



Leipzig · Gohlis Süd

ELSBETHSTRASSE 34



Apartment Sales

“
LEIPZIG IS THE KIND OF
PLACE WHERE YOU CAN
SEE THE ENTIRE WORLD IN
MICROCOSM.
”

Gotthold Ephraim Lessing, German poet of the Enlightenment



VINTAGE LEIPZIG

“
LEIPZIG IS
GOING THROUGH
ANOTHER
RENAISSANCE
”

Uwe Albrecht, Commerce Mayor



MODERN LEIPZIG

FOCUS ON LEIPZIG



Leipzig is in full bloom. It is growing, thriving, bursting into colour. The drab Cold War days are long-forgotten. The glamour of a city underestimated for decades—has recently returned.

“Leipzig used to be the big city for me, even as a child. It was a wholly different world compared to the town of Aschersleben where I grew up. Even in its decayed state before the country’s reunification, it retained the charm of a ‘Grande Dame’ who has seen better days.”

NEO RAUCH, GERMAN PAINTER OF THE “NEW LEIPZIG SCHOOL”

Is anyone still talking about Berlin? If you visit Leipzig after a prolonged absence you will hardly believe your eyes. Having spent many years in the shadow of post-war history and of the metropolis to the east, the city has undergone a metamorphosis and turned into a centre of creativity, innovation, research and development. There is an enterprising spirit in the air. The prospects of the largest city in Saxony, are among the brightest nationwide¹ Employment figures are surging, the average age is falling and its economy is booming. Written off and ignored after the reunification, Germany’s ninth-largest city has lately started to outperform larger cities like Berlin, Hamburg and Munich.

And this is just the beginning of an overwhelming success story. Leipzig, home to around 590,000 people today, is expected to reach 730,000 by 2030.²

The city on the River Pleisse is home to Europe’s largest contiguous area of Gründerzeit buildings. The style of this period not only defines large parts of the historic cityscape but also the current character of Leipzig. At the same time, the city has resumed its growth. Entrepreneurs are busy everywhere. New urban districts and habitats are opening up new living environments.

There is a keen sense of quality-of-life here. Compared to other big cities, the cost of living is decidedly low. At the same time, the city hosts one of the richest cultural landscapes in Germany. The Gewandhaus concert hall, the university, which is Germany’s second oldest, and the book fair are just three of the many attractions of Leipzig, with its 15,700 heritage sites. A variety of local recreation areas are practically on your doorstep; Auwald, an alluvial forest that bisects large swathes of the city, and Cospudener See, a lake of 400 hectares on the southern edge of the city, serve as nature reserves inside the cosmopolitan city.

Famous for its trade fairs, the bustling city is framed by diverse natural landscapes, including the Saxon Burgenland in the south. Romantic valleys, small history-steeped towns, old orchards and—as the German name suggests—a string of castles and fortresses. Moreover, the Heidehald heath between Leipzig and Dresden, with its mix of pine woods, deciduous and mixed forests, crystal clear streams and vast grasslands, are a great destination for weekend outings or detox trips. If you prefer to keep cool on balmy summer days, your destination of choice will be the Neuseenland string of lakes created in a former open-pit mining area on the edge of town, which has become a popular lakeside paradise perfect for swimming and watersports.



THE CITY’S GREEN SURROUNDINGS AND THE GEWANDHAUS CONCERT HALL



¹HWU/Berenberg-City Ranking 2017: Comparing Germany’s 30 largest cities

²Municipal Public Order Office of Leipzig (population register)/Leipzig Office for Statistics and Elections

A BOOMING CITY

E



LEIPZIG SKYLINE

FORMER DEPARTMENT STORE, POPULARLY KNOWN AS THE "TIN CAN"



COSPUDENER SEE

IMAGES FROM LEIPZIG



OFFICE CAMPUS IN SÜDVORSTADT



VIEW ACROSS AUGUSTUSPLATZ AT THE GEWANDHAUS CONCERT HALL

A CITY THAT AMAZES

Johann Sebastian Bach, Johann Wolfgang von Goethe, Friedrich Nietzsche — just three of the big names who made Leipzig what it is today. Which is a centre of culture, music and other arts. More than ever, Leipzig is a city of creative minds that keeps attracting strong characters.

The label “City of Music” has long accompanied Leipzig and it enjoys an excellent reputation. Edvard Grieg, Felix Mendelssohn Bartholdy and Richard Wagner are among the celebrated composers who were drawn to Leipzig, and there are time-honoured institutions that have defined the cityscape for centuries; the Gewandhaus concert hall with its eponymous orchestra, the opera house, St. Thomas’ Church with its famed choir, and the University for Music and Performing Arts are as much a part of Leipzig as the Eiffel Tower is of Paris.

Nowhere else is the love of literature more palpable than in Leipzig. Famous men of letters like Johann Wolfgang von Goethe, Friedrich Schiller, Theodor Fontane, Gotthold Ephraim Lessing, E. T. A. Hoffmann and Erich Kästner spent defining years of their lives in this city. Since the 17th century, the city has hosted the annual book fair—one of the most important gatherings of the publishing and media world, and a literary festival for the town and wider region. More than 60 publishers continue Leipzig’s tradition as a city of publishing and the cradle of a momentous innovation; it was here that the world’s first daily newspaper was published in 1650, when Leipzig was a town of 14,000 residents.

Not least, Leipzig is also home to a rich art scene. Ground-breaking shows at its many museums, such as the Bach Museum, the Museum of Fine Arts or the Gallery of Contemporary Art, will quite often create a stir.

The city itself actually lent its name to a particular movement in German painting; the “New Leipzig School” is a label applied to artists around the local painter Neo Rauch. The term is subject to controversy, and few artists like to be tagged as members of this movement, yet it is widely used in the cultural media. Today’s art scene is clustered primarily in the hip Baumwollspinnerei, a factory site of 10 hectares on the edge of the Lindenau district. Cotton was actually milled here until 1989 when the East German regime collapsed and production ended. In the years since, more and more creative minds, including artists, designers and architects, have been drawn to the site, which The Guardian labelled the “hottest place on earth,” setting up studios, galleries and offices.

“The first condition for being an artist is to have respect for that which is great and to bow to it and recognise it rather than try to blow out the great flames just to make one’s own small candle appear to shine a little brighter.”

FELIX MENDELSSOHN BARTHOLDY



CONSPICUOUS ALL OVER THE CITY:
JOHANN WOLFGANG VON GOETHE

15%

Buy-to-let investors find an auspicious investment environment in Leipzig, as a ranking of 30 cities suggests; they were compared in terms of future demographics, local employment and economic development. Leipzig ranked second only to Munich.

Homeownership rate in 2017
Source: City of Leipzig, Office for Statistics and Elections

HAMBURG INSTITUTE OF INTERNATIONAL ECONOMICS (HWWI), 2017

200

start-ups in the city.

Whatever the future brings, it has always favoured connection. Leipzig, for one, prospered because it straddled the crossroads of old trading routes connecting Paris with Novgorod and Bergen with Rome, making the city a rich merchant city.

While the trading flows may have shifted since the town was known as "Urbs Lipzi" a millennium ago, it remains a central location. The new old Leipzig of the 21st century is a historical city, a place of Belle Époque nostalgia, and a destination for start-up businesses all wrapped into one. Its recent development illustrates why Saxony's leading metropolis has—understandably—been known by the nickname "Hypezig" in recent years.

22%

Population growth forecast by 2030
Source: Leipzig Office for Statistics and Elections



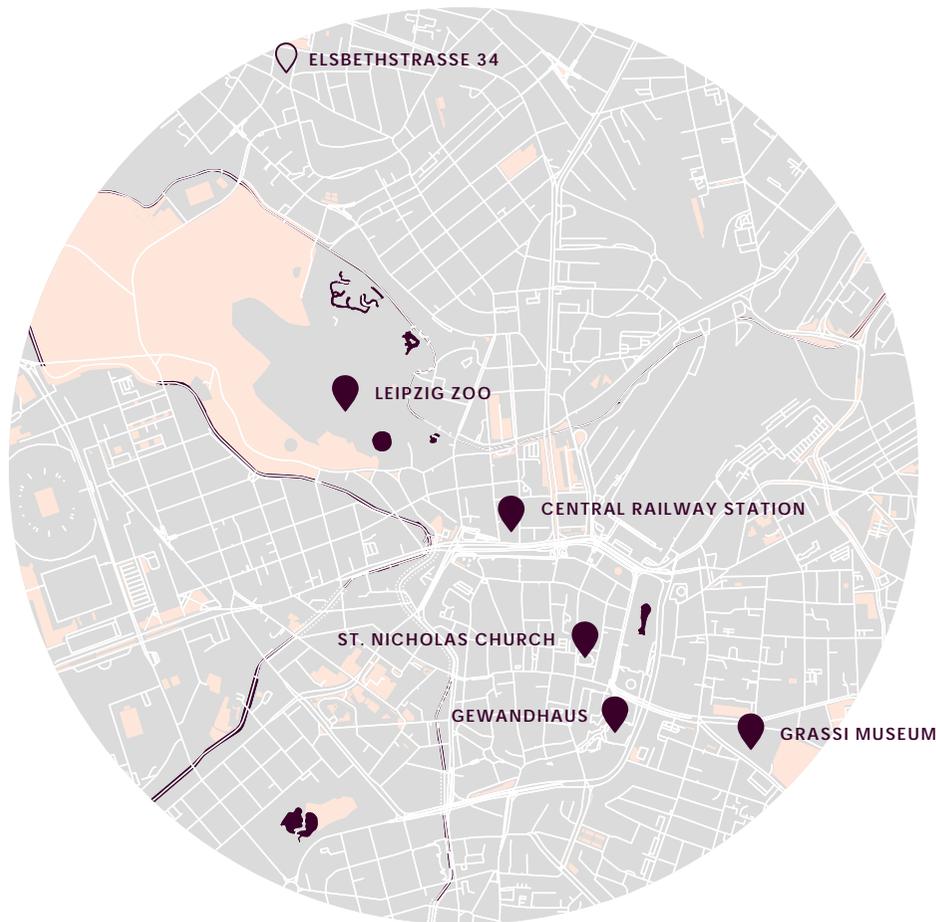
LEIPZIG RANKS SECOND AMONG GERMANY'S TOP-PERFORMING CITIES

In the 2017 city ranking compiled by the Hamburg Institute of International Economics (HWWI), Leipzig ended up in second place. Leipzig returned the highest scores for population growth and job growth among the 30 cities analysed. The ranking was based on economic productivity, expected demographic trends, and locational factors. Leipzig is at the forefront of demographic development, especially the trend in residents aged 20 or younger.

A BOOMING CITY



SHOPPING AT MÄDLERPASSAGE



LEIPZIGER ALLERLEI



GEWANDHAUS

The richly-traditional concert hall, originally dedicated in 1781, is home to the world-famous Gewandhaus orchestra, which was conducted by Felix Mendelssohn Bartholdy and Kurt Masur in their day.



LEIPZIG ZOO

Animal welfare and biodiversity conservation are prioritised at the Leipzig Zoo near Rosental park. Particularly impressive is the "Gondwanaland" tropical adventure world that resembles a tropical rainforest and extends over an area of two football fields.



GRASSI MUSEUM

An elegant Art Déco building housing three museums. Raised in the 1920s, the building is now home to the Ethnological Museum, the Museum of Musical Instruments and the Museum of Applied Arts.

CENTRAL RAILWAY STATION

A cathedral for trains—Leipzig's central railway station from 1915 is one of the finest and busiest railway stations in Germany. Extending over around 83,500 square metres of floor area, it is the largest terminus station in Europe and includes, in addition to tracks and platforms, a shopping arcade.

ST. NICHOLAS CHURCH

The spirit of 1989. Classicism and revolution are not mutually exclusive. The church served as shelter and forum for the so-called Monday rallies during the events in the autumn of 1989.

CLASSIC VARIATIONS

Describing the northwest of Leipzig in a few words is a difficult matter. An urban flâneur trying to summarise his initial impression might opt for “pleasant tranquillity.” While the rest of the city hustles and bustles, the sprawling parks and history-steeped edifices create an ambience distinctly different. A legacy of the past? As recently as 150 years ago, these quarters were not even part of the Leipzig city area, but were independent rural hamlets, popular holiday destinations for Leipzig’s residents in the summertime.

OUTDOORS

It’s in the nature of paradise to lie elsewhere, far away. Yet the north-west part of Leipzig arguably takes exception. The Rosental parklands, the Leipzig Zoo, the green belt of alluvial forest fringing the inner city—these places serve as local recreational areas within the city limits. They are the closest thing to paradise. Sometimes a bit wild, sometimes more civilised. From the southern end of the Auwald to the lakeside of Cospudener See, you may travel in canoes as if through Canada. In the Lützschena palace grounds, the horticultural art of Saxony celebrates the English landscape parks on which they are modelled with its playful ensembles of temples, chapels and sculptures. Gohlis Palace and Schillerhaus on Menckestrassse temper the urban character with cultivated outdoor experiences, symphony concerts and open-air readings.

EXCELLENCE

Life in the north-west corner of Leipzig has a bespoke quality. There is something for everyone in the local retail landscape, which includes shopping centres like Gohlis Arkaden and Gohlis Center along with many up-market delicatessen. Any time you don’t feel like cooking, you have a wide variety of culinary offers from which to choose. From the award-winning cuisine at Mückenschlösschen, which occupies a Gründerzeit mansion near the Auwald forest, to seasonal delicacies at Münsters in Gohlis-Süd, all the way to Saxon dishes at Schaarschmidts. *Savoir-vivre à la saxonne.*

SUCCESS

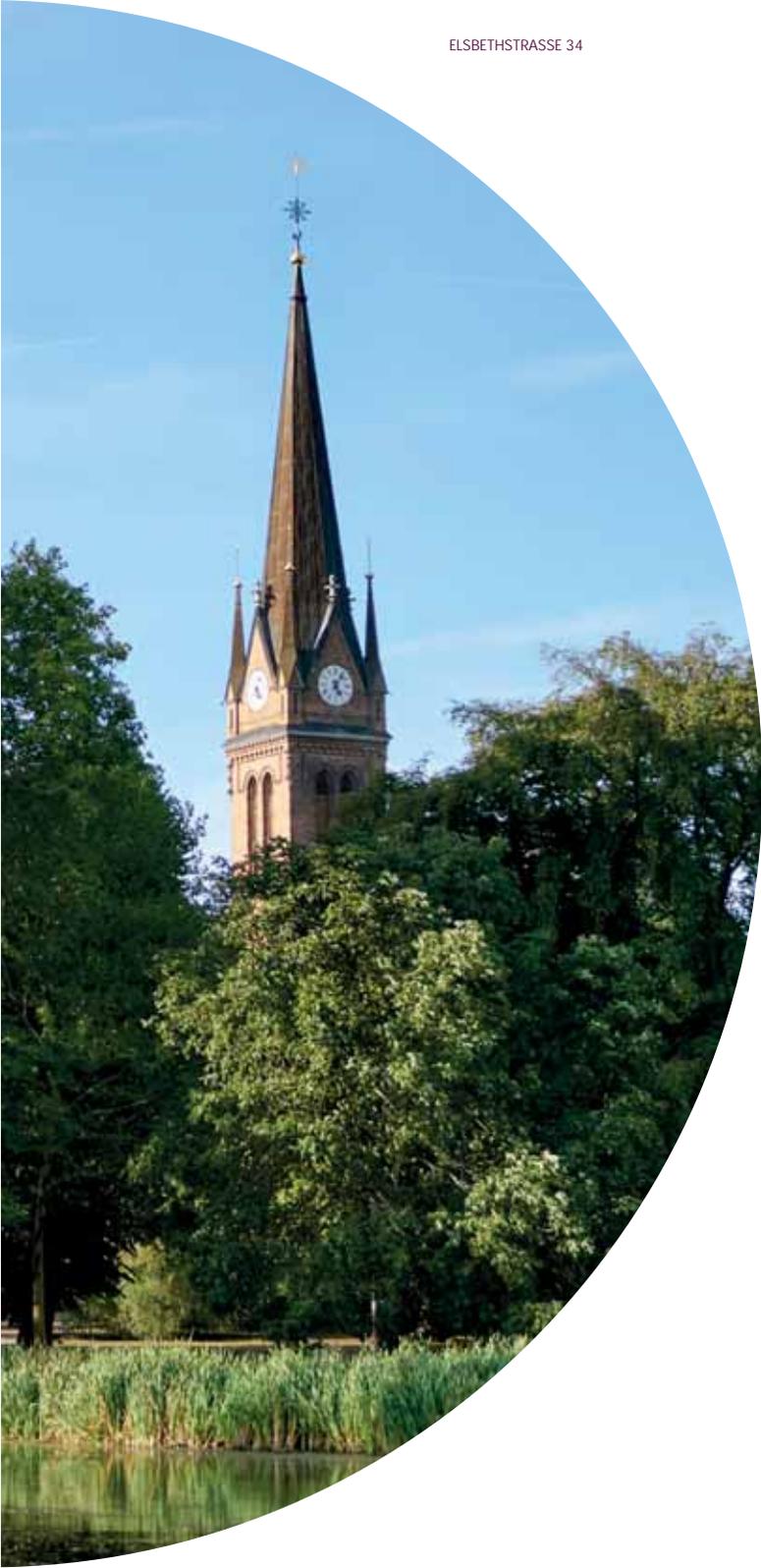
The good people of Leipzig cannot thrive on books alone—even if the city’s role as publishing hub and host of the book fair is key to its “gross domestic happiness” rating. Porsche and BMW have turned it into an economic boom town with their state-of-the-art manufacturing sites, showrooms and tremendous boost to the gross domestic product (GDP). More than 1,500 premium vehicles roll off the assembly lines in the factories in northwest Leipzig every day and are shipped off to the four corners of the earth. Not least, the city is conveniently accessible by road, rail and air. Leipzig/Halle Airport is one of the most important employers in the region, together with the trade fairs. Since 1996, the fairgrounds, convention centre and exhibition area have been used to present and market industry innovations. Everywhere you go, you will see the stacked letter M, the logo of the Leipzig trade fair.

“When moving up, move to Gohlis.”

This local adage actually rings true; Gohlis counts among the prettiest parts of Leipzig.



VISIT GOHLIS PALACE FOR THE BEST FLAT WHITE IN TOWN
OPPOSITE: APELS PARK



INTERVIEW



Born in Dresden, Laura Springborn is 43 years old and has been living in Leipzig for the past four years with her husband and two children. She is a general practitioner and opened her own practice last year where she treats patients from Gohlis—the same place where she lives. For us, it presents the perfect opportunity to talk to someone whose life is firmly centred in this neighbourhood.

You have been living in Leipzig for four years, and you have stayed in Gohlis from the very beginning. What do you feel sets this neighbourhood apart?

Even before moving here, I used to visit friends who live here from time to time. And I felt at home here the first time I visited. People here are incredibly open-minded and warm. And Gohlis is the ideal neighbourhood for me to combine work, home and culture—there are so many green spots, amazing old townhouses that lend a very special flair to this area. Not to mention the rich choice of truly exquisite cafés and restaurants.

Suppose a friend from back home came to visit you for just one day. What would you plan for the day to impress her with your new home town?

Oh, I won't have to think too long about this one. I would start the day with a delicious brunch at Gohlis Palace, which serves amazing food in an absolutely marvellous setting. After fortifying ourselves, we would join the crowds and head toward Karl-Heine-Strasse. This, by the way, is another major advantage of this town—everything can be reached by bicycle in a matter of minutes. If nothing else, I would show her the little boutique stores lining this street, which would make her heart skip a beat because she loves going shopping. In between, we would have to stop for coffee at "Süß und salzig," one of my favourite cafés in the city. I could spend hours just sitting there and sampling all the different blends. Since my friend loves going to art shows as much as I do, I would whisk her off to the Kunstkraftwerk Leipzig gallery. The current exhibition there is called "RENAISSANCE experience" and brings analogue art together with digital art. It is always exciting to remind yourself just how much art Leipzig has to offer. Then toward the end of the day, we would let ourselves drift—slightly exhausted but happy—through the streets of the Schauspielviertel quarter, with its rich nightlife, and take the city's evening air.

Do you have a favourite spot in your neighbourhood?

Absolutely. I love the Rosental park. Being part of the ancient alluvial forest, this park is my first pick when it's time to get out of the house for a bit. With my husband and kids or just by myself, lying on a blanket, reading and gazing up at the blue sky, it doesn't matter. Just listening to the birds chirp will let me get by energy back after no more than an hour.

Could you sum up in three words what sets your neighbourhood apart?

Warm, fascinating, open to anything. Oops, that was actually five words.



“People here are incredibly open-minded and warm. And Gohlis is the perfect neighbourhood for me to combine work, home and culture.”



THE HISTORICAL ROSENAL TOWER WAS DEDICATED IN 1896.

WELCOME TO ELSBETHSTRASSE ...



... WELCOME HOME!

This property is a genuine historical treasure and a perfect example of what makes Altbau buildings so beloved. Add in a full renovation and a wonderful mix of apartments, and this is a hugely desirable prospect in a very popular part of the city.

Leipzig is well known for its historical architecture, and few places in the city exemplify this better than the area around Elsbethstrasse. As you stroll along the streets, it is difficult to miss the impressive, turn of the century buildings. Dating from 1890, a period known as the "Gründerzeit" or "Founding Period" and revered by lovers of architecture, the building at Elsbethstrasse 34 is the archetype of these Altbau apartment buildings. Square, solidly-built, perched on the corner of the street, its red-brick and stucco façade lends it an imperiousness which is confirmed by its historical monument status. Inside, the high ceilings and wooden floors offer space, comfort and a classic design aesthetic. The interior is dominated by the stunning spiral wooden staircase in the centre of the building. This staircase adds a feeling of authenticity to the building, particularly alongside the stretches of historical painting preserved on the walls and ceiling of the stairwell. In deference to its venerable age, the property has undergone a complete renovation. The façade and interior have been restored in accordance with historical conservation regulations, and the apartments themselves have been comprehensively renovated.

“Leipzig to me is dear; Paris in miniature, how it refines its people!”

FAUST, JOHANN WOLFGANG VON GOETHE, GERMAN POET



YOUR OWN PIECE OF HISTORY



UNIT06

Despite its atmosphere of exclusivity, the property truly offers something for everyone, with an ideal mix of apartments. Eight 2-bedroom apartments, measuring 70-80sqm and each with its own balcony facing into the redesigned back garden, would make pretty and peaceful homes for smaller families. Three 1-bedroom apartments of 40-60sqm are ideal for singles or young couples, while the seven studio apartments offer superb accommodation for students.



UNIT02



UNIT05



UNIT02



UNIT06



UNIT06



UNIT 02



UNIT02

AT A GLANCE

Type of building	Altbau
Year of construction	ca. 1890
Las renovation	2018
Details of renovations	Bathrooms, walls, floors, interior doors, heating, balconies
Condition	First occupation after renovation
Units	18 residential units, 1 commercial unit
Top floor	Fully developed, 4 units
Apartment sizes	approx. 29 – 83m ²
Number of rooms	1 – 3
Ceiling heights	approx. 2.66 – 2.80m
Purchase prices	€115,000 – €290,000
Balconies	Eight apartments have balconies
Flooring	Parquet & tiling
Windows	uPVC, double-glazed
Garden	Communal garden
Bicycle parking spaces	New bicycle stand in the garden



Basement	Yes
Garbage area	Newly built garbage housing
Hot water preparation	Central
Heating system	Central, gas-fired
Purchase price due data	14 days after notification by the notary
Energy consumption of the building	127 kWh/(m ² *a)
Seller	Assoziation Bankum Lena III. GmbH & Co. KG

FROM A TO Z

A

ANTEROOMS

If a prospective buyer acquires the apartments 5 & 6, 9 & 10, or 13 & 14 together, they can also purchase the corresponding anterooms 32, 33 and 34. This gives the opportunity to combine the two apartments, including the respective anterooms, into one apartment. Further details can be found in the declaration of division.

ATTIC

The top floor is already developed and has four apartments.

B

BALCONIES / TERRACES

Eight apartments have balconies facing the courtyard; balcony flooring was renewed in 2018; 50% of balcony area is included in the living space.

BASEMENT UNITS

Building with full basement; each apartment has its own basement unit, which is part of the sales contract according to the certificate of completion.

BATHROOMS

Bathrooms are equipped differently in all apartments; some have bathtubs, some showers. All bathrooms have been renovated and are equipped with new sanitary facilities.

BICYCLE PARKING SPACES

Will be built in the inner courtyard as a bicycle stand.

BUDGET

A Homeowners' Association needs a budget for each calendar year, drawn up by the manager; the budget is normally decided in advance for each year; the budget includes administrative income and expenditure, the proportional obligation of the owners to bear the costs and charges, and the contributions to the maintenance reserve; at

the end of the calendar year, the manager must submit a statement of account; a provisional calculation is already available.

BUILDING

Impressive corner building with characteristic Wilhelminian architecture; five-storey building with full basement and attic, three standard storeys and ground floor; access via staircase. Access to the garden is via a passageway.

C

CEILING HEIGHTS

Ground floor up to approx. 2.86m
1st floor up to approx. 2.8m
2nd floor up to approx. 2.8m
3rd floor up to approx. 2.79m
Attic up to approx. 2.7m

COMMERCIAL UNITS

On the ground floor there is a commercial unit with direct access from the street; it can be used as a shop, office or café without a full kitchen with public access until 10 p.m.

CONDITION

All apartments vary; sale in the current state ready for occupancy; in the vacant apartments new parquet flooring or new tiles were laid; ceilings painted; walls filled, sanded and painted white; new interior doors fitted; windows tested and, if necessary, reworked; new switch programs installed.

D

DECLARATION OF DIVISION

A fundament of the Homeowners' Association, which regulates all rights and obligations of the homeowners in the association; contains important provisions such as cost regulations, cost distributions, provisions on community and special property, special rights of use, etc.

DOORS

New interior doors; the entrance doors are partly

original, partly from the 1990s and have been refurbished.

E

ENERGY EFFICIENCY CERTIFICATE

A document that evaluates the energy performance of a building; the recorded energy consumption of the building results in an energy consumption value of approx. 127.25 kWh/m²*a. An Energy Efficiency Certificate is available and can be provided upon request.

F

FAÇADE

Plaster façade at ground level, red brick façade from the first floor upwards. Façade was reworked and repainted in 2018. The property has a front garden on the street side.

FINANCING

Should you require financing, our partner team at ZIEGERT – Bank- und Finanzierungsconsulting GmbH will gladly advise you. For details, call free on +49 (0)30 - 880 353-39.

FLOORING

Living spaces and hallways: New parquet
Bathrooms: New tiling
Kitchens: New parquet
Balconies: Ridged floorboards from Douglas fir

G

GARBAGE AREA

Newly built in courtyard.

H

HEATING

Gas-fired central heating.

HOMEOWNERS' ASSOCIATION FEE

A monthly advance, which apartment owners have to pay to the manager of property facilities on the basis of a budget; consists of operating and heating costs, the maintenance reserve and the manager's fee; a preliminary calculation is already available and will be sent to you on request; the fee is €3.32/m²/month according to the present calculation.

HOMEOWNERS' ASSOCIATION MANAGEMENT

Dr. Reise und Partner GmbH
Gohliser Straße 18
04105 Leipzig

HOT WATER

Central hot water preparation.

I

INFRASTRUCTURE

Good infrastructure, connection to public transport via tram lines 4, 10 and 11, as well as Leipzig-Gohlis train station with lines S1, S3 and S4. Restaurants, banks, doctors, kindergartens, schools and a large number of shopping facilities are within walking distance.

L

LOCATION

Good infrastructure and traffic connections; please also see "Infrastructure" and "Transport Connections".

LOCKING / INTERCOM SYSTEM

Central bell panel with intercom system in the entrance area. New locking system.

M**MAINTENANCE RESERVE**

Financial reserve of the Homeowners' Association for any maintenance and repair work that may be required; is included proportionately in the Homeowners' Association Fee to the amount of €0.50/m²/month.

N**NOTARY**

Notary's office Prof. Dr. Matthias Wagner
Rosentalgasse 1-3
04105 Leipzig

OUTSIDE FACILITIES / COURTYARD

Redesign of the courtyard and outside facilities.

P**PLOT SIZE**

Approx. 640m²

PURCHASE AGREEMENT

Draft available upon request.

PURCHASE PRICE DUE DATE

Due at maturity.

S**SELLER**

Assoziation Bankum Lena III. GmbH & Co. KG
Part of the INCEPT-Group
Markplatz 7/8,
15806 Zossen

STAIRCASE

The apartments are accessed via a charming wooden staircase; the staircase was repaired in

2018, taking into account the existing historical features.

T**TRANSPORT CONNECTIONS**

Good connections to the public transport network via Leipzig-Gohlis train station and tram lines 4, 10 and 11.

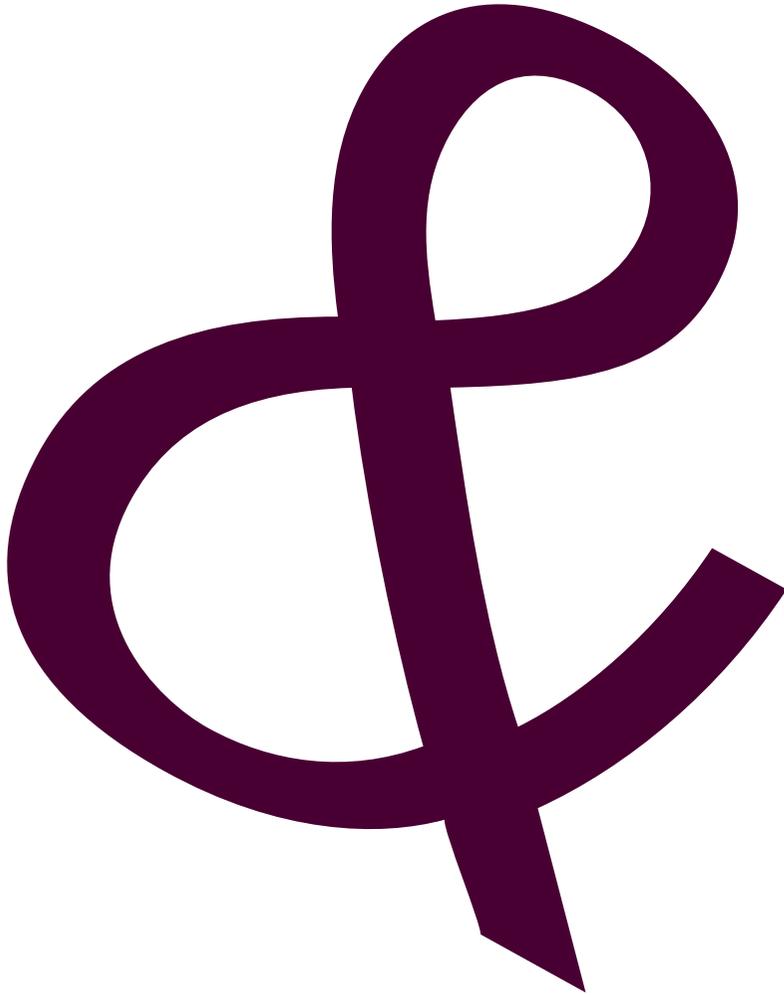
W**WINDOWS**

All windows are uPVC.

Y**YEAR OF CONSTRUCTION**

C. 1890





A STRONG TEAM

ZIEGERT

ZIEGERT is the sales agency for high-quality residential property in Berlin, Leipzig and other locations in Germany. Our ambition is to find a unique home or a financially attractive investment for each of our customers and, if required, provide you with individually tailored financing, independent of banks and completely transparent. The ZIEGERT brand is part of Ziegert EverEstate GmbH and the Ziegert Group.

ZIEGERT has stood for quality real estate and expert advice for over 35 years and is one of the market leaders in Berlin. Our experienced and licensed consultants are here to advise you - from arranging the best loan conditions, to preparing the notary appointment, to handing over the keys to your ready-to-move-in apartment. So we can soon say to you: „Welcome to your new home!“

INCEPT

INCEPT is part of the Ziegert Group and specialises in the development of residential real estate and mixed-use projects, especially in the new construction of apartment buildings, the development of existing properties, and the design-planning of housing estates. Working closely with property developers, investors and other partners, INCEPT develops properties in Berlin, Leipzig and other selected cities.

TERMS & CONDITIONS

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 activities

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.



Contact us now and secure the best conditions

EXCLUSIVE SALES

Ziegert EverEstate GmbH
Waldstrasse 4, 04105 Leipzig
+49 341 33 97 54 10
leipzig@everestate.com
www.ziegert-immobilien.de

GENERAL INFORMATION

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Ziegert EverEstate GmbH
Waldstrasse 4, 04105 Leipzig
+49 341 33 97 54 10
leipzig@everestate.com
www.ziegert-immobilien.de