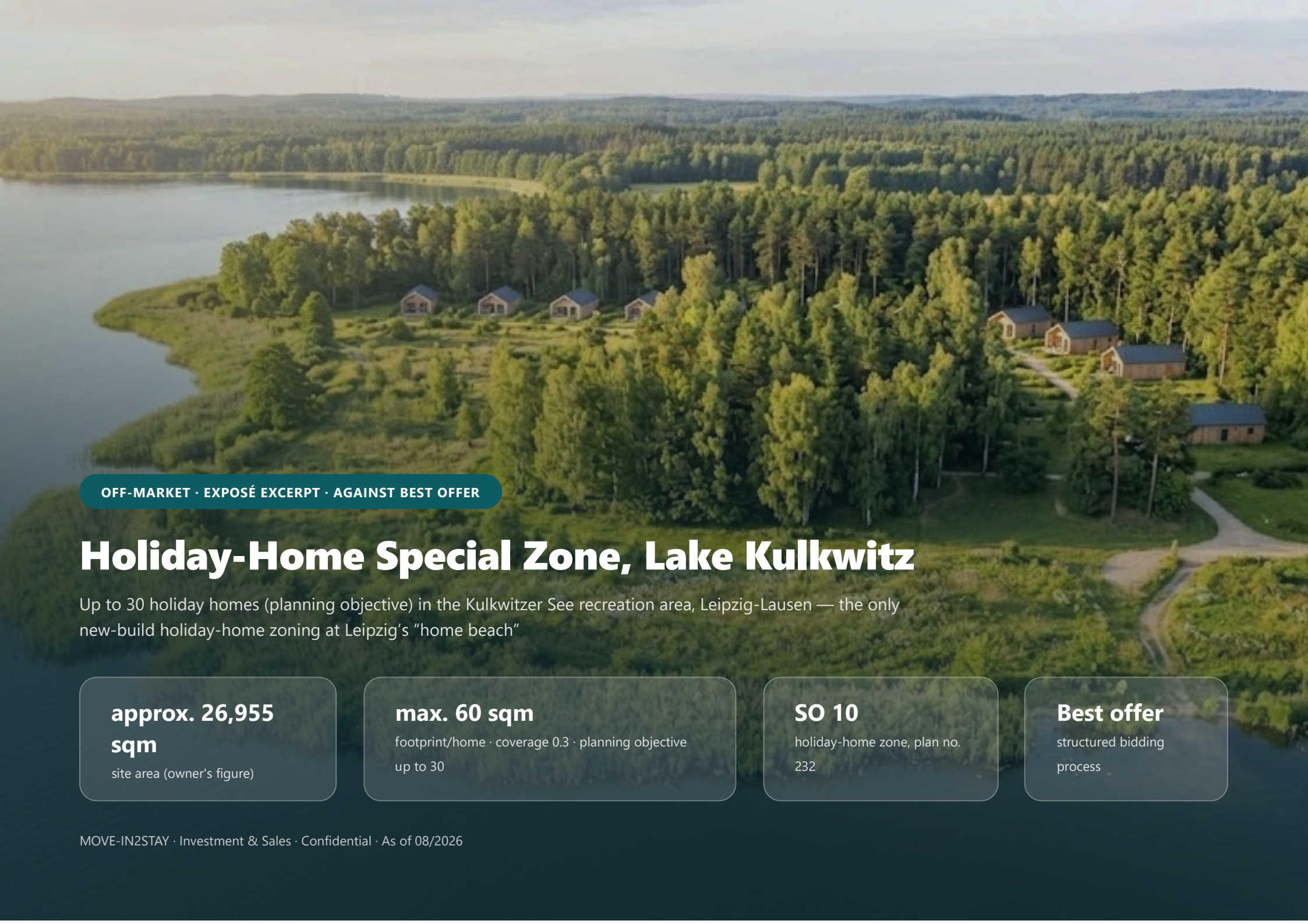




OFF-MARKET · EXPOSÉ EXCERPT · AGAINST BEST OFFER

Holiday-Home Special Zone, Lake Kulkwitz

Up to 30 holiday homes (planning objective) in the Kulkwitzer See recreation area, Leipzig-Lausen — the only new-build holiday-home zoning at Leipzig's "home beach"

**approx. 26,955
sqm**

site area (owner's figure)

max. 60 sqm

footprint/home · coverage 0.3 · planning objective
up to 30

SO 10

holiday-home zone, plan no.
232

Best offer

structured bidding
process

Holiday-Home Special Zone, Lake Kulkwitz — Key Facts

ZONING

Plan 232 · SO 10

Holiday-home special zone SO 10, legally binding since 2018 · the plan sets no maximum number — planning objective up to 30 homes · binding: site-coverage ratio 0.3, max. 60 sqm footprint per building, single storey. A concept by the owner for up to 51 units is non-binding and not confirmed under planning law (preliminary building enquiry outstanding)

SITE

approx. 26,955 sqm

Owner's figure · plots 98/1, 99/4, 99/5, land register of Lausen folio 2140. The land-use balance of plan no. 232 states 14,844 sqm for the special zone SO 10 as a whole at a site-coverage ratio of 0.3; which share falls to the object of sale is set out in the data room

STATUS

Building rights in place

Zoning plan No. 232 legally binding since 2018 · servicing not constructed, servicing design available, cost-bearing by the City of Leipzig not evidenced · land register section III unencumbered, section II carries entries (redevelopment notice, drinking-water pipeline easement KWL, right of way and utilities for the City of Leipzig)

LOCATION

Kulkwitzer See recreation area

Leipzig-Lausen, City of Leipzig · walking distance to the public beach · Lausen tram terminus · established diving, bathing and camping area · 2 million Leipzig visitors in 2024

INCOME LOGIC

10,950 nights p.a.

30 homes × 365 nights — valued like a hotel: ADR × occupancy → NOI → capitalisation (~5%)

PURCHASE PRICE

Best offer

Structured bidding process · bid basis via the interactive calculators in the online exposé

All figures indicative; the data-room documents prevail. No legal or tax advice, no guaranteed returns.

Market anchors: rates actually achieved in the region

COMPARABLES, LEIPZIG NEUSEENLAND LAKE DISTRICT (RESEARCH 08/2026, SOURCES IN THE ONLINE EXPOSÉ)	
LAGOVIDA harbour home (75 sqm, Lake Stoermthal) — nightly rate actually achieved	approx. EUR 240–250/night
Private holiday homes, Lake Hain (Lagune Kahnsdorf)	from approx. EUR 120/night
Lake Schladitz, holiday home	approx. EUR 149/night
Professional park occupancy (Center Parcs Germany, 2024)	82%
Model assumption for this project (annual average, stabilised)	ADR EUR 135–160 · 50–60%

VALUATION PRINCIPLE

Income per night

A holiday-home resort is an income-producing asset: ADR × occupancy × units → net operating income → capitalised at the market yield (German prime hotel yield: 5.1%).

DEMAND

growing

Platform overnight stays in Germany +13% (2025)
· Leipzig record: 2 million guests, 3.8 million overnight stays (2024).

RUN YOUR OWN NUMBERS

Online calculators

In the interactive exposé you set ADR, occupancy, cost ratio and cap rate yourself — your bid basis.

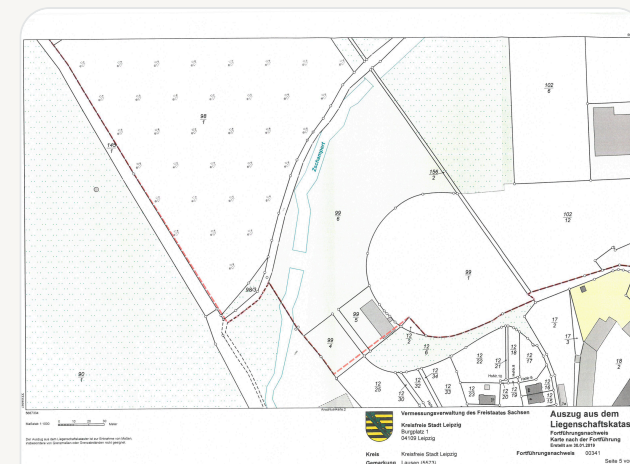
Impressions & Plans



Concept visualisation: holiday home (AI visualisation, non-binding — not a depiction of the actual site situation)



Concept visualisation: evening mood (AI visualisation, non-binding — not a depiction of the actual site situation)



Cadastral extract of plot 98/1 (source: data room) — the official cadastral map governs

How to access the data room

ECONOMICS (MODEL)

Gross development value, single-unit sell-off: EUR 7.2–10.4m at 30 homes (1,800 sqm × EUR 4,000–5,800/sqm, unit prices of comparable Neuseenland products); a scenario outlined by the owner of up to 51 units (EUR 15.6–22.6m) is a non-binding concept, not confirmed under planning law (preliminary building enquiry outstanding) · operator model: EUR 0.7–1.5m lodging revenue p.a. depending on positioning · construction costs indexed using the German residential new-build construction price index (Destatis, May 2026: +5.0%) · income-value calculator in the online exposé · all figures indicative

TRANSPARENCY

Suspected legacy contamination (former agricultural co-operative) with an investigation roadmap · species-protection measures (CEF) with approx. 1 year lead time · demolition of legacy structures — every item covered by a structured action plan in the data room

DATA ROOM

26 documents after NDA: land register, zoning plan incl. justification, notarial deed, urban development contract, expert reports, surveys

1 · Interest

Submit your expression of interest online — the exposé link is sent automatically by e-mail

2 · NDA

Online confidentiality agreement (Sec. 126b German Civil Code) → data-room access

3 · Bid

Indicative offer / LOI in a structured bidding process — deadlines provided with exposé access

4 · Closing

Due diligence → notarisation · single-asset and portfolio bids covering both sites admitted — the sites are at different legal stages and must be assessed separately