

30th Baltic Valuation Conference





Virtual Conference, November 19th-20th, 2020



















Comparison method for an apartment

Facts:

Location:

 City:	ca. 120.000 inhabitants
 Number of inhabitants:	slightly growing
 Situated:	at or close to river/lake
 Economic situation:	moderate unemployment rate, industry and services most important economic sectors, university, tourism, in the surroundings mostly agriculture

Building/apartment:

 Age of construction:	2015
 Construction:	reinforced concrete construction
 Green building:	solar panels, up-to-date insulation, no other characteristics of green buildings
 Cellar:	no, first level for parking
 Levels:	6 floors, thereof 5 for apartments
 Level of apartment:	5
 Number of apartments per level:	4
 Staircase:	reinforced concrete stairs with pedestals
 Elevator:	yes, for 10 persons
 Other accessibility	for handicapped persons with stair lift, not for wheelchairs
 Heating:	central gas heating, underfloor heating
 Building technology:	doorphone with video, contemporary number of sockets, connections for washing machine and dryer in every apartment
 Floors:	tiles in different looks and contemporary size
 Windows:	lockable floor to ceiling windows, electrically operated exterior blinds, heat transfer coefficient 0,95 W/m ² K
 Living-room/kitchen:	1 (kitchen part of living-room)
 Bedrooms:	2

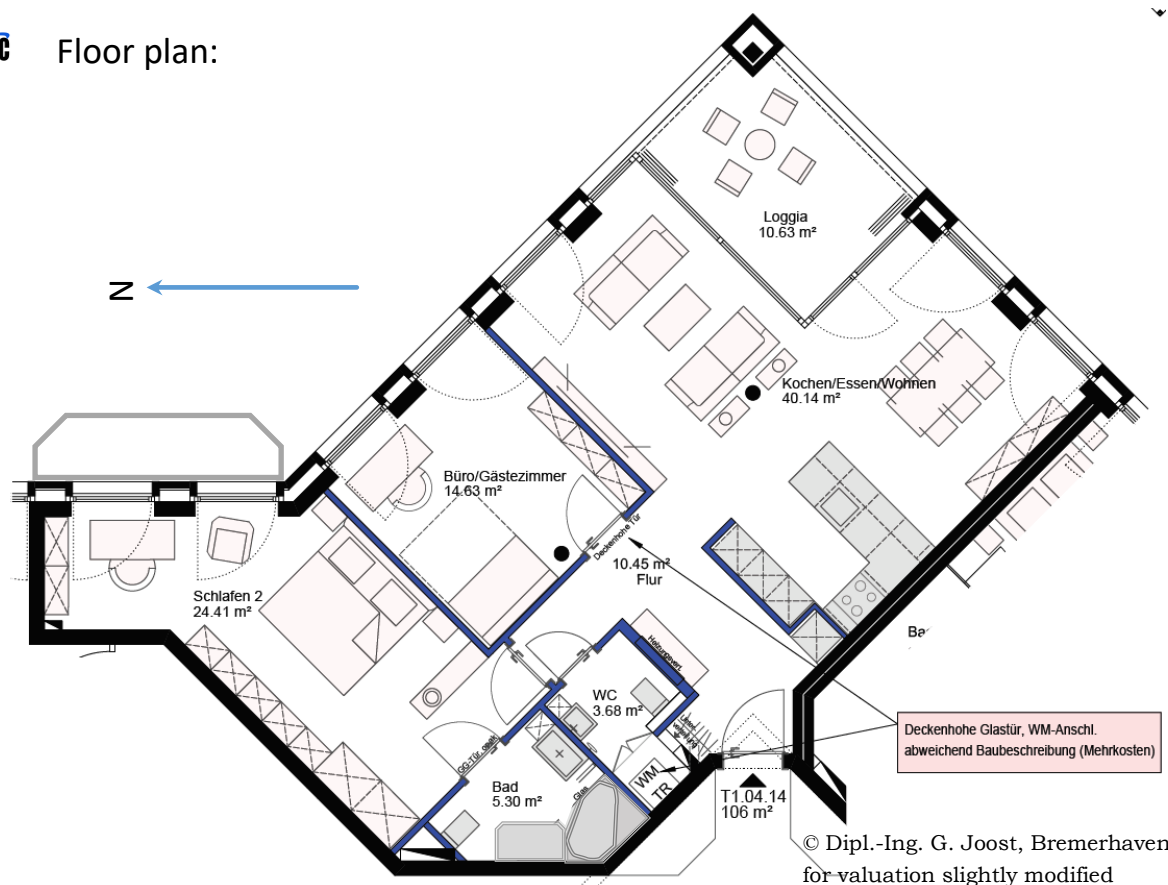
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- BVC** Bathrooms: 2 in good/superior quality, thereof 1 with bath-tub, shower, toilet and sink, and 1 with shower, toilet and sink, showers with low shower tray, tiles up to middle of the wall
- BVC** Doors: 2,10 m clear height, wheelchair accessible
- BVC** Balconies: 2, thereof 1 accessible from living room, aligned to the south-west, and 1 accessible from one of the bedrooms, aligned to the east
- BVC** Size: 105 m² incl. balconies (by half of the size)

BVC Floor plan:



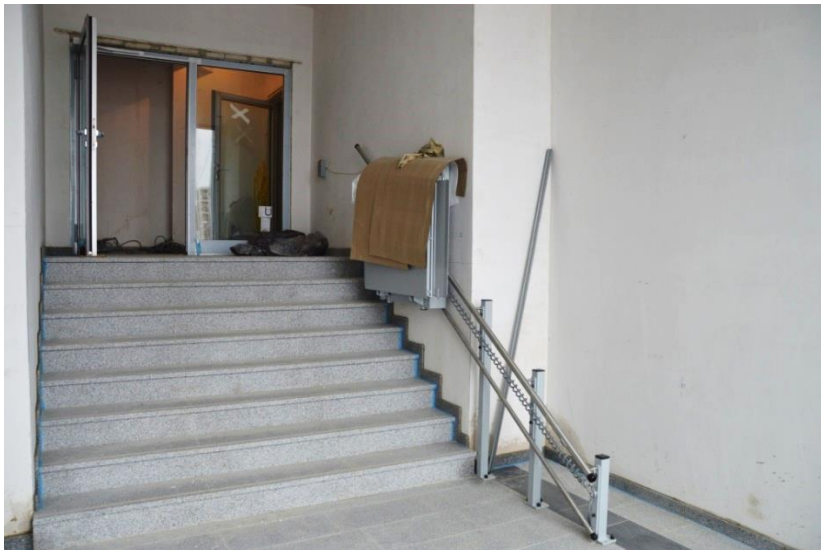
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Photos: Jörg Thaden

exterior view



stair case with stair lift



living room with loggia

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Photos: Jörg Thaden

view from loggia to living-room/kitchen



open kitchen



bedroom

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bathroom and WC (exemplary photos)

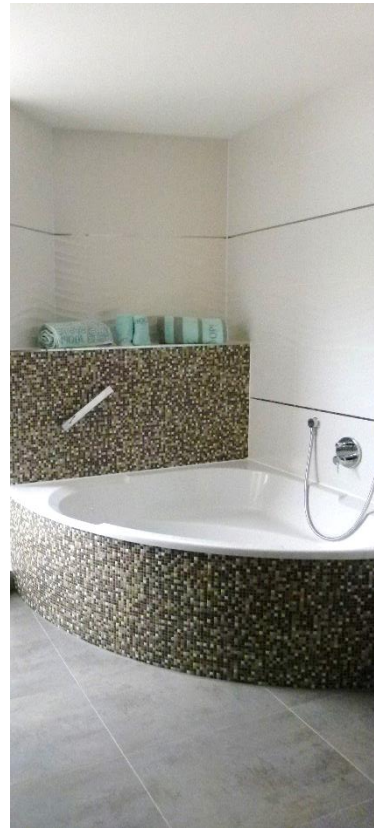


Photo left above:
Jörg Thaden
other photos: Ina
Viebrok-Hörmann