

UNIVERS Capital

NaturResidenz

Invest in the development of a residential project in sustainable timber construction with our private placement

High-yielding & climate-friendly: Berlin-Steglitz will have a sustainable property project by 2027. The **'NaturResidenz'** combines innovative timber architecture with climate protection and the highest construction quality, making it an attractive and exclusive investment opportunity for a wide range of investors. **UNIVERS Capital GmbH**, a subsidiary of the internationally successful MIMCO Group based in Luxembourg, offers access to property investments with short terms and attractive interest rates via its investment platform - **from investment amounts of €50,000**.

The special feature of the **'NaturResidenz'** is its timber construction. As a renewable, natural raw material, wood not only has positive effects on thermal insulation and energy efficiency, but also benefits both climate protection and the future residents in the long term. There will be 21 bright, smart and minimalist micro-apartments that offer the highest level of living comfort and are located in the green and urban centre of Berlin-Steglitz. Completion is scheduled for **Q3 2027**, with sales of the new-build condominiums expected to begin in May 2025.



Key facts about the investment product

2.65 Mio. €

Volume
of the bond

10 %

Interest
p.a.*

12

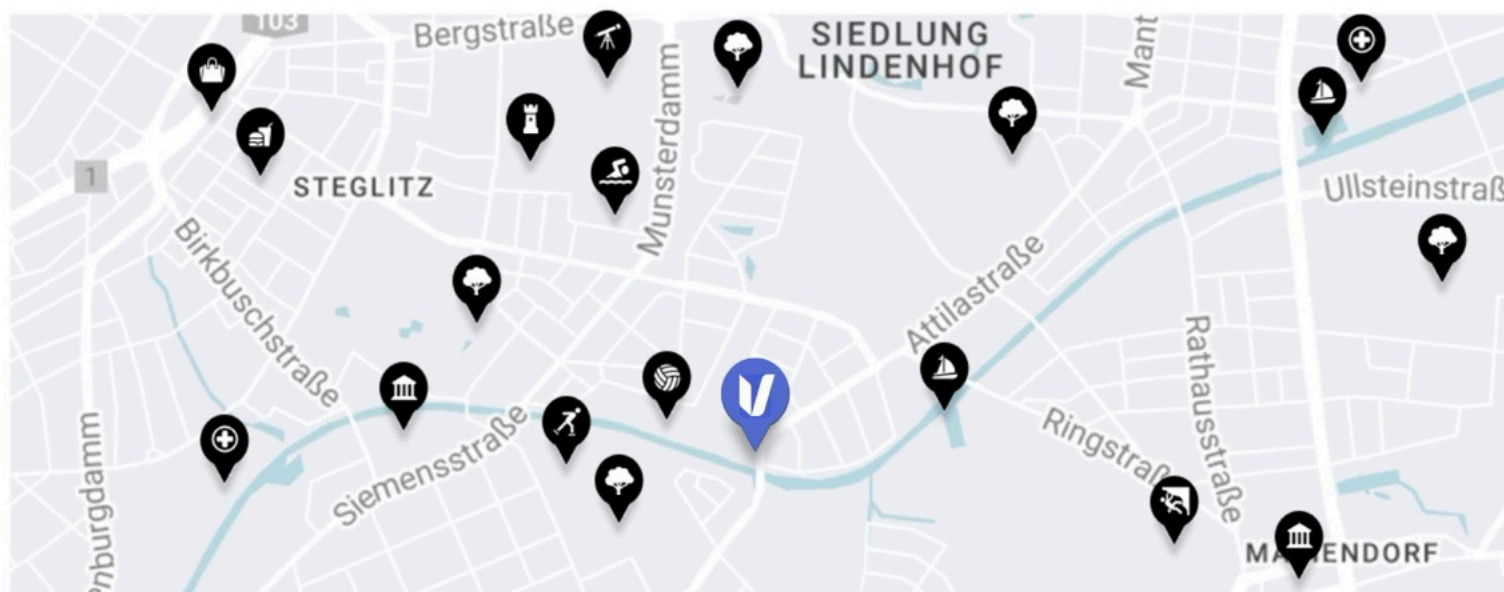
Months
Term**

3.8 Mio. €

Estimated profit
before interest & taxes

* The stated interest, 10% interest p.a., is bullet.

** Term until 30 June 2026, this can be extended by a maximum of 2 times 6 months.

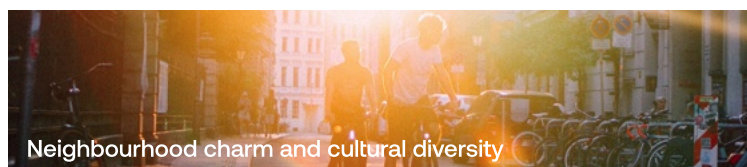


Sustainable future

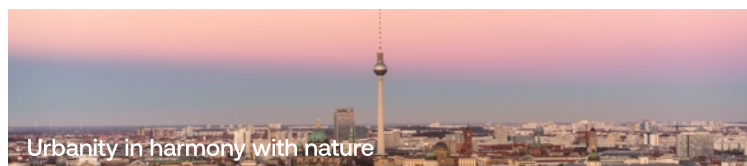
Climate change is a pervasive issue and represents a key challenge for the modern world. The application of developed sustainability criteria in the realisation of real estate projects is crucial to promote sustainability and ensure long-term value stability.

Green project in a prime location

Berlin-Steglitz impresses with its high quality of life on the one hand and the growing potential of the neighbourhood on the other. Particularly noteworthy is the fact that the modern, family-friendly district combines the urban atmosphere of Berlin with the nature of the surrounding area - the demand for living space is correspondingly high.



Neighbourhood charm and cultural diversity



Urbanity in harmony with nature



A district with historical roots

Sustainable timber construction

The choice of building materials plays a decisive role. Using wood as the primary building material is an important step towards minimising the environmental footprint of the real estate sector and reducing emissions, such as CO₂, when realising projects.



Sustainable, natural & renewable raw material



protects the climate through active CO₂ binding



Effective thermal insulation & increased energy efficiency



Fast, flexible & precise construction in high quality

Do you have questions?

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