



Saxony - low prices, high yields !

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Lately the **properties in Saxony** have gained an extreme popularity with the international investors. The reason is very **low prices** and unusually **high yields**. Presently the low prices are caused due to the recent history of Saxony as one of the states included in the former German Democratic Republic. After the painful reunification of Germany the Eastern part suffered from closure of state enterprises, increase of unemployment and therefore slump in prices for real estate...

At the moment Saxony is revived, the cities are being restored; the old buildings are being renovated. Big cities such as **Dresden, Leipzig and Chemnitz** have gained a big popularity among tourists, tenants and investors. Every year more and more tourists are coming to visit the historical cities and picturesque landscape of Saxony. Special popularity has gained the city of arts, the capital of Saxony - Dresden. Leipzig is considered to be one of the most dynamically developing cities of Eastern Germany. It returns its former status of trade city and city of exhibitions. Chemnitz with its Technical University, counting more than 10.000 students, is considered to be the student city of Eastern Germany.

High yields are caused by quite high rental fees and low prices. Annual yields for separate apartments can reach **6-10%**. For the whole apartment blocks they could be even more - **9-14%**.

Information about Saxony (source Wikipedia):

Free state of Saxony - a state of Federal Republic of Germany

Capital - Dresden.

Area: 18.415,51 qkm

Population: 4.205.131 people

Population density: 229 people/qkm

Saxony borders on **Thuringia** and **Saxony-Anhalt** in West, on **Brandenburg** in North, on **Poland** in East, on **Czech Republic** in South and on **Bavaria** in South-West. The border is 1190 km. long.

Saxony is the most Eastern federal state of Germany. It has old industrial traditions. The biggest cities are: **Leipzig** (495.000 population), **Dresden** (480.000 population) and **Chemnitz** (250.000 population).

The most important mountains are Erzgebirge and Saxon Switzerland. The mountain Fichtelberg in Erzgebirge is the highest point of Saxony (1215 meters). The most important and the biggest river of Saxony is Elba, crossing Saxony from South-East to North-West. Other important rivers are: Mulde, Weiße Elster and Spree, flowing to the North and belonging to the river system of Elba.

Saxony has a great number of **magnificent palaces** and skillful decorated parks. Along with the Dresden Zwinger other touristic attractions are: palaces Moritzburg, Ramenau, Klaffenabach surrounded with moats, a palace and park Pelnitz and garden-park Heidenau-Großsedlitz. Universities are present in Leipzig, Freiberg, Dresden and Chemnitz.

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