



CITY MARINA CUXHAVEN

Investment opportunity

- 32 holiday homes at top destination in Germany
- Turn key ready, including furniture and equipment
- Full service package (renting management, house cleaning, technical and housekeeping service, general administration)
- Investment volume 11,74 million €

Calculation of profitability



Germany



- Situated at the shore of the North Sea and the mouth of the Elbe River, the world's most frequented shipping lane
- Population: 50,000
- Popular vacation spot at the North Sea
- More than 3 Mio. overnight stays per year
- Cuxhaven is the biggest climate seaside resort in Germany
- Major bathing beach of Germany

Cuxhaven



- This unique landscape is a World Heritage Site since July 2009.
- It covers a total area of around 9,750 km² and, with its vast expanses, offers an incomparable experience.
- On the beaches of Cuxhaven you can experience the tide coming in and out first-hand.
- For six hours and twice a day, the landscape is transformed.
- The Wadden Sea Natural World Heritage Site will provide you with unforgettable moments again and again – it's simply sublime and unique!

UNESCO World Natural Heritage Wadden Sea



The Visitor Centre offers exhibitions, lectures, excursions and experimental programs

Main activities:

- Tidal flat discovery tours
- A microscope with video projection device helps to detect the tiny snails and worms that live in the mud
- Guided tours to the salt marshes and heathlands
- Bird watch tours at the beach of Cuxhaven

UNESCO-Wadden Sea World Heritage Visitor Centre Cuxhaven



The island of Neuwerk is 12 km offshore and a popular destination for tourists. When the tide is low, you can walk to the island or drive on a horse-drawn carriage known as a "Wattwagen" (waddenwagon).



Island Neuwerk



- Once a year there is the world-famous "horse race on the seabed".
- As soon as the tide ebbs the hard-flattened edge of the Wadden Sea draws the first competitors to begin their race
- The tradition has been going on for over one hundred years.



Duhner Wattrennen

The worlds one and only Horse race on the seabed



Real estate at the North Sea coast in Cuxhaven
- City Marina -



Every resident of the City Marina has the opportunity to have his own ship directly in front of his house.

Top quality location
in the yacht harbour Cuxhaven



PLAMBECK EMIRATES
بلامبيك الإماراتية



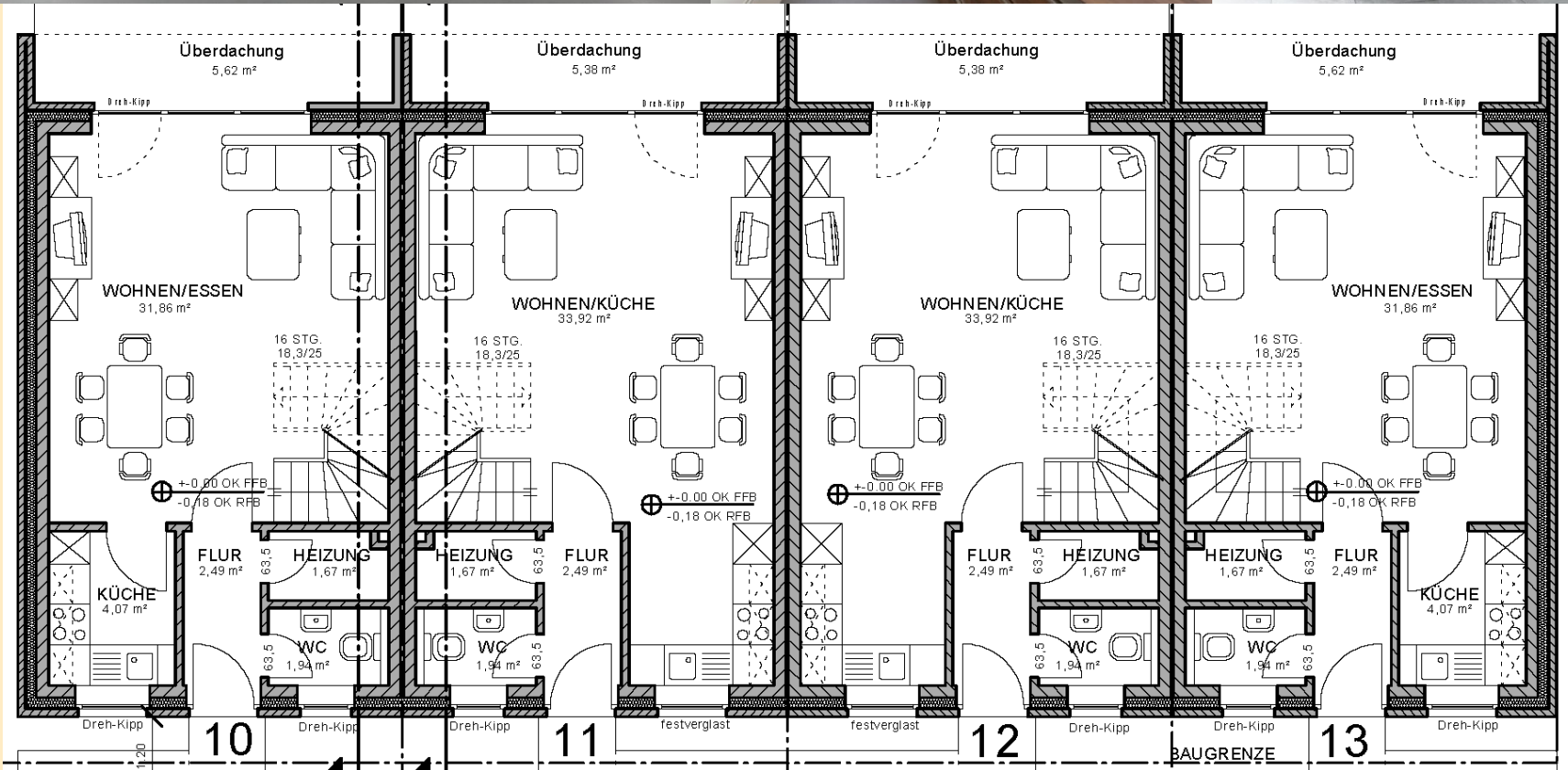
32 town houses
in the heart of
Cuxhaven

Accommodation and berth of a yacht

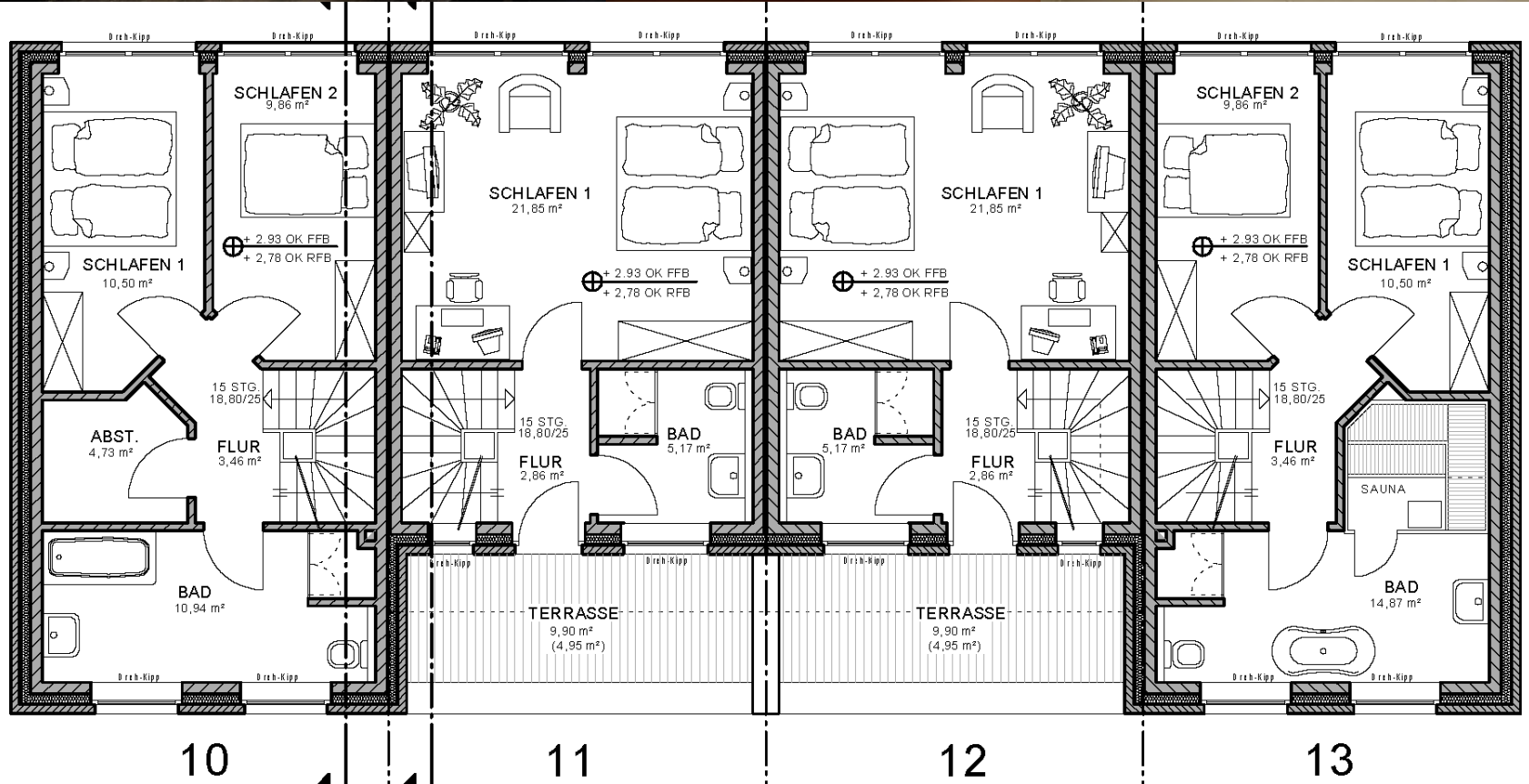


Light-flooded
rooms with high-
class facilities

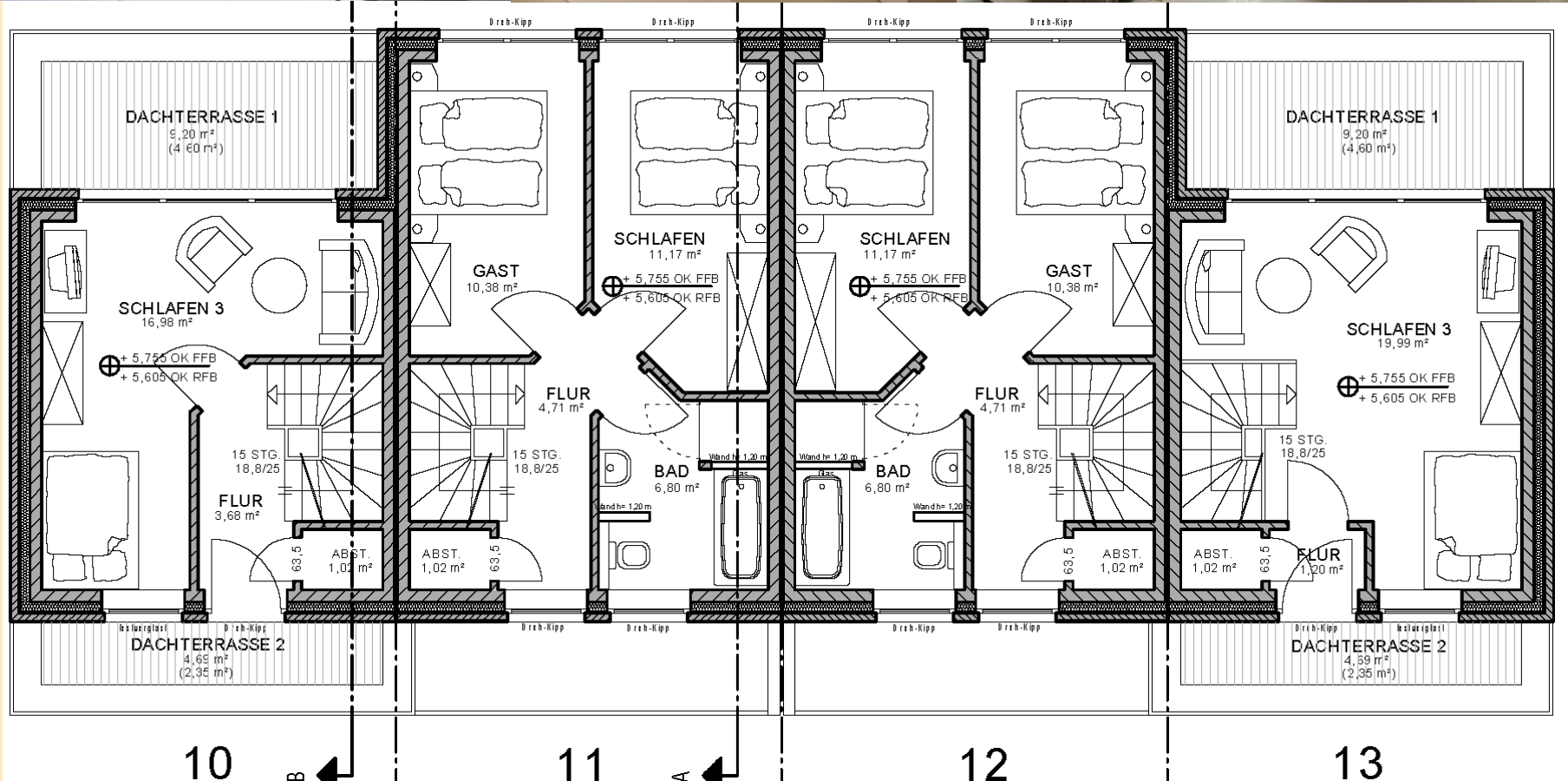
Three terraces for each house



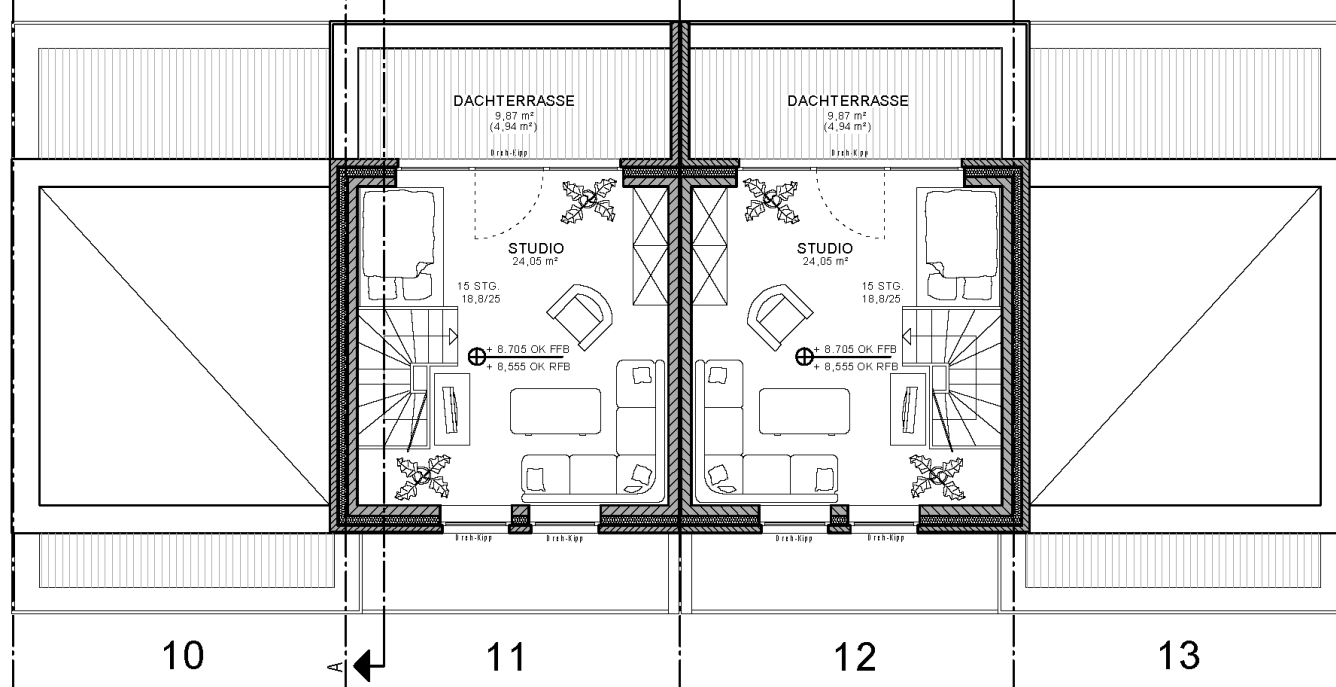
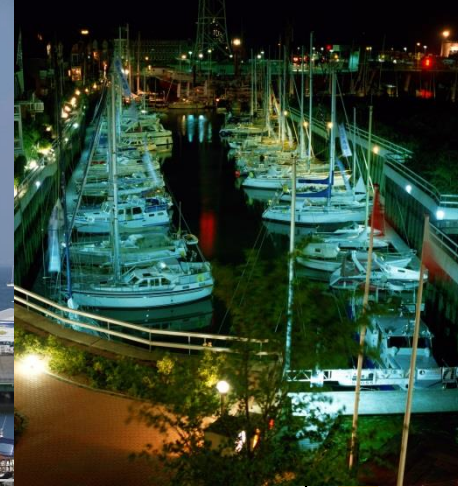
Open-plan living area on the ground floor



Comfortable bedrooms with private wellness area on the second floor



High quality furniture included



Living space
102 or 133 sqm

Two or three
floors plus
penthouse level
with roof terrace

More bedrooms
or bigger living
area, just as you
wish

Fantastic view over the yacht harbour



CITY MARINA CUXHAVEN

REAL ESTATE INVESTMENT IN A MOST
FAVOURLED AREA IN GERMANY