



One of the most beautiful real estate projects in Germany is being built in Duisburg-Ruhrort. Less than 15 minutes from the city center, a new 4-hectare city district is to be built directly on the Rhine. We are looking for investors and project developers who feel like participating in the project by fronting or in person and make the Ruhr area even more attractive.

1. Duisburg, culture and livable city:

The cultural city of Duisburg is increasingly becoming an indispensable metropolis in the Ruhr area. Many museums, cultural and recreational opportunities, as well as spacious landscaped areas attract people to visit and linger and make Duisburg livable and endearing. The Ruhrgebiet wants to be literally discovered, conquered and experienced.

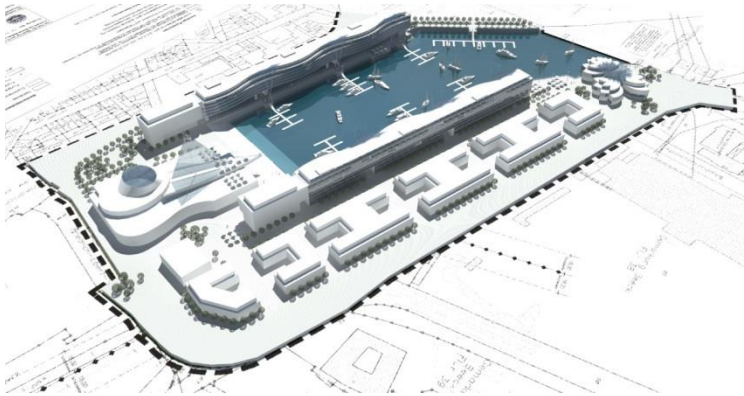
The good connection to the public transport, as well as to the motorway network ensure that the city is an economic engine in NRW. A big startup scene and many established companies offer the opportunity to grow or change jobs. The economic situation of the Ruhr area is therefore excellent and continues to improve.

If you want to spend your free time, Duisburg and the Ruhr also offer many opportunities. Numerous beer gardens and restaurants invite you to linger by the water in summer. But also, on the water you can actively shape your free time. Living in the Ruhr area and especially in Duisburg therefore offers more than one recognizes at first glance.



2. The project:

To be built is a new city district, which is already coordinated with the city of Duisburg. Over 4 hectares offer the possibility to live and / or work. Constructed U-shaped around a former harbor on the Rhine, several plants together are to offer a new starting point for working, living and well-being. A total of over 20,000 m² of living space and over 10,000 m² of commercial space are to be built on five properties. In one area for instance a marina with living space in form of apartments and marina-affine trade will emerge.



Furthermore, apartments are to be built in up to five-stories construction with south orientation and retail. A public promenade will be additionally built in advance. At the top are cultural institutions and a medical center. In addition, a hotel, medical center and facilities for senior citizens as well as offices on the southern side are planned. Since the planning

process has not yet been completed, a number of changes can still be made to the development and, accordingly, ideas can be introduced. The usable water area owned by the developer company covers the size of 8 ha.

3. How is the team structured?

The team has many years of experience in the implementation of major real estate projects in Germany and therefore is more than suitable to carry out this project. Individual team members were for instance involved in the construction of the Waldorf Astoria in Berlin.

NRG AG
Executive Management



Aktiengesellschaft
NRG Swiss GmbH

Aubündt 36 LI 9490 Vaduz
Telephone: +423 231 2322 - Telefax: +423 232 4133
Mobile: +41 76 443 7273

Project Management and Business Development
www.nrg-ag.li
mail@nrg-ag.li

Berlin 10711 - Kurfürstendamm 130
Telephone: +49 30 2084 98937
Mobile: +49 17 71 74 7273