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Radebeul, Dresden

This property was purchased in 2011. It is located on the outskirts of Dresden, in the municipality of Radebeul. Built in 1896, it was fully renovated in 1995, while preserving the historic substance and rich stucco décor.

Radebeul is traditionally called "*Nice of Saxony*"; the temperate climate of the Elbe valley and the hence possible viticulture give the place a unique Mediterranean feeling. Besides the picturesque vineyards and the splendid vintage architecture, much of which was lavishly renovated over the past 20 years, the place is exceptionally well-located. Both the centre of Dresden and the next highway, connecting to Berlin and other large cities, are just a few kilometres away. Consequently, the town is extremely popular as a residential area and today has the lowest unemployment rate and the lowest per-capita debt of any municipality in Saxony.

The rental income has increased since purchase, so the property is providing a substantial cash surplus after all costs are paid, including amortisation with the German Bank. Additionally, Dresden is showing one of the highest rates of capital appreciation in Germany over the past years. Dresden's strong economic performance is expected to continue for years to come.