



➔ INVEST IN YOUR FUTURE

MITRAS

IMMOBILIENINVESTMENT



RESIDENTIAL PROPERTY

- High quality – as usual!
- Optimal layout
- High fit-out standards
- Good locations
- The best infrastructure

INVESTMENT PROPERTIES

- For a profitable future
- Direct land registration
- Ongoing rental income
- High potential for increasing value
- Tax optimisation

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➔ ABOUT THE COMPANY

MITRAS Immobilien Investment is a project development and service company for high-value property development and has been operating successfully in the market for two decades. Company founder Hannes Reifschneider personally guides each project and coordinates all services required by the property buyer with his network partners.

➔ SCOPE OF ACTIVITY

MITRAS Immobilien Investment deals with developing undeveloped land, expanding and upgrading older properties, and the development, use and marketing of properties. The core business encompasses the construction of residential properties and the design of buy to let apartments for investors.

➔ PHILOSOPHY

MITRAS Immobilien Investment works in a goal-oriented, cost-conscious and professional manner. Technological innovations, residential trends and user needs are taken into consideration when designing the building. For us it is a matter of course to work in a transparent way, and a high level of reliability is our top priority!

➔ SECURITY

MITRAS Immobilien prides itself on the fact that you, as the buyer, immediately have the security of being entered in the land register - so from day one you are the official owner of the property.

➔ INVESTMENT

With its Investment Circle, **MITRAS** offers exclusive investment opportunities to a hand-picked group of investors. The **MITRAS Investment Circle** gives investors direct access to outstanding and attractive property investments. Profit comes from purchasing at the right price - this is where future value growth and rental return is decided



➔ HANNES REIFSCHNEIDER

entered the property business at the age of 22 years after completing technical college. Over the years, he systematically built up the purchase and sale of properties in Austria, Germany and Portugal, and today is a successful property developer. As a shareholder and managing director of Mitras Holding, he is to a large degree responsible for the company's success.



➔ DIPL.ING. NIKOLAS TURBOCK

Architect, master builder and all-rounder in the field of building construction; he was self-employed by the age of 25 and at a young age already held senior positions in all technical areas of construction. As managing shareholder, he is responsible for all technical issues: from the project idea and development to the construction work, he is always at the service of our customers.

PROJEKT A21

ANTONSGASSE 21-23 | 2500 BADEN

5 EXCLUSIVE NEWLY-BUILT TOP FLOOR APARTMENTS WITH SPACIOUS TERRACES

➔ PROJECT DATA

- 5 top floor apartments with spacious terraces
- Size of apartment 70 m² – 115 m²
- excellent infrastructure
- absolute tranquility in the centre of Baden



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➔ IN THE HEART OF BADEN

PROJEKT A21



- FREE OF COMMISSION
- GOOD INFRASTRUCTURE
- ALL APARTMENTS FACING SOUTH
- QUIET AREA

New residential project Antonsgasse 21-23. The existing apartment block will be renovated, including putting in new risers and a new façade. During the course of the work, 5 top floor apartments with terraces will be created. The top floor will be developed into 5 apartments with beautiful views, in a quiet central location.

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PROJEKT G8

GARTENGASSE 8 | 2500 BADEN

12 MODERN NEWLY BUILT APARTMENTS WITH TERRACES AND BEAUTIFUL GARDENS

➔ PROJECT DATA

- 13 newly built apartments with terraces or private gardens
- Size of apartment 45 m² – 95 m²
- close to the centre of town 5 min. walk from Baden pedestrian zone
- good infrastructure



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➔ QUIET AND CENTRAL LOCATION - KURSTADT BADEN

PROJEKT G8



New residential project Gartengasse 8. The existing residential building will be demolished, and 13 newly-built apartments with terraces and private gardens in a quiet central location will take its place.

- FREE OF COMMISSION
- DIRECTLY FROM THE DEVELOPER
- NEW BUILD
- COVERED PARKING SPACES
- COMPLETION: SPRING 2017

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PROJEKT TRI

TRIBUSWINKEL NEAR BADEN

RENOVATED BUILDING WITH A SQUARE COURTYARD AND A NEW BUILDING WITH VIEWS OF THE ANNINGER

➔ PROJECT DATA

- 43 apartments (garden/roof terrace/maisonette apartments)
- Size of apartment from 47 m² – 129 m²
- High-quality infrastructure in the vicinity
- Excellent educational facilities in neighbouring Baden
- Good transport connections



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➔ AFFORDABLE LIVING IN A QUIET AREA

PROJEKT TRI



- FREE OF COMMISSION
- EXPECTED COMPLETION: SPRING 2017

The Tribuswinkel residential project

The existing house will be renovated including new risers and a new façade, and as a result 43 new residential units (combination of old structures and new build) will be created. The project will be built in an absolutely quiet green area near the centre of Tribuswinkel.

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PROJEKT K52

KETZERGASSE 52 | 1230 WIEN

13 STYLISH APARTMENTS WITH TERRACES AND PRIVATE GARDENS

➔ PROJECT DATA

- New build with 13 apartments with terraces and gardens
- Size of apartment from 54 m² – 116 m²
- Top kitchens including brand-name appliances and luxurious fittings
- Top infrastructure and the best transport connections



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➔ OUR BUY-TO-LET APARTMENT PROJECT

PROJEKT K52



- FREE OF COMMISSION
- INPUT VAT DEDUCTION POSSIBLE
- INCOME FROM LETTING AND LEASING
- COMPLETION: SPRING 2017

In Vienna's 23rd district, Ketzergasse 52, a new build with 13 flats is being created. The building is very well connected to the public transport network, and numerous shopping facilities are in the immediate vicinity. Apartments from 54m² to 116m² with well thought-out layouts, which are handed over with surfaces finished, ensure a stable increase in the value of your investment.

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PROJEKT H7

HENRIETTENPLATZ 7 | 1150 VIENNA

6 EXCLUSIVE TOP FLOOR APARTMENTS WITH TERRACES

➔ PROJECT DATA

- 6 top floor apartments offering splendid views
- Size of apartment from 64 m² to 134 m² with terraces
- Top kitchens including brand-name appliances and luxurious fittings
- Top infrastructure
- The best transport connections



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➔ LOFT CONVERSION WITH A BEAUTIFUL VIEW

PROJEKT H7



- DIRECTLY FROM THE DEVELOPER
- BUILDING RECENTLY REFURBISHED
- FREE OF COMMISSION

In Vienna's Fünfhaus district, **Henriettenplatz 7** there are 6 top floor apartments with a beautiful view over Vienna. The building is very well connected to the public transport network, and numerous shopping facilities are in the immediate vicinity. Apartments from 64m² to 134m² with well thoughtout layouts, which are handed over ready to go.

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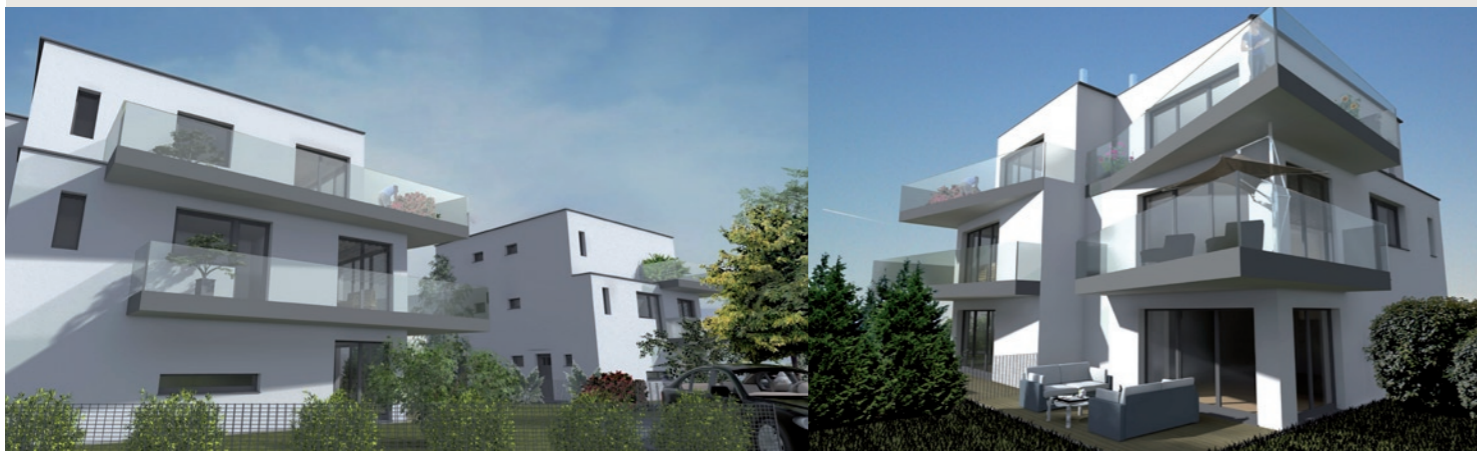
PROJEKT P2

2380 PERCHTOLDSORF NEAR VIENNA

2 EXCLUSIVE SEMI-DETACHED HOUSES WITH 4 RESIDENTIAL UNITS

➔ PROJECT DATA

- New build project with 105 m² – 140m² living space
- Properties 230 m² – 280 m²
- Covered car ports
- 25m² sunny terraces



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➔ EXCLUSIVE ACCOMMODATION IN PERCHTOLDSORF

PROJEKT P2



Percholdsdorf - New-build project using ecological building methods, solid brick construction. 2 exclusive semi-detached houses with 105-140 m² living space, 24 m² terrace and 230-280 m² plot size. Covered parking spaces (car port).

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PROJEKT B7

2540 BAD VÖSLAU, HOCHSTRASSE 7

3 BEAUTIFULLY REFURBISHED APARTMENTS 2 TOP FLOOR APARTMENTS 4 TOWN HOUSES

➔ PROJECT DATA

- top floor apartments offering splendid views
- 4 town houses with shared garden
- Modern high-quality building style
- Top infrastructure, in the centre of town
- The best transport connections to the A2 and the main southern railway line



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➔ MODERN ACCOMMODATION FOR DEMANDING CLIENTS

PROJEKT B7



Bad Vöslau - The existing apartment block has been renovated, including putting in new risers and creating a new façade, and as a result, 3 renovated flats with terraces have been created. The top floor has been developed into 2 apartments with beautiful views. At the rear of the property 2 semi-detached houses have been built with a shared garden and with terraces, in a quiet central location..

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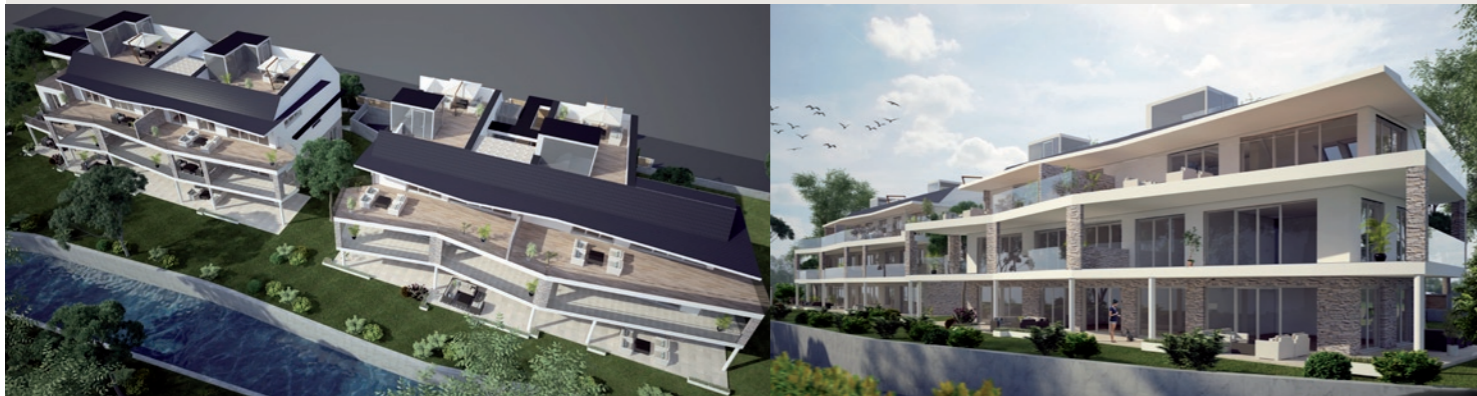
PROJEKT H49

2371 HINTERBRÜHL, HAUPTSTRASSE 49

NEW BUILD WITH 15 APARTMENTS WITH TERRACES AND GARDENS

➔ PROJECT DATA

- Exclusive, modern new builds
- Quiet and central location
- Directly from the developer
- 26 underground parking spaces



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➔ STYLISH ACCOMMODATION IN HINTERBRÜHL NEAR MÖDLING

PROJEKT H49



In the middle of **Hinterbrühl** a modern 3-storey residential project will be built using low energy construction techniques. There are 15 apartments between 77 -121 m² on one or two levels with spacious balconies, terraces or private gardens. The single, integrated terraced house forms an exciting contrast to the rest of the complex.

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INVESTMENT ALGARVE

PORTUGAL

APARTMENTPROJECTE DIRECTLY BY THE SEA

➔ We are currently assembling a portfolio of individual apartments along the sea front. The investor benefits from our know-how and our connections in the Algarve. The apartments will be rented out and the collective apartment package will be sold after the targeted value appreciation.



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➔ APARTMENTS IN MARVELLOUS SURROUNDINGS

BERLIN PROJECT



PORTUGAL - PROJECT SCHEDULE: Project schedule / project planning / marketing concept / conversion and expansion of the property / leasing of the apartment complex / project management via Mitras / sale of the entire apartment complex

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PROPERTY PACKAGE BERLIN

10 PRE-1950s PROPERTIES WITH A TOTAL
OF APPROX. 25,500 m² USABLE AREA

➔ PROPERTY LOCATION

- Berlin Charlottenburg / 4 buildings
- Berlin Mitte / 3 buildings
- Berlin Neukölln
- Berlin Spandau
- Berlin Tiergarten
- Berlin Wedding

➔ The apartment blocks were purchased individually, developed and then sold as a package to an investment fund



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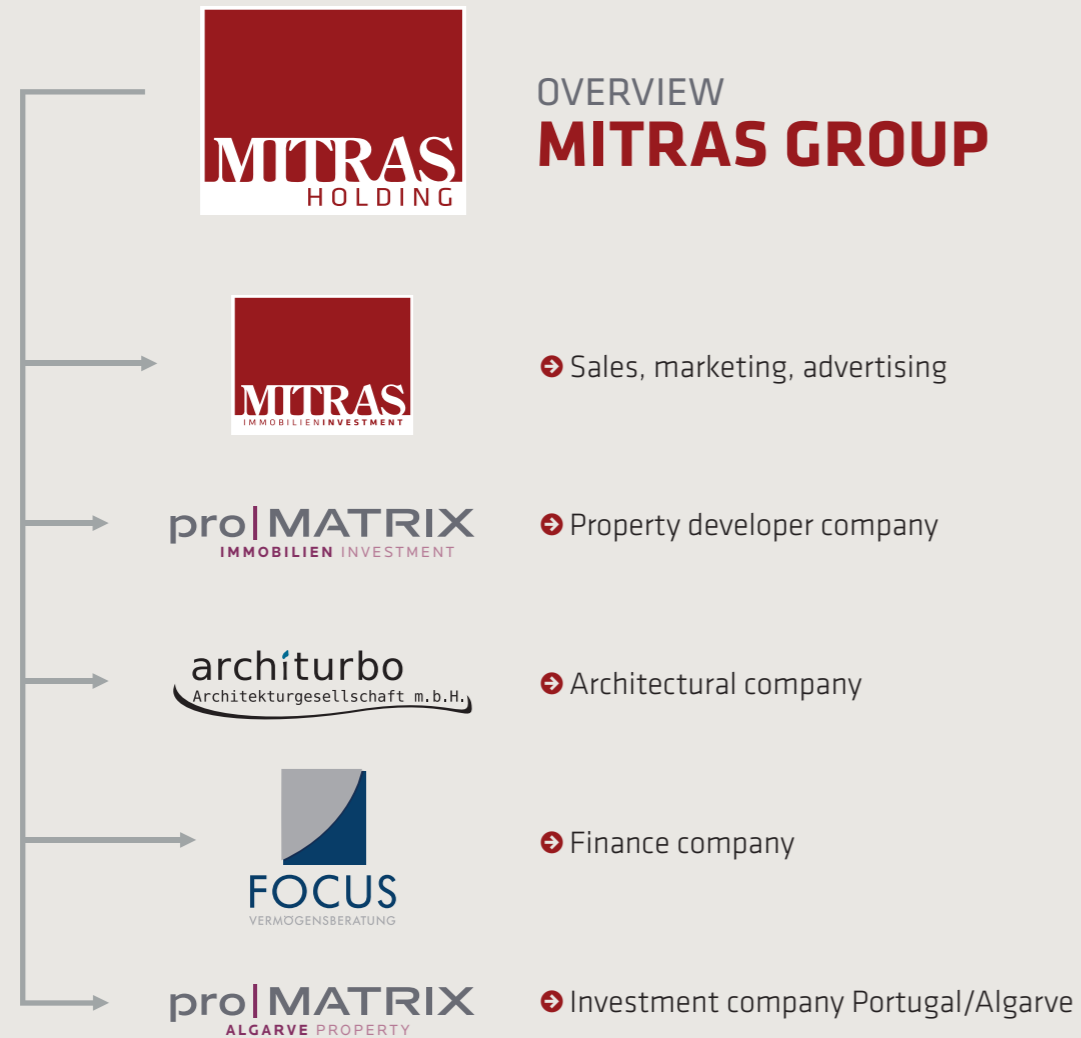
➔ PROPERTIES FOLLOWING THE LATEST TRENDS - IN BERLIN

BERLIN PROJECT

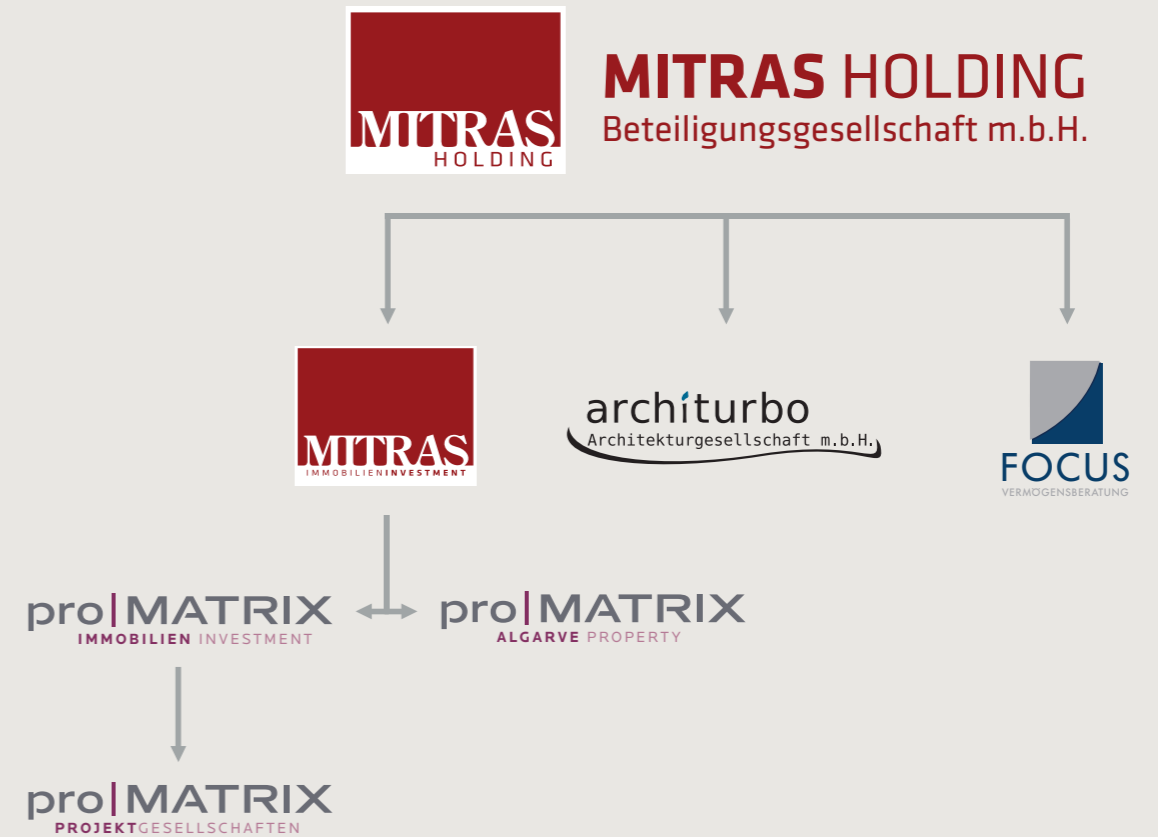


Berlin - Ten buildings, all in the best locations, individually selected and developed, finally resold as a package.

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➔ BUY TO LET APARTMENTS

The model of a buy to let apartment or investment apartment is based on a very simple idea. You buy an apartment, acting as an business person, which gives you tax benefits, and in effect you get the tenant to pay your mortgage back. When the model is successfully concluded, you own an unencumbered apartment. You can then use it for yourself, make money on it, i.e. through selling, or enjoy greater financial freedom because the rental income from the tenant gives you an additional earnings. The right financing and accounting for tax effects is vital for the success of your buy to let apartment. This is where Mitras' network partners can provide you with assistance and support...

.... No two buy to let apartments are

The core competency of MITRAS is the coordination of all involved parties and its one-stop-shop service. Our service acts as a link between clients, architects, construction companies, tradesmen and authorities. This all-round service provided by MITRAS frees you up as an investor of any burdens. From letting, housing management, collection and dunning processes to repair work - all work involving your property is organised by us. As our client you are able to hand over all work and activities required for a property investment to our experts.

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