

see under "balconies / terraces"

PROTECTION OF SPECIES

in addition to a long grass meadow and woody plantings, nesting boxes are installed primarily on the roofs of the houses; the lighting is designed to be insect-friendly in order to minimize insect death and avoid "light pollution"

PURCHASE PRICES & DUE DATE

see the price list at the end of the brochure; the purchase prices are to be paid in installments, depending on the progress of construction, in accordance with MaBV (Makler- und Bauträgerverordnung - German Real Estate Agent and Property Developer Ordinance); details can be found in the sample purchase contract

RIGHT OF EXCLUSIVE USE (SNR)

in German residential property law, this is the right to use certain parts of the common property alone; the apartments on the ground floor and the penthouses of the urban villas are each allocated garden areas (incl. terraces) or areas on the roofs as a special right of use (SNR)

RIVA LIVING BERLIN

the focus is on the special, the unique and standing out from the ordinary; the awareness of treating oneself to something in connection with the waterfront location and the Riva architecture; Italian light-heartedness combined with

German precision - that is the new Dolce Vita - that is RIVA LIVING Berlin; with RIVA LIVING Berlin, six building structures are created, hidden from prying eyes; the first row along the idyllic, unobstructed waterfront path of the new quarter; the statement of Riva architecture is rounded off by an urban quarter that is characterized by short distances, offers for everyone at every stage of life, special Best Ager offers for parents and grandparents (among others, and boarding house), endless opportunities for play and hiding, and exclusive community incentives only for RIVA LIVING, such as outdoor sports amenities or rooftop pool, private dock and Riva Sharing, promoting the formation of a community of like-minded people

ROOFS

will be designed as flat roofs; the roofs of the upper floors will be partially planted with extensive vegetation

ROOF TERRACES

penthouse apartments of the city villas (houses 1-4) have primarily roof terraces, which are accessible via an interior staircase; the roof terraces are suitable for bearing surface loads of up to 350kg/sqm from certain components (such as, whirlpools) installed by the purchaser; however, the load-bearing capacity of the roof structures is limited and before setting up e.g. a whirlpool, consultation with the structural engineer is required as to which loads are permissible at which location; in addition, these are equipped with their own frost-proof taps and drains as well as two sockets; please also see "balconies / terraces"

SELLER

please see "developer"

SERVICES

various services are provided via the Quartiers-App (use of the services network) for a fee. These include, among others, booking of guest apartments (RIVA LIVING Style) in the boarding house, package acceptance in the boarding house, booking of laundry and cleaning services, boat rental, restaurant booking, flower ordering, and much more. Furthermore, the following services are offered by the nursing home located in the quarters: Day care, vacation care, meal ordering, outpatient care

SMART-BUILDING-SYSTEM

see under "electrical installations"

SMOKE DETECTORS

automatic smoke detectors are installed in all common rooms and corridors/ hallways

STORAGE ROOMS

each unit has a storage room or utility room with a washing machine connection; in addition, almost all units (houses 01-04 all, house 05: 40 of 49) have a cellar compartment in the basement.

STROLLER PARKING SPACES

are provided in separate rooms in the underground garages

STRUCTURAL LOAD

the access to the underground garages TG 1 and TG 2 is directly from the plan road via ramps; these accesses as well as parts of the underground garages TG 1 and TG 2 are located on neighboring properties; these accesses and parts of the underground garages

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RIVA LIVING BERLIN EXCEPTIONAL RESIDENCES		RIVA LIVING BERLIN EXCEPTIONAL RESIDENCES	
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<p>are secured by building encumbrances in favor of the owners' association "WEG Riva Living Berlin - Häuser 01-04 & TG 1+2 "The underground garages TG1 and TG2 themselves belong to the properties of the houses 01-04 or the respective owners of the property rights to the parking spaces</p> <p>SUSTAINABILITY PACKAGE construction according to 55NH standard, DGNB Gold certification, tree planting, long grass meadow, green roof, nesting boxes, insect-friendly outdoor lighting</p> <p>TERRACES see under "balconies/ terraces"</p> <p>TRANSIT CONNECTION close to the tram-bus stop Mayschweg; ferry line F12 runs year-round between Wendenschloss and Grünau; S-Bahn connection via the S-Bahn stations Grünau and Köpenick; quick access to the city center via Adlergestell; in about 20 minutes to the new airport BER "Willy Brandt" Berlin Brandenburg</p> <p>UNDERFLOOR HEATING adjustable room-by-room in all living rooms, bedrooms, lounges and bathrooms; bathrooms additionally receive a wall-mounted electrically operated towel radiator</p> <p>UNDERGROUND PARKING GARAGE construction of three single-story underground garages with 215 parking spaces; 100% of the parking spaces are equipped with a charging infrastructure (charging boxes special request); access to the un-</p>		<p>derground garages TG 1 and TG 2 is directly from the Planstraße via ramps; these two access roads as well as parts of the underground garages TG 1 and TG 2 are located on neighboring properties; these access roads and parts of the underground garages are secured by building easements in favor of the owners' association "WEG RIVA LIVING Berlin - houses 01-04 & TG 1+2"; the underground garages TG1 and TG2 themselves belong to the properties of the houses 01-04 or the respective owners of the property rights to the parking spaces; on the property of the houses 05 & 06 the access road provides access to the underground garage TG 3; the underground garages are accessible via the elevators of the respective connected houses; all entrances and exits will be equipped with an electrically operated door; operation via remote control and integration into the locking system of the entire facility</p> <p>VENTILATION interior bathrooms are equipped with two-stage mechanical ventilation; interior utility rooms (without windows) with washing machine space are also ventilated with the control system as described above</p> <p>VISUALIZATIONS in the exposé are non-binding and represent partly chargeable special features; the visualizations are based on the planning status of April 2022; later deviations and changes are possible; for further details please refer to the building description</p> <p>WALLS load-bearing interior walls are constructed according to the specifications of the structural analysis; if necessary, stiffening components made of reinforced concrete are integrated into the sand-lime brickwork in some areas; non-load-bearing interior walls are constructed according to the plan specifications in dry construction as plasterboard stud walls with two layers of plaster or as plasterboard construction walls, smoothed and covered with painter's fleece</p> <p>WASHING STATION one "washing station" (cold water only) will be provided per underground parking garage for washing equipment (tools, outdoor toys, pets, etc.)</p> <p>WINDOWS thermal insulation glass windows/window doors with aluminum frame (single color); triple glazed and floor-to-ceiling; depending on the floor plan, designed as a sliding door with fixed partial element or as a lift-and-slide door with fixed partial element (for widths over 4 m) or as a two-part turn-and-tilt window door (tilt function for one part) or as fixed glazing; townhouses 01-04 receive roof exit windows for walkable roofs Sunsli-der s10 or equivalent with aluminum frame and electric operation; all windows in the recreation rooms will receive external sun protection with electric operation; in deviation from this, the apartments on the ground floor will receive external aluminum shutters with electrically operated controls on all windows</p>	

PREISLISTE/PRICELIST

VILLA LUGANO

WE/ APT	LAGE/ LOCATION	ZIMMER/ ROOMS	FLÄCHE/ SPACE IN m²	KAUFPREIS/ PRICE IN € GÜLTIG AB/ VALID FROM 01.04.2023	KAUFPREIS/ PRICE IN € GÜLTIG BIS/ VALID UNTIL 31.03.2023
01.0.1	EG/ground floor	3	97,60	941.800	861.747
01.0.2	EG/ground floor	3	92,20	917.400	839.421
01.0.3	EG/ground floor	2	67,10	688.700	630.161
01.0.4	EG/ground floor	3	92,20	880.500	805.658
01.0.5	EG/ground floor	3	84,35	780.200	713.883
01.1.1	1. OG/1th floor	3	102,25	935.600	856.074
01.1.2	1. OG/1th floor	3	91,90	886.800	811.422
01.1.3	1. OG/1th floor			verkauft/sold	verkauft/sold
01.1.4	1. OG/1th floor	3	94,20	861.900	788.639
01.1.5	1. OG/1th floor	4	108,25	923.000	844.545
01.2.1	2. OG/2nd floor	3	102,25	966.300	884.165
01.2.2	2. OG/2nd floor	3	91,90	914.400	836.676
01.2.3	2. OG/2nd floor	2	66,60	683.000	624.945
01.2.4	2. OG/2nd floor	3	94,20	899.600	823.134
01.2.5	2. OG/2nd floor	4	108,25	955.000	873.825
01.3.1	3. OG/3rd floor	3	102,25	1.017.400	930.921
01.3.2	3. OG/3rd floor	3	91,90	923.600	845.094
01.3.3	3. OG/3rd floor	2	66,60	703.600	643.794
01.3.4	3. OG/3rd floor	3	94,20	verkauft/sold	verkauft/sold
01.3.5	3. OG/3rd floor	4	108,25	verkauft/sold	verkauft/sold
01.4.1	4. OG/4th floor	3	102,25	1.053.200	963.678
01.4.2	4. OG/4th floor			verkauft/sold	verkauft/sold
01.4.3	4. OG/4th floor	2	66,60	755.000	690.825
01.4.4	4. OG/4th floor	3	94,20	989.100	905.027
01.4.5	4. OG/4th floor	4	108,25	1.056.200	966.423

ALLGEMEINE INFORMATIONEN

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ZIEGERT

Ihren Tiefgaragenstellplatz können Sie zusätzlich zu einem Preis von 55.000 € erwerben.

Alle Preise verstehen sich zuzüglich Kaufnebenkosten, diese sind Notar-, Makler-, Grundbuchkosten und Grunderwerbsteuer.

Die Balkone/Terrassen sind zu 50 % bzw. 25 % in die Wohnflächen eingerechnet; Details siehe bitte Grundrisse.

Sollten Sie eine Finanzierung benötigen, hilft Ihnen das Team der ZIEGERT - Bank- und Finanzierungsconsulting GmbH unter 030 220 130 501 gern kostenfrei weiter.

GENERAL INFORMATION

Underground car parking spots are available at a price of EUR 55,000.

Prices do not include ancillary purchase costs, such as notary, commission and land register costs and land transfer tax.

The balconies/terraces are included in the living areas at 50% and 25% respectively; please see floor plans for details.

Should you require financing, our partner team at ZIEGERT - Bank- und Finanzierungsconsulting GmbH will gladly advise you. For details, please call +49 (0) 30 220 130 501.

1 ZIEGERT GmbH ist berechtigt, sowohl vom Verkäufer als auch vom Käufer eine Provision zu erhalten. Die jeweilige Provisionshöhe ist identisch. Vom notariellen Kaufpreis werden 3,57 % Courtage inkl. gesetzlicher Umsatzsteuer berechnet. Die vom Käufer zu zahlende Provision ist nach notariellem Vertragsabschluss in einer Summe zu entrichten und ist nicht im Kaufpreis enthalten.


1 ZIEGERT GmbH is entitled to receive a commission from both the seller and the buyer. The respective commission amount is identical. From the notarial purchase price 3.57 % commission incl. statutory value added tax will be charged. The commission to be paid by the buyer is payable in one sum after conclusion of the notarial contract and is not included in the purchase price.

PREISLISTE/PRICELIST

VILLA LECCO

WE/ APT	LAGE/ LOCATION	ZIMMER/ ROOMS	FLÄCHE/ SPACE IN m²	KAUFPREIS/ PRICE IN € GÜLTIG AB/ VALID FROM 01.04.2023	KAUFPREIS/ PRICE IN € GÜLTIG BIS/ VALID UNTIL 31.03.2023
03.0.1	EG/ground floor	3	97,60	922.300	843.905
03.0.2	EG/ground floor	3	92,00	915.400	837.591
03.0.3	EG/ground floor	2	67,10	674.900	617.534
03.0.4	EG/ground floor	3	92,20	852.900	780.404
03.0.5	EG/ground floor	3	84,35	754.900	690.734
03.1.1	1. OG/1th floor	3	102,25	904.900	827.984
03.1.2	1. OG/1th floor	3	91,80	885.900	810.599
03.1.3	1. OG/1th floor			verkauft/sold	verkauft/sold
03.1.4	1. OG/1th floor	3	94,30	844.000	772.260
03.1.5	1. OG/1th floor	4	108,35	891.700	815.906
03.2.1	2. OG/2nd floor	3	102,25	935.600	856.074
03.2.2	2. OG/2nd floor	3	91,80	913.400	835.761
03.2.3	2. OG/2nd floor	2	66,60	669.300	612.410
03.2.4	2. OG/2nd floor	3	94,30	872.300	798.155
03.2.5	2. OG/2nd floor	4	108,35	923.700	845.186
03.3.1	3. OG/3rd floor	3	102,25	1.012.300	926.255
03.3.2	3. OG/3rd floor	3	91,80	982.300	898.805
03.3.3	3. OG/3rd floor			verkauft/sold	verkauft/sold
03.3.4	3. OG/3rd floor	3	94,30	943.000	862.845
03.3.5	3. OG/3rd floor	4	108,35	1.003.800	918.477

ALLGEMEINE
INFORMATIONEN


ZIEGERT

Ihren Tiefgaragenstellplatz können Sie zusätzlich zu einem Preis von 55.000 € erwerben.

Alle Preise verstehen sich zuzüglich Kaufnebenkosten, diese sind Notar-, Makler-, Grundbuchkosten und Grunderwerbsteuer.

Die Balkone/Terrassen sind zu 50 % bzw. 25 % in die Wohnflächen eingerechnet; Details siehe bitte Grundrisse.

Sollten Sie eine Finanzierung benötigen, hilft Ihnen das Team der ZIEGERT - Bank- und Finanzierungsconsulting GmbH unter 030 220 130 501 gern kostenfrei weiter.

GENERAL
INFORMATION

Underground car parking spots are available at a price of EUR 55,000.

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PREISLISTE/PRICELIST

VILLA MENAGGIO

WE/ APT	LAGE/ LOCATION	ZIMMER/ ROOMS	FLÄCHE/ SPACE IN m ²	KAUFPREIS/ PRICE IN € GÜLTIG AB/ VALID FROM 01.04.2023	KAUFPREIS/ PRICE IN € GÜLTIG BIS/ VALID UNTIL 31.03.2023
04.1.1	1. OG/1th floor	3	107,95	1.052.500	963.038
04.1.2	1. OG/1th floor	3/4	129,80	1.408.300	1.288.595
04.1.3	1. OG/1th floor			verkauft/sold	verkauft/sold
04.1.4	1. OG/1th floor	3	101,95	1.004.200	918.843
04.2.1	2. OG/2nd floor	3	107,95	1.084.900	992.684
04.2.2	2. OG/2nd floor	3/4	129,80	1.408.300	1.288.595
04.2.3	2. OG/2nd floor	3/4	129,80	1.395.400	1.276.791
04.2.4	2. OG/2nd floor	3	101,95	1.034.800	946.842
04.3.1	3. OG/3rd floor	3	107,95	1.198.200	1.096.353
04.3.2	3. OG/3rd floor			verkauft/sold	verkauft/sold
04.3.3	3. OG/3rd floor			verkauft/sold	verkauft/sold
04.3.4	3. OG/3rd floor	3	101,95	1.090.900	998.174

ALLGEMEINE INFORMATIONEN

Z
ZIEGERT

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PREISLISTE/PRICELIST

VILLA VARENNA

WE/ APT	LAGE/ LOCATION	ZIMMER/ ROOMS	FLÄCHE/ SPACE IN m²	KAUFPREIS/ PRICE IN € GÜLTIG AB/ VALID FROM 01.04.2023	KAUFPREIS/ PRICE IN € GÜLTIG BIS/ VALID UNTIL 31.03.2023
05.1.1	1. OG/1th floor	2	57,60	563.100	515.237
05.1.2	1. OG/1th floor	3	85,40	901.000	824.415
05.1.3	1. OG/1th floor	4	98,70	1.086.900	994.514
05.1.4	1. OG/1th floor	2	57,10	595.300	544.700
05.1.5	1. OG/1th floor	2	57,20	596.400	545.706
05.1.6	1. OG/1th floor	3	93,00	944.000	863.760
05.1.7	1. OG/1th floor	3	92,00	915.400	837.591
05.1.8	1. OG/1th floor	2	57,70	564.100	516.152
05.2.1	2. OG/2nd floor	2	57,40	578.900	529.694
05.2.2	2. OG/2nd floor	3	85,10	923.300	844.820
05.2.3	2. OG/2nd floor	4	98,60	1.114.900	1.020.134
05.2.4	2. OG/2nd floor	2	56,90	610.800	558.882
05.2.5	2. OG/2nd floor	2	57,10	613.000	560.895
05.2.6	2. OG/2nd floor	3	92,80	969.800	887.367
05.2.7	2. OG/2nd floor	3	92,00	943.000	862.845
05.2.8	2. OG/2nd floor	2	57,40	584.600	534.909
05.3.1	3. OG/3rd floor	2	57,40	602.400	551.196
05.3.2	3. OG/3rd floor			verkauft/sold	verkauft/sold
05.3.3	3. OG/3rd floor	4	98,60	1.144.100	1.046.852
05.3.4	3. OG/3rd floor	2	56,90	628.400	574.986
05.3.5	3. OG/3rd floor	2	57,10	630.600	576.999
05.3.6	3. OG/3rd floor	3	92,80	997.600	912.804
05.3.7	3. OG/3rd floor	3	92,00	970.600	888.099
05.3.8	3. OG/3rd floor	2	57,40	596.600	545.889

ALLGEMEINE INFORMATIONEN

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FINANZIERUNG

DER ZIEGERT-FINANZIERUNGSSERVICE

Auf Wunsch bietet Ihnen ZIEGERT die individuell passende Finanzierung, bankenunabhängig und transparent. Ob es dabei um die Vermittlung der besten Darlehenskonditionen oder die Vorbereitung des Notartermins geht: Die Beraterinnen und Berater der ZIEGERT- Bank- und Finanzierungsconsulting GmbH sind auch abends und samstags für Sie da und helfen Ihnen bei allen Fragen und Schritten – auch vertragssicher auf Englisch, Türkisch und Spanisch.

BERLINS IMMOBILIEN-FINANZIERUNGSDIENSTLEISTER NR. 1

Als größter bankenunabhängiger Finanzierungsvermittler in Berlin vergleichen wir kostenfrei aktuelle Finanzierungsbedingungen von rund 300 Partnerbanken. Wir prüfen, welche Förderdarlehen von KfW und IBB für Sie passen und stellen aus den jeweils verfügbaren Angeboten die für Ihre persönliche Situation optimale Finanzierung zusammen. Wir können bonitätsabhängige Sonderkonditionen und eine reibungslose Abwicklung zusichern, ohne übliche Zinsaufschläge, lange Bearbeitungszeiten und höhere Anforderungen. Über die Vermittlung hinaus sind wir auch in der Auszahlungsphase als Partner an Ihrer Seite.

Wir stehen Ihnen bei Fragen zu Ihrer Immobilienfinanzierung gerne mit einer persönlichen und unverbindlichen Beratung zur Verfügung.

030 220 130 501
INFO@ZIEGERT-BANK.DE
WWW.ZIEGERT-BANK.DE

FINANCING

BERLIN'S NO. 1 REAL ESTATE 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 mediation, we are also at your side as a partner in 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.

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WWW.ZIEGERT-BANK.DE

THE ZIEGERT FINANCING SERVICE

ZIEGERT offers individually tailored financing, transparent and independent of banks. From arranging the ideal loan conditions to preparing for the notary appointment, the advisors at ZIEGERT - Bank- und Finanzierungsconsulting GmbH are there for you, even in the evenings and on Saturdays, and will help you with all your questions and steps - in German, English, Turkish and Spanish.

<div>R</div>		<div>R</div>	
RIVA LIVING BERLIN EXCEPTIONAL RESIDENCES		RIVA LIVING BERLIN EXCEPTIONAL RESIDENCES	
AGB T & C			
<div>T & C</div> <div>GENERAL TERMS AND CONDITIONS OF BUSINESS</div> <div>AGB of ZIEGERT 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.</div>			
<div>§ 1 CONFIDENTIALITY</div> <div>(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.</div> <div>(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 GmbH (hereinafter referred to as "Broker") in the event of the conclusion of the contract by the third party.</div> <div>§ 2 LIABILITY</div> <div>(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.</div> <div>(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.</div> <div>§ 3 DUTY TO PAY COMMISSION</div> <div>(1) The claim for commission arises when the main contract is effectively concluded on the basis of the broker's proof or mediation.</div>		<div>(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.</div> <div>(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.</div> <div>(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.</div> <div>(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.</div> <div>§ 4 COMMISSION OBLIGATION FOR SUBSEQUENT CONTRACTS</div> <div>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</div>	
<div>commission for proving the opportunity to conclude the original contract and the agreed commission for proving the opportunity to conclude the subsequent contract.</div>		<div>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.</div>	
<div>§ 5 PRIOR KNOWLEDGE</div> <div>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.</div>		<div>§ 9 NO FURTHER AGREEMENTS</div> <div>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.</div>	
<div>§ 6 CONCLUSION AND NEGOTIATION OF CONTRACT</div> <div>(1) The client is obliged to name the broker as the causal agent in negotiations with the contractual partner proven by the broker.</div> <div>(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.</div> <div>(3) The estate agent is entitled to be present at the conclusion of the contract.</div> <div>(4) The estate agent shall also be entitled to receive a copy of the main contract and any subsidiary agreements made.</div>		<div>§ 10 PLACE OF JURISDICTION</div> <div>In dealings with merchants, Berlin is agreed as the place of jurisdiction. No place of jurisdiction is agreed for dealings with consumers.</div>	
<div>§ 7 NON-BINDING NATURE OF OFFERS</div> <div>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.</div>		<div>§ 11 INEFFECTIVE CLAUSES</div> <div>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.</div>	
<div>§ 8 DUPLICATION OF ACTIVITIES</div> <div>The broker is also entitled to act on behalf of the other contracting party subject to commission. In</div>			

A STRONG TEAM



ABOUT ZS DEVELOPMENT

Riva Living Berlin is a construction project being developed by ZS Beteiligungs GmbH (ZSB) and implemented by a team with many years of expertise.

With over 200,000 sqm of residential construction under development and over 500 satisfied owners and customers, ZSB is one of Berlin's largest project developers.

ZSB implements the special requirements for high-quality condominiums in close collaboration with reliable partners whose code of ethics is in line with the company's own philosophy. Sustainable, precise, and state of the art.

ZS Beteiligungs GmbH
www.zsbeteiligungen.de
info@zsbeteiligungen.de

Headquarters
 Humboldtstrasse 17
 14193 Berlin



ABOUT ZIEGERT

The name ZIEGERT has stood for trust, reliability and expertise in the brokerage of high-quality residential properties for nearly 40 years. We are the market leaders in Berlin and are active throughout Germany with offices in Leipzig and Frankfurt.

Purchasing a property is one of the most important decisions in life. It requires a reciprocal partnership and a deep-rooted understanding of real values. We will gladly help you find your dream home or provide all the support you need to invest in a capital asset with lasting value – including financing. The advisers at ZIEGERT Bank- und Finanzierungsconsulting are at your side with wide-ranging expertise and a network of more than 300 banks that can be directly compared. Our services are transparent, independent and diverse.

At ZIEGERT, we focus on offering personal, holistic advice with full support throughout the entire process.

PROJEKTNAME/PROJECTNAME
RIVA LIVING BERLIN

PROJEKT/PROJECT
Wendenschlossstraße 158-174 (gerade)
12557 Berlin-Köpenick

STAND DER BROSCHÜRE/STAND OF
April 2022

HAFTUNGSAUSSCHLUSS

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Geschäftsführer:
Kyrill Radev, Stephanie Rosengarten, Franko Došen
Handelsregister: Amtsgericht Charlottenburg,
HR-Nr. HRB 121713 B
Umsatzsteuer-Identifikationsnummer:
DE266712081

Mitglied im ivd / Immobilienverband Deutschland
Region Berlin-Brandenburg e.V.

Erlaubnis nach § 34c Gewerbeordnung:
Erteilt durch das Bezirksamt Charlottenburg-Wilmersdorf
von Berlin am 26. Januar 2010.

Managing Directors:
Kyrill Radev, Franko Došen
Trade Register:
Amtsgericht Charlottenburg, HR-Nr. HRB 121713 B
Sales tax identification number: DE266712081

Member of ivd / Immobilienverband Deutschland Region
Berlin-Brandenburg e.V.

Permission according to § 34c Gewerbeordnung: Issued by
the District Office Charlottenburg - Wilmersdorf of Berlin
on 26.01.2010.





ZIEGERT

EXCLUSIVE SALES

ZIEGERT GmbH

Zimmerstraße 16 | 10969 Berlin

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Riva-Living-Berlin@ziegert-company.com



RIVA LIVING

EXCEPTIONAL RESIDENCES
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