



Condition
well-kept

62,81 m²

Living space

Floor

1

2
Rooms

Purchase price

€ 614.900,00

No

rented

Apartment No.: 1111-16

Location.

Großbeerenstraße 56A, 10965 Berlin



In global city rankings, Berlin has been among the top ten for years. Complex cultural events, an engaging way of life, and a unique history have earned the metropolis its global renown. It motivates millions of visitors every year to come to Berlin to see for themselves. Over the past decade, about 400,000 of them were so captivated by the city that they decided to stay for good.

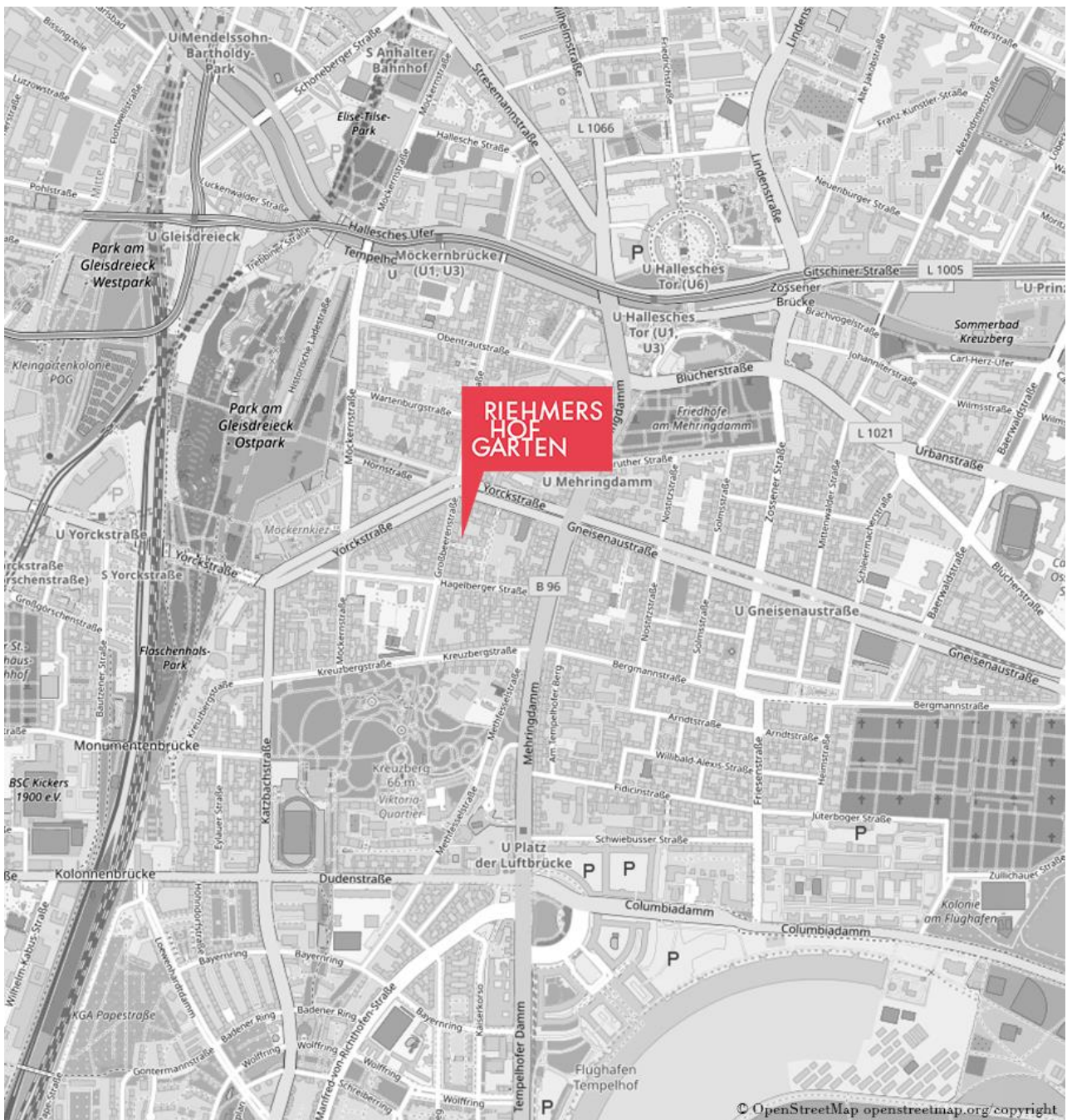
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic dynamic that attracts companies from inside and outside the country. Its location in the European heartland recommends it as place of business every bit as much as its ability to provide high-skilled graduates and its proximity to the start-up scene with its innovative potential for prospering businesses of tomorrow.

In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous appeal. Every store here is one of a kind—whether it sells wine, pastry or coffee, antique junk, designer artefacts or vintage goods by the pound, gourmet dog food, vegan takeaway food or famous sausages—while the space in between is dotted with cinemas, theatres and churches that occasionally double as concert halls. All of this embedded in a historic setting of streets that are testimony to the cultural heritage of the city. Viktoriapark, Gleisdreieck Park or the vast grasslands of the former Tempelhof airport grounds provide plenty of outdoor space for local recreation and leisure activities.

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Property.

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It is a gem dating back to Imperial Germany, and an asset to Berlin as architectural landmark: Riehmers Hofgarten.

At the time, Wilhelm Riehmer let his courage and visionary zeal inspire him to bypass the urban planning standards of his day in favour of upscale liveability. Instead of pursuing a dense development of tenements grouped around tiny courtyards, the master builder created a lavish ensemble on his plot in 1891/1892, elegantly grouped around a park-like garden with private cobbled streets.

The baroque-revival complex of buildings with its decorative style elements counts among Berlin's cultural monuments. With close attention to detail and the diligence of a heritage curator, it was extensively refurbished and restored to its erstwhile splendour. The imposing façade presents itself with bright structures whereas the staircases inside are dominated by warm earthy colours. Inspired by the historic designs, the doors, windows and handrails were also overhauled.

Modern-day amenities were integrated in the building in order to satisfy the upscale expectations of our day and age. The lighting system combines design with upscale technology, the same being true for the bell and intercom system. Water supply lines and waste water pipes were replaced, while electrical and heating installations were either upgraded or replaced.

The eleven entranceways are named after scions of the Hohenzollern dynasty. The Alexander entranceway, for one, provides access to five flats at Grossbeerenstrasse 56 A, one each per floor.

Residents of this housing complex have the shared use of the attractive courtyard garden whose groomed trails, picnic lawns, boule court and playground offer various options for hanging out and comparing notes. Other amenities include having access to the roofed-over buggy and bicycle park, and access to the underground car park via the courtyard garden.

<https://www.riehmers-hofgarten-berlin.de/en/>

Ambient film: <https://youtu.be/a8UpOfCZ4MI>

RIEHMERS HOF GARTEN

DAS KULTURGUT



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Facilities.

Großbeerenstraße 56A, 10965 Berlin



Riehmers Hofgarten offers a variety of options, including this tenant-occupied 2-bedroom flat of about 63 square metres on the first floor at Grossbeerenstrasse 56 A that is ready to be redecorated in creative ways while offering exciting potential as a long-term investment.

A historic mosaic reading SALVE on the threshold welcomes you inside. The lovingly restored stairwell takes you up to the flat available on the first floor. Upon entering, you find yourself in a small entryway, with a bright bedroom on your left, toward the west-facing building front, that would make a great living room. The tub-equipped bathroom is oriented toward the opposite side and overlooks the leafy courtyard. From the entryway, it is located on your right, whereas the kitchen door lies right across from the front door. With its 15 square metres, it provides enough space for a cosy dining area. Its windows also open onto the courtyard garden. Passing through the kitchen, you enter the second, smaller bedroom of around 16 square metres. It faces west, just like the other bedroom.

The unit features all the components that typify period buildings, such as board floors, historic plaster mouldings on high ceilings, wooden doors and double-cased windows, which were overhauled on the outside.

Visitors are admitted via a modern bell and intercom system. In addition, a basement store room is assigned to the flat. Bicycle parking spaces are available in two of the courtyards. Beneath the landscaped grounds lies an underground car park with spots for cars and motorcycles.

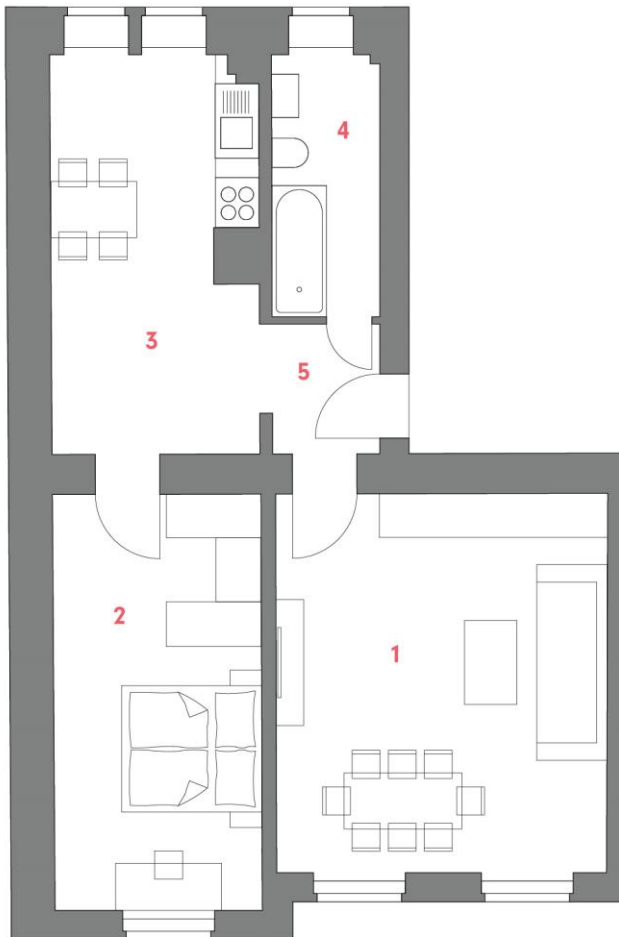
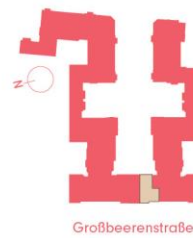
This is a special opportunity to invest in a flat in a heritage building with a bright future that lets you turn your personal interior design ideas into reality.



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Floor plan.

Großbeerenstraße 56A, 10965 Berlin



WE 16 2-Zimmer-Wohnung im 1.OG

2-Room-Apartment, 1st Floor

Großbeerenstr. 56A, Aufgang Alexander

1	Wohnzimmer / Living room.....	23,59 m ²
2	Schlafzimmer / Bedroom.....	16,27 m ²
3	Küche / Kitchen.....	15,03 m ²
4	Bad / Bathroom.....	5,30 m ²
5	Flur / Hall.....	2,62 m ²

GESAMTFLÄCHE.....**62,81 m²**
Total living space

Maßstab / Scale 1:100



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Facts.

Großbeerenstraße 56A, 10965 Berlin

Purchase price	€ 614.900,00
Living space	62,81 m ²
Rooms	2

Property type	1-floor apartment
Monumental protection	Yes
Condition	well-kept
Floor	1
Elevator	No
Tenanted	No
Balcony/Loggia	No

Common charge	€ 232,90
Property mgmt. fee	€ 29,75
Maintenance fee	€ 12,10
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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