

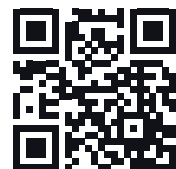
An aerial night photograph of a city, likely Toronto, featuring the CN Tower prominently on the right side. The city lights are visible, and the tower's distinctive red and white striped antenna is clearly seen.

PANDiON

Partner for Living Spaces

PREMIUM REAL ESTATE IN GERMANY

FIND US AT **BOOTH D59**



PANDION: RESIDENTIAL AND COMMERCIAL PROJECT DEVELOPER

PANDION - As an owner-run real estate company, we develop properties at our main location in Cologne as well as in Bonn, Dusseldorf, Mainz, Munich, Berlin and Stuttgart. Since 2002 we shape the Germany's major cities and are one of the leading companies across Germany.

Starting from the idea to the realisation and administration of a project, we cover the whole lifecycle of a property. Local insider knowledge allows us to create high-quality buildings, towers and attractive commercial projects such as office buildings.



➡ PANDION OFFICEHOME Rise, Dusseldorf
⬅ PANDION OFFICEHOME Beat, Munich

BERLIN
DUSSELDORF
COLOGNE
BONN
STUTTGART
MUNICH



INVEST IN GERMANY - EUROPE'S LARGEST ECONOMY

STABLE AND SECURE INVESTMENT IN GERMAN PROPERTY
TO DIVERSIFY YOUR ASSETS.

We create individual apartments with unique architecture and high-quality interior design. PANDION's residential concept offers urban living in a central, prime location. In order to offer a unique living experience, we attach great importance to exceptional aesthetics, high-quality fittings, comfort and energy-efficient construction.

Our owner-occupied apartments are ideal as a stable capital investment. We also create customised, attractive investment offers for institutional investors such as funds, insurance companies or wealthy private investors or private foundations. Get to know our projects throughout Germany and let us convince you of our quality and many years of experience.



PROFESSIONAL
REAL ESTATE MAR-
KET CONSULTING



FORECAST
AND YIELD
CALCULATION



PURCHASE PROCESS
DOES NOT REQUIRE
BUYER'S PRESENCE



PROPERTY
LETTING AND
MANAGEMENT



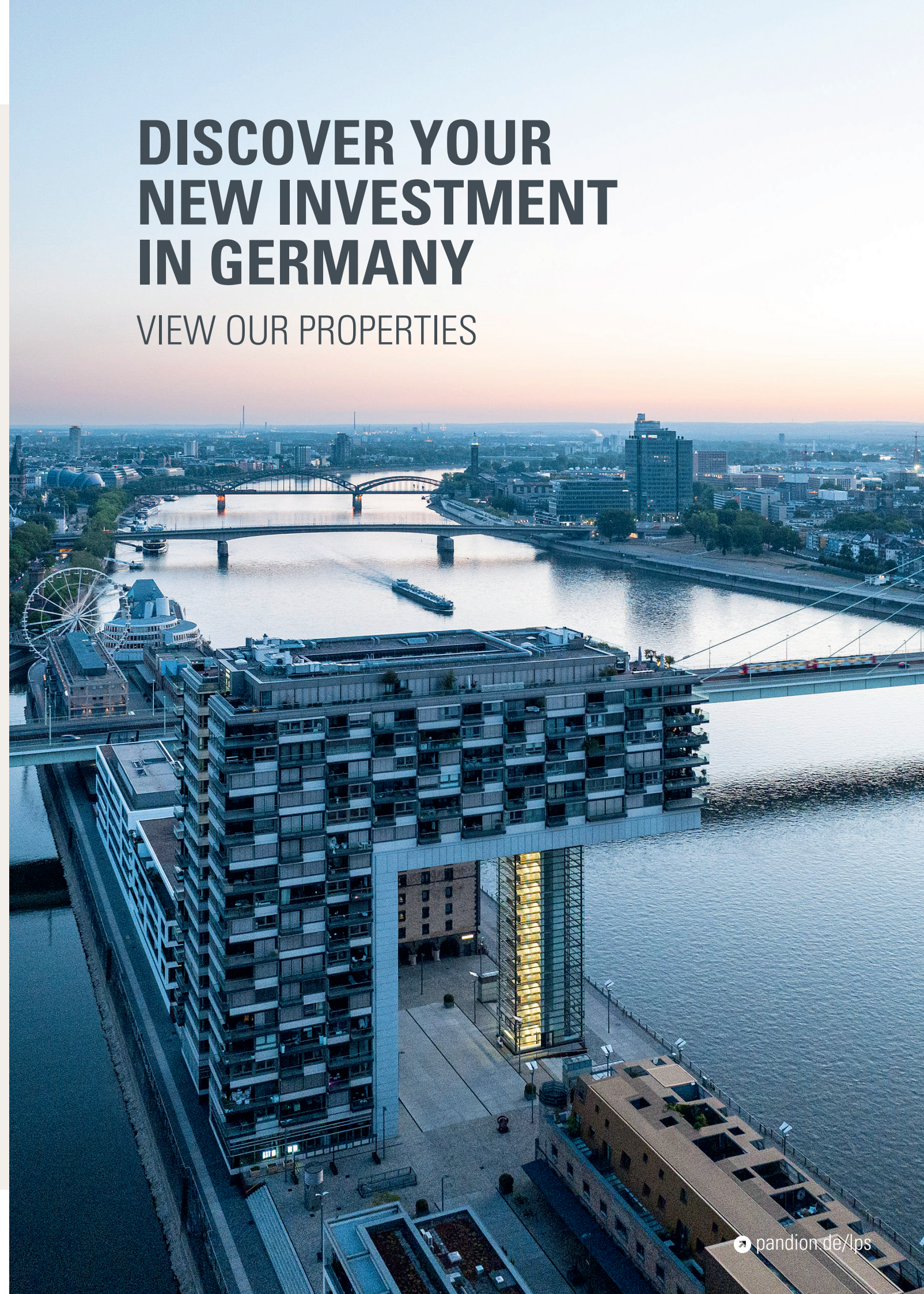
SUPPORT WITH
THE FINANCING
PROCESS



OVER 20 YEARS
OF REAL ESTATE
EXPERIENCE

DISCOVER YOUR NEW INVESTMENT IN GERMANY

VIEW OUR PROPERTIES





REAL ESTATE INVESTMENT WITH A FUTURE

WHERE PRIME LOCATIONS MEET URBAN ELEGANCE

As Europe's largest economy and an economically stable country, Germany offers a secure framework for property investments. The residential property market is regarded as stable in value and future-proof. Our properties in prime locations in major German cities such as Berlin,

Munich and Dusseldorf enable you to benefit from this dynamic. With more than 20 years of experience in the development and management of high-quality property, we will support you with your investment.



PRIME INVESTMENT OPPORTUNITIES

LONG-TERM VALUE ENHANCEMENT:

Properties in prime locations offer a secure capital investment with the potential for high value growth.

STABLE RENTAL RETURNS:

The high demand for rental apartments in large cities ensures reliable rental yields.

LOW RISKS:

In contrast to shares or cryptocurrencies, property investments are often more stable and less susceptible to market fluctuations.

LUXURY APARTMENTS GERMANY

LUXURY CITY APARTMENTS:

In the centre of major German cities, we offer luxurious city apartments with a modern design and top furnishings.

PENTHOUSE-APARTMENTS:

Exclusive penthouses with views over the city and private roof terraces.

NEW BUILDING PROJECTS:

New buildings that meet the highest standards of aesthetics, functionality and technology.

SUSTAINABLE NEIGHBOURHOODS:

Future-orientated residential complexes with a strong focus on sustainability and quality of life.



INVEST IN GERMAN REAL ESTATE

ECONOMIC RESILIENCE:

As one of the most stable and third-largest economies in Europe, Germany provides a secure framework for your investments.

SUSTAINABLE GROWTH:

The residential property market in major cities is recording steady increases in value thanks to high demand in prime locations.

LEGAL SECURITY:

Germany offers a clear legal framework and modern rental laws that offer investors security.



SUSTAINABILITY AND INNOVATION

SUSTAINABLE DEVELOPMENTS:

Our projects combine modern, environmentally friendly construction methods and innovative living concepts that meet the highest standards of aesthetics and functionality for modern tenants.



GREEN MEETS CITY - URBAN LIVING IN MUNICH

Living in the neighbourhood of the Trudering Forest and at the same time being well connected to Munich city centre and the major employers in the north and east: the residents of PANDION VERDE 2 can look forward to this perfect work-life balance!

PANDION VERDE 2 offers a city vibe and at the same time quiet living in your own neighbourhood - with an adjacent park, playgrounds, shopping facilities, a new bus connection right on the doorstep and more.

Zenzl-Mühsam-Str. 3-9, 81735 Munich | www.pandionverde.de



CENTRAL LIVING BY THE PARK IN BERLIN

In the middle of the neighbourhood, a district is emerging that combines everything that makes this part of the capital so popular - nature and city life, residential and work spaces, tranquillity and connectivity. With its clear, striking architecture, PANDION MIDTOWN blends in perfectly with the established neighbourhood between Prenzlauer Berg and Friedrichshain.

The perfect mix of urban living and a relaxed lifestyle can be found where the future is considered from the outset.

Pufendorfstraße 3, 10249 Berlin | www.pandionmidtown.de



KEY FACTS

Location Berlin city centre

Apartments 1–5 rooms

Purchase price from 4,000,000 CNY



BERLIN LIVING AT ITS BEST

Very close to the hip Mitte district, not far from the chic and artistic Schöneberg and the legendary Kreuzberg is just around the corner: Living in Berlin could hardly be more diverse. Experience the ideal combination of modern living, urban quality of life and an inspiring outdoor area.

Thanks to the neighbouring ‘Die Macherei’ district, all residents can enjoy the most important things for everyday life in Berlin: supermarkets and daycare centres, restaurants and co-working spaces.

Hallesches Ufer 60, 10963 Berlin | www.lvlup.de

KEY FACTS

Location Berlin city centre

Apartments 1–4 rooms

Purchase price from 2,500,000 CNY





WATERFRONT LIVING IN DUSSELDORF

Directly on a lake and in the centre of the city between Oberkassel and Heerdt, a quarter with exclusive apartments is being created. The project sets new standards in terms of sustainability and quality of life, bringing greenery and the city, living and well-being as well as architecture and nature in harmony.

Designed by star architect Hadi Teherani, the city apartments in the first row to the lake create an exclusive lifestyle and offer an unmistakable panorama.

Am Albertussee 29-43, 40549 Dusseldorf | www.albertussee.de

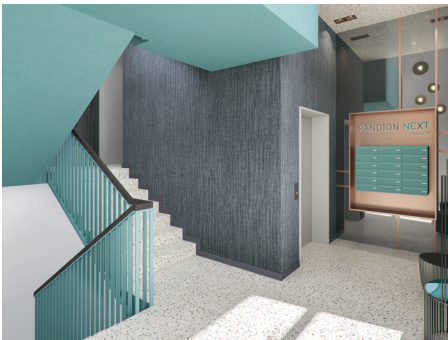


NEAR MEDIA HARBOUR IN DUSSELDORF

Between the vibrant media harbour and the beautiful Loretto district with its creative flair, PANDION NEXT is located in the heart of Düsseldorf Unterbilk. The residential building is embedded in a neighbourhood with a central boulevard that offers a high quality of stay.

At the centre there is a quiet inner courtyard. The condominiums combine urban living with city flair and at the same time your own personal haven of peace with top-quality furnishings in a prime location.

Völklinger Str. 2, 40219 Dusseldorf | www.pandionnext.de



KEY FACTS

- Location Dusseldorf city centre
- Apartments 2–4 rooms
- Purchase price from 3,800,000 CNY



WHY CHOOSE PANDION

QUALITY, INNOVATION AND URBAN ELEGANCE

With over 20 years of experience in real estate development and management, we offer you access to exclusive commercial and residential projects in the best locations in Germany. Our expertise and our commitment to for the highest architectural quality and first-class construction make us a trustworthy partner for your investment in the German property market.

EXCLUSIVE PROJECTS:

Our properties are located in top locations such as Berlin, Dusseldorf, Cologne, Stuttgart, Munich and Bonn. You gain access to carefully selected new buildings with the highest architectural and functional standards.

ALL-ROUND SERVICE:

Our premium service includes advice, financing and long-term management of your property. We take care of all aspects of the investment so that you can concentrate on your investment.

CONVENIENT HANDLING:

Invest conveniently from a distance - we take care of the entire process, from furnishing to letting, and ensure that everything runs smoothly.

EXPERT ADVICE:

We offer market analyses, yield calculations and tailor-made solutions, supported by a team that provides you with professional advice in English and other languages.

EXPERIENCE AND EXPERTISE:

With over 20 years of experience in premium property planning and a strong network, we offer valuable insights and benefits for your investment.



**FIND ALL
PROJECTS
ONLINE**

pandion.de/lps



CONTACT

Contact us now and find out how we can help you achieve your investment goals.
We offer residential and commercial projects for sale in Europe's largest economy.

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