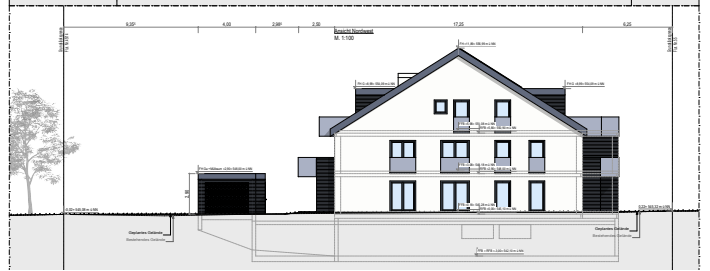
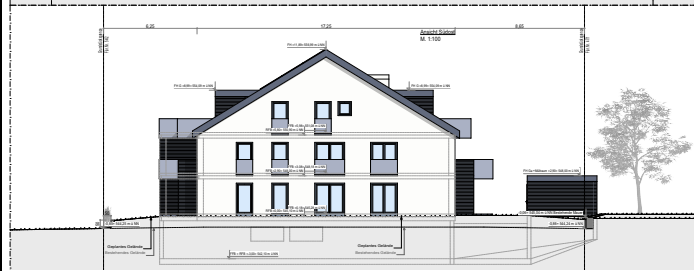
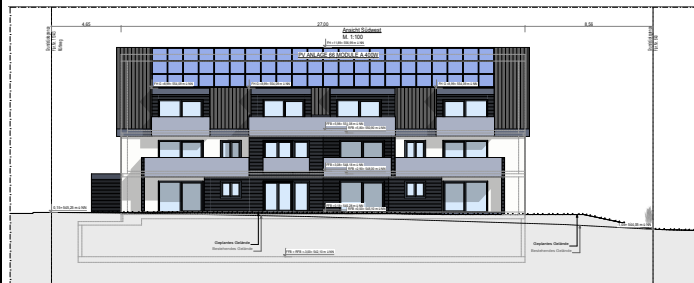


GREEN ICON APARTMENT

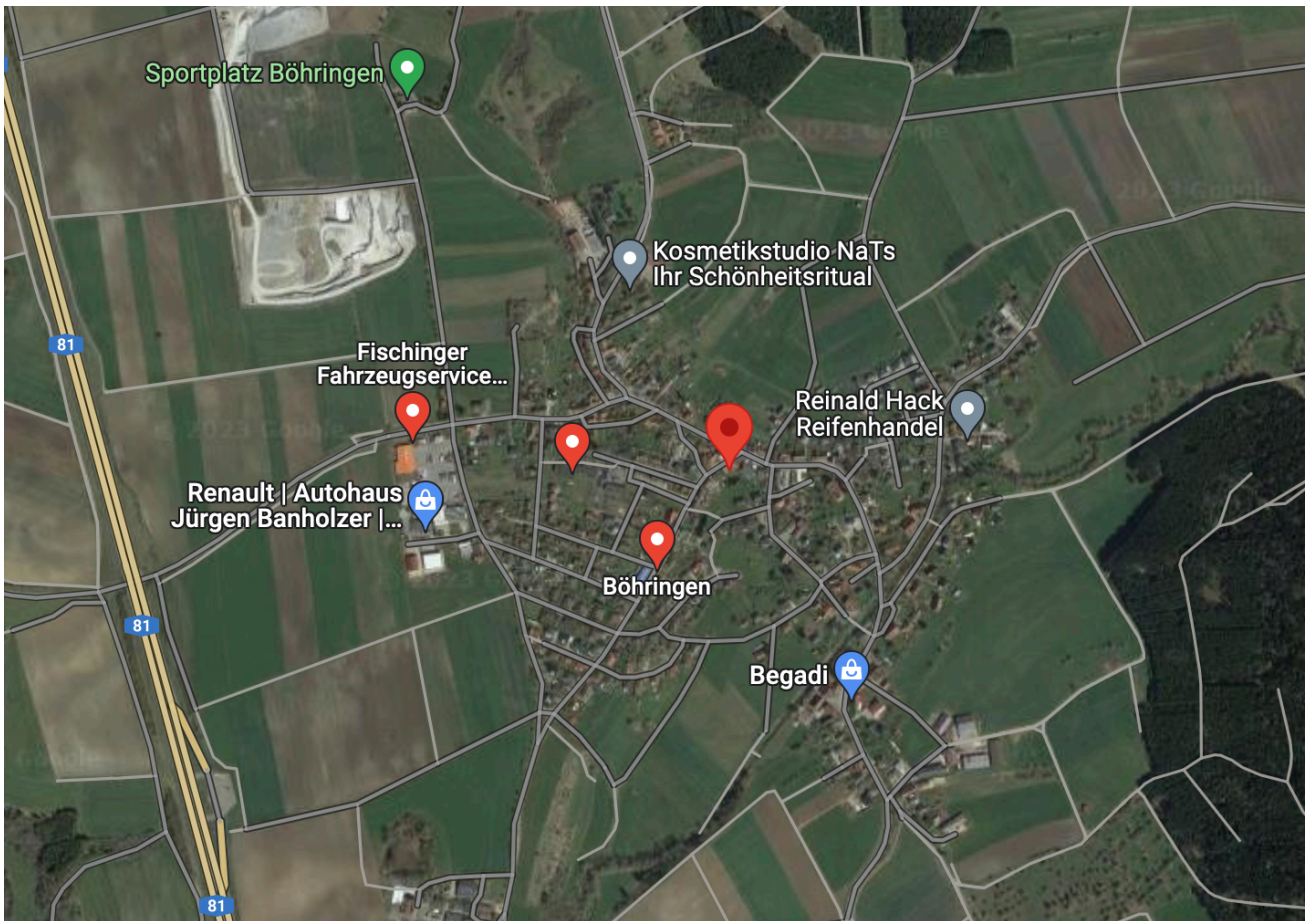
Mühlweg 1/Nr 52, 78661 Dietingen, Germany



NEW APARTMENT BUILDING (13 UNITS)
UNDERGROUND PARKING (17 UNITS)
A+ ENERGY CERTIFICATE (ENERGIEAUSWEIS)

PROJECT DETAILS

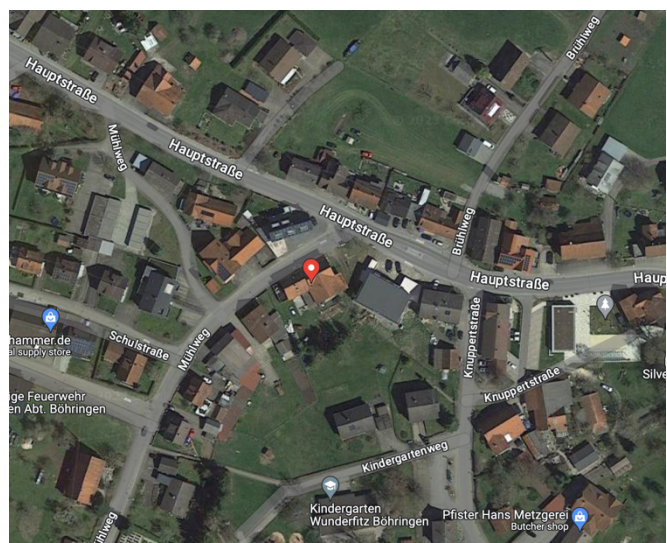
LOCATION



The project plot is in south-southwest part of the Baden-Württemberg State, Mühlweg 1/Nr 52, 78661 Dietingen, Germany

The project is within driving distance to many locations such as:

- Stuttgart (1 hour, 87,5 Km) via A81
- Strasbourg, France (2 hours, 113 Km) via B33
- Zürich, Switzerland (1 hour 40 min, 141 Km) via A81



CONCEPT & DESIGN

Brand new residence for your new chapter of your life is here. Two story modern building will be constructed to the plot.



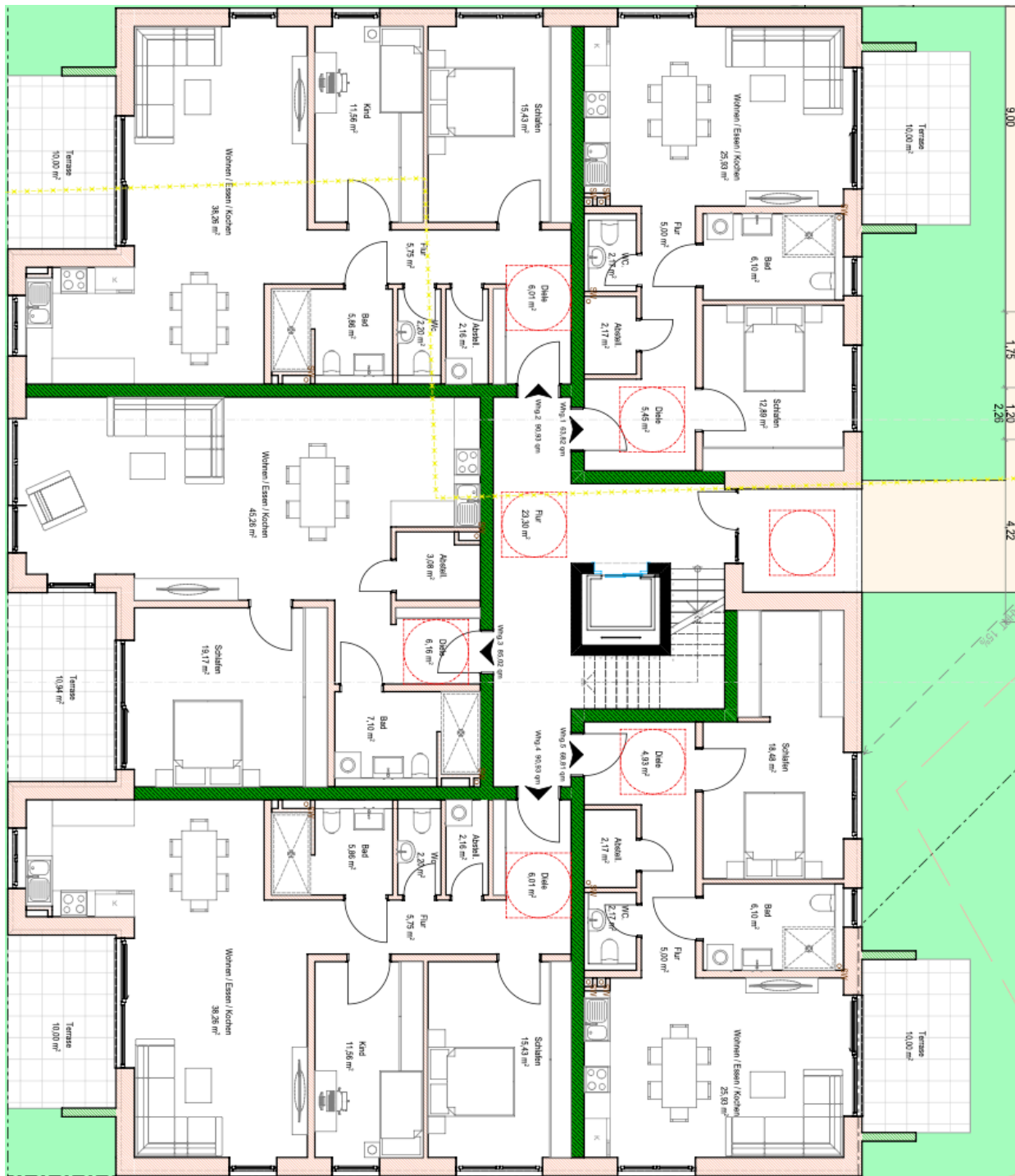
Your new flat will be delivered to you, ready to be moved in.

- The walls will be detailed and finished with high quality paint.
- Floors will be laminated.
- Wet surfaced and floors will be tiled.
- Toilets and bathrooms will be ready to be used.
- Infrastructure for kitchen will be ready for your preferred design (kitchens are excluded)
- Balcony space for all flats is available

13 Flats designed with the newest architectural concepts to provide you a new castle "Green Icon" to settle and start living a comfortable live.

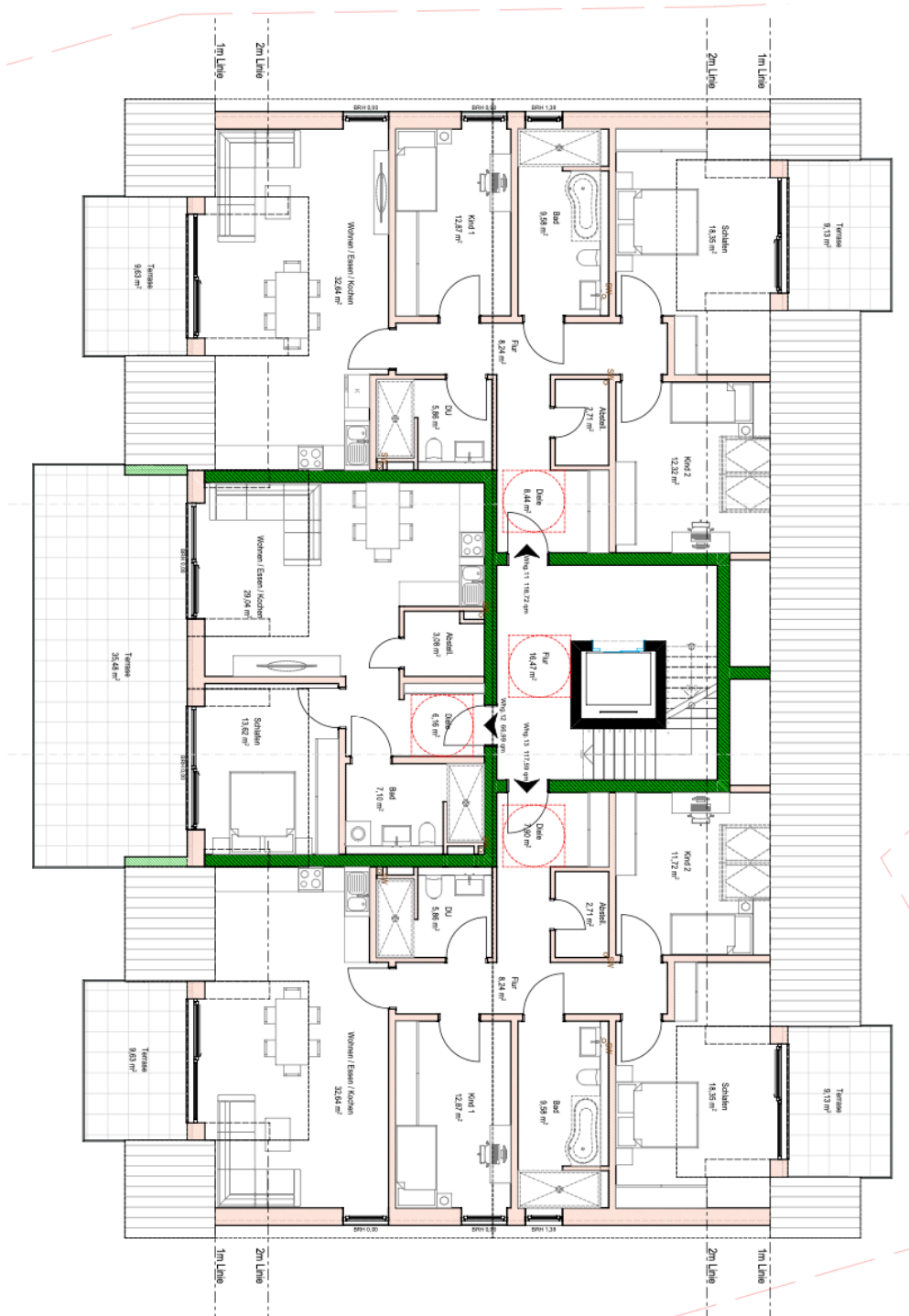
GROUND FLOOR

Flat No	Floor	m2	Num. Parks
D.1	Ground	63,82 m2	1
D.2	Ground	90,93 m2	2
D.3	Ground	85,02 m2	1
D.4	Ground	90,93 m2	2
D.5	Ground	68,81 m2	1



2. FLOOR (PANTHOUSE)

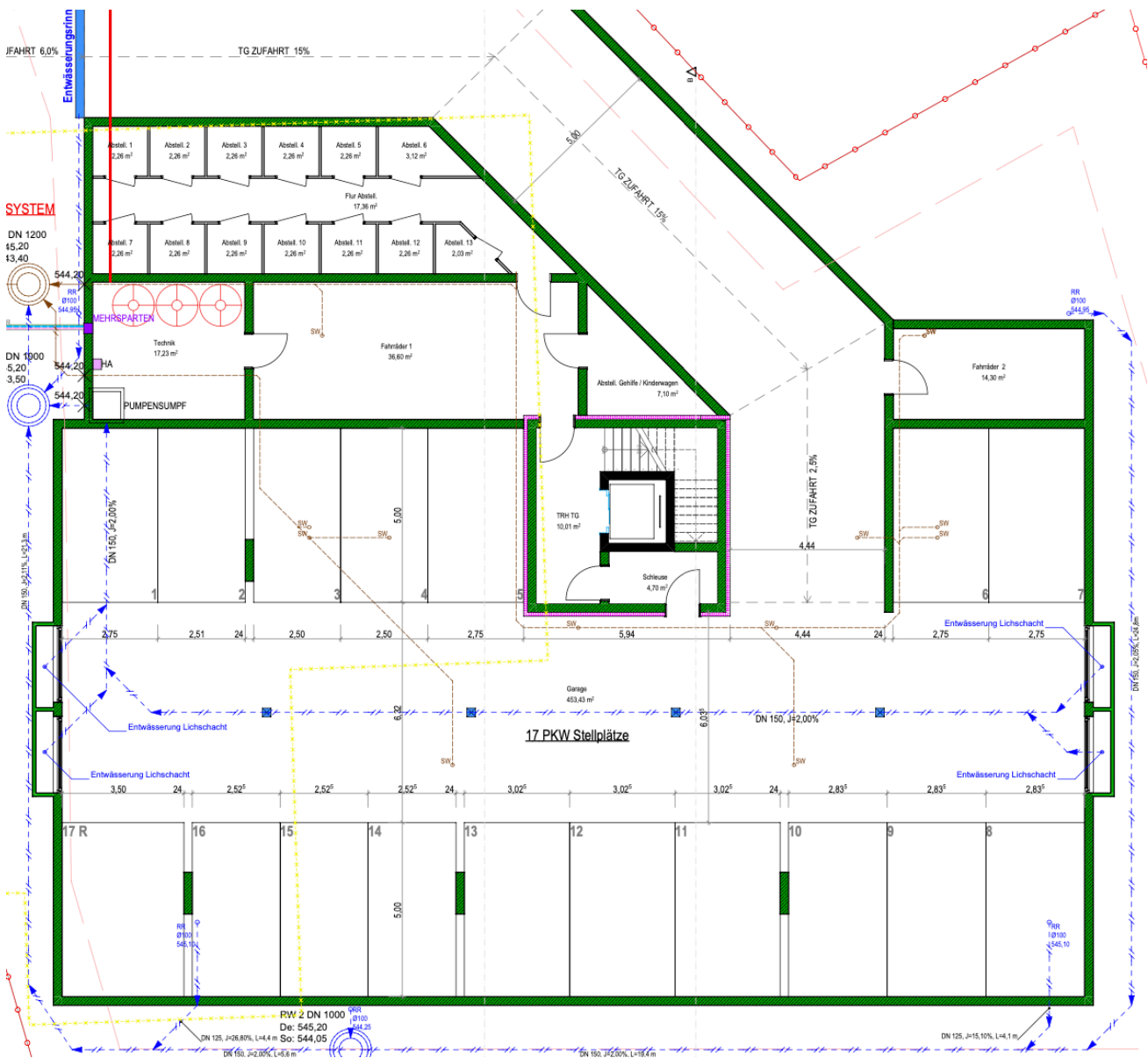
Flat No	Floor	m ²	Num. Parks
D.11	2. Floor	118,72 m ²	2
D.12	2. Floor	117,59 m ²	2
D.13	2. Floor	85,25 m ²	1



AMENITIES & INFRASTRUCTURE

The flats with have the following shared and individual amenities:

- State of art infrastructure systems (electrification, water & sanitation, heating etc.)
- Indoor car parking space with EV recharge infrastructure. (EV charge unit is subject to additional fees)
- Indoor, Bicycle room
- Individual storage area for each flat
- Laundry room



SUSTAINABILITY AND ENVIRONMENTALLY FRIENDLY

High-quality materials preferred to acquire Energy Certificate (Energieausweis), sustainability & environmental friendly results, that allow buyers to be access State incentives for special mortgage allowance promotion.



- PV panel will be installed to rooftop for energy production.
- Triple glass windows and A+ Frames for heat isolation.
- Electric motor-controlled shutters on windows both for security and additional insulation.
- Intelligent and high-definition video & audio intercom and security system.
- High-end triple layer walls, isolated ceilings, and ground isolation.
- Heat pump and floor heating system.



A GOOD INVESTMENT

In 2017, Stuttgart was named world's least stressful city in a study. The high ranking was based on figures related to green spaces, family purchasing power and mental health of its citizens.

Investors will benefit from high rent yield and low maintenance costs. The tenants will prefer the brand-new building with state-of-art infrastructure, amenities, and lowered energy costs due to PV and insulation properties.

- Micro & Macro layers to be considered for this unique residence includes:
- Multiple health facilities, doctors, and hospital in proximity
- Many entertainments and recreational options in surrounding regions
- Easy access to multiple Autobahn but still far from the ambient traffic noise
- Growing region with brand new constructions that revitalize the surrounding area.



RENDER IMAGES & DESIGN DRAWING

The drawings and renders may vary according to the final designs and materials selected.

GREEN ICON APARTMENT
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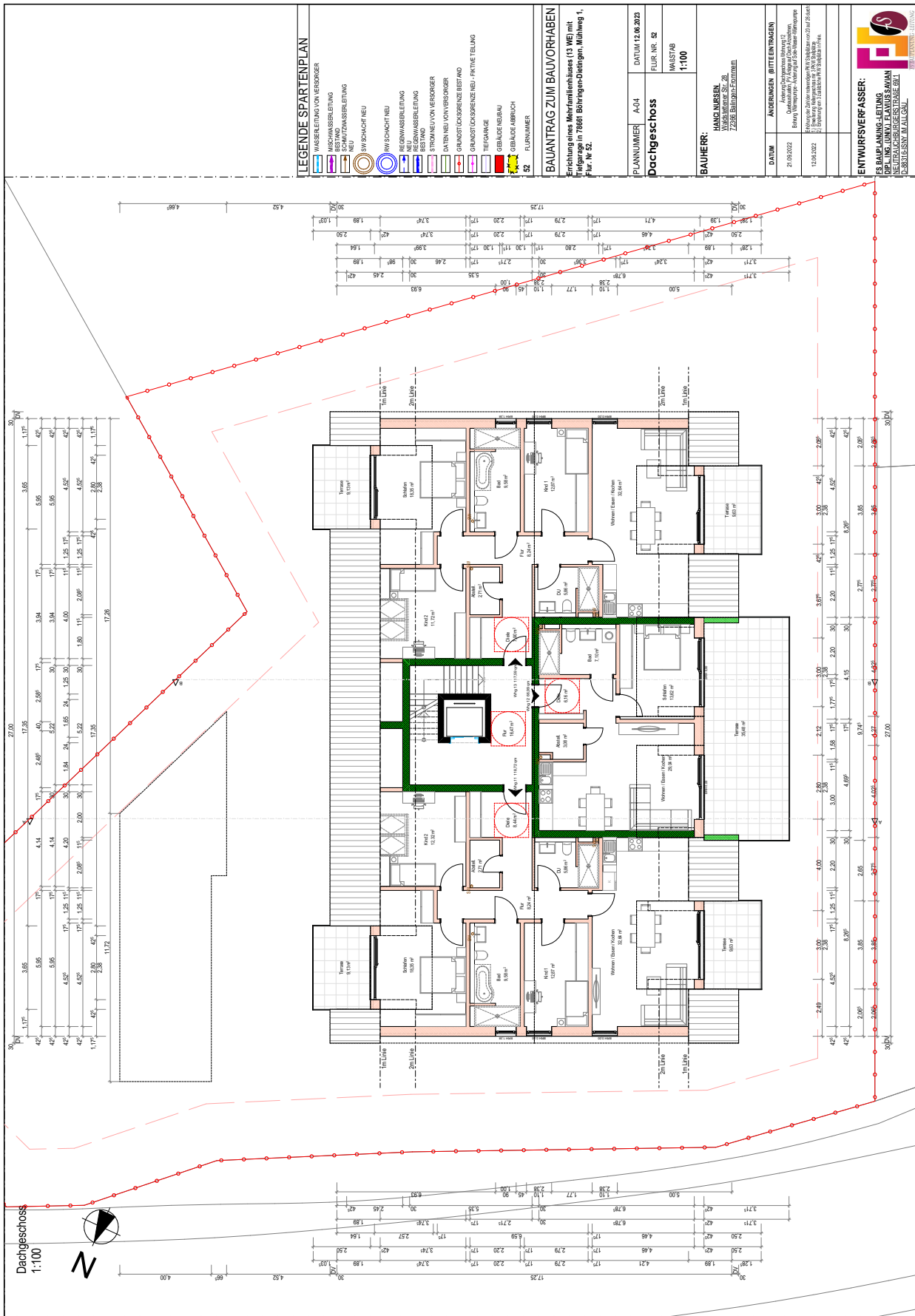
















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