



Riehmers Hofgarten. Exklusiv seit 1898

Condition

In need of renovation

85,59 m²

Living space

Floor

0

3

Rooms

No

rented

Purchase price

€ 699.900,00

Apartment No.: 1111-26

Location.

Großbeerenstraße 56B, 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.

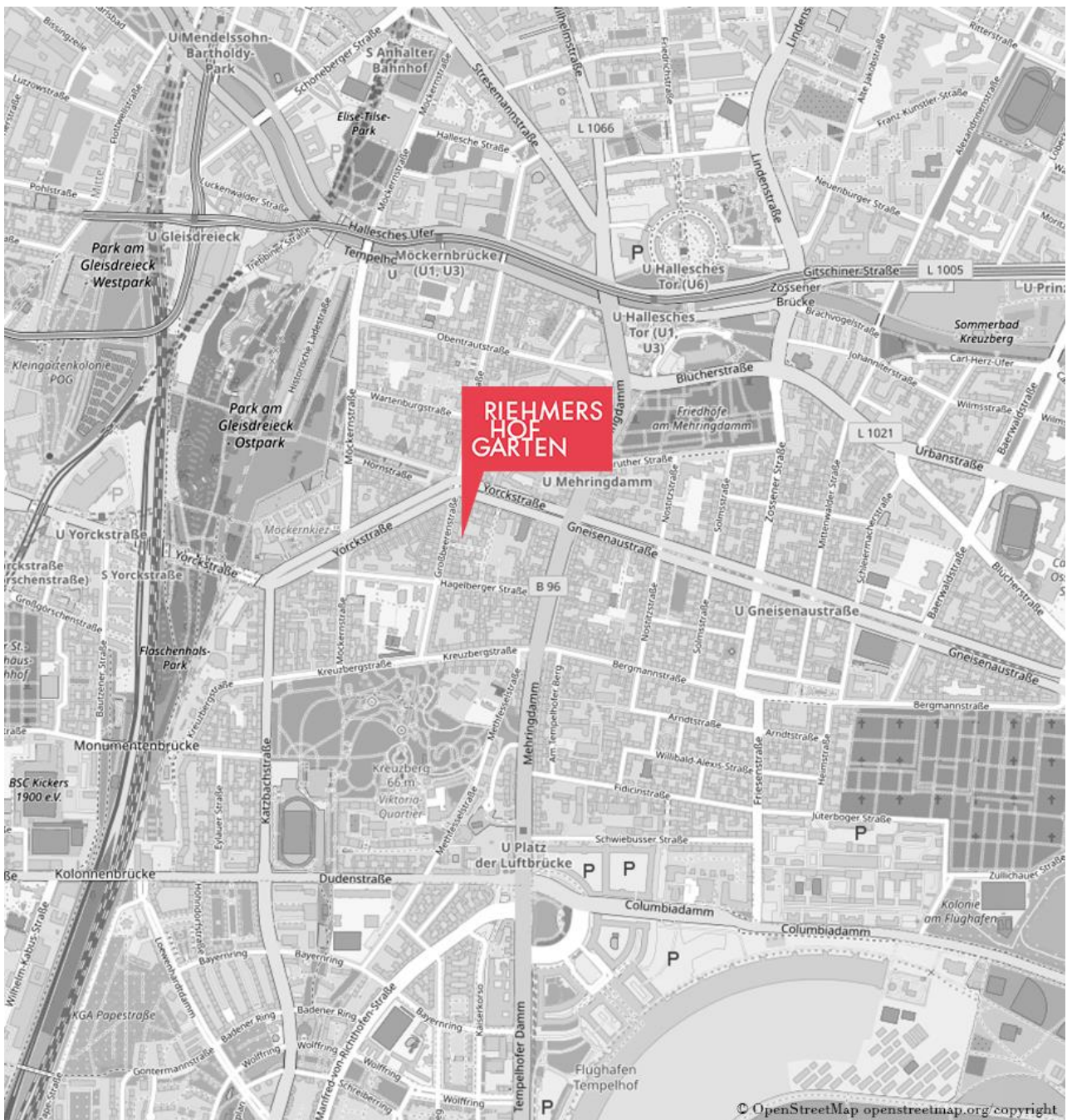
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic 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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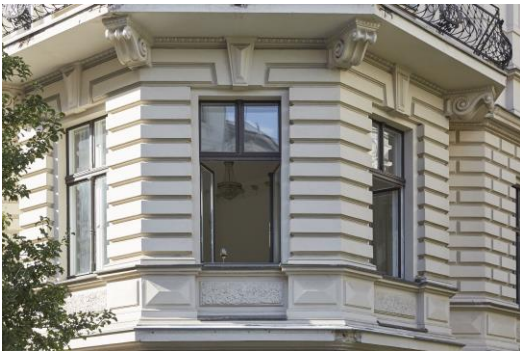
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Property.

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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 as builder inspire him to bypass the urban planning standards of his day in favour of upscale liveability. Rather than sticking with the dense development of tenements grouped around tiny courtyards, the master builder in 1891/1892 used a plot he owned to create a magnificent ensemble.

With close attention to detail and the diligence of a heritage curator, large parts of the splendid vintage building were restored. It positively beams now with its regained historic glamour. The patrician façades present themselves with bright structures whereas the staircases inside are dominated by warm earthy colours. The entrance doors to houses and flats, the windows and stair railings were overhauled in line with their original historic design. Partially uncovered frescoes on the mezzanine levels illustrate the artful aesthetics of the era when the house was built.

The lighting system as well as the bell and video intercom system complete the authentic design by adding upscale state-of-the-art technology. Water supply lines and waste water pipes were replaced, while heating and electrical installations were either upgraded or replaced.

The eleven entranceways are named after scions of the Hohenzollern dynasty. Hence the entranceway to the ground-floor flat at Grossbeerenstrasse 56 B is called Berthold. With its three bedrooms on almost 85 square metres, the flat will enchant anyone who appreciates period buildings, upgraded to modern specifications.

As a community, the residents of this housing complex have the use of the courtyard garden whose groomed trails, picnic lawns, boule court and playground offer various options for passing the time. Other amenities include having access to the roofed-over buggy and bicycle park, and access to the underground car park via the courtyard garden.

RIEHMERS HOF GARTEN

DAS KULTURGUT



Apartment No.: 1111-26

Facilities.

Großbeerenstraße 56B, 10965 Berlin



Extensive redevelopment of the building in close consultation with the heritage conservation authority was combined with upgrades to modern requirements in order to restore the complex to new splendour. Which makes it all the more exciting that you get to bring your personal interior decorating ideas to Grossbeerenstrasse 56 B.

This ground-floor unit, formerly used for commercial purposes, is now available for use as a 3-bedroom flat of 85 square metres. All of its rooms branch off from the entryway. On your left, as you enter, you will find the three bedrooms, while the kitchen lies straight ahead and the bathroom on the right, waiting to be decorated according to your own ideas. It extends over nearly 5 square metres. The kitchen has a footprint of 11 square metres. Its window looks out into the backyard, as does the bathroom window.

The living area measures a generous 32 square metres, and is connected by a door to the next room of 13 square metres. The latter is virtually identical to the third bedroom that is slightly larger at around 14 square metres. The living and sleeping quarters all face the landscaped courtyard garden. A private basement storage locker is assigned to the flat.

The flat is ideal for a single- or two-person household that appreciates living at eye-level with the lovely courtyard garden. The unit as a whole is ready to be refurbished and to be customised to the incoming owner's ideas and requirements under the building code.

The flat features all the elements that typify period buildings, such as wooden board floors and historic plaster ornaments on high ceilings, as well as wooden doors and double-cased windows which were overhauled on the outside. The mail box system was also replaced in the course of the refurbishment.

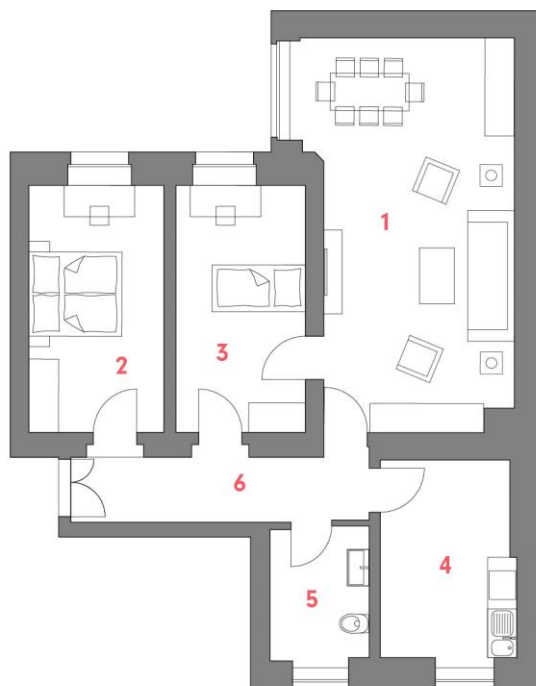
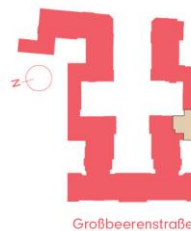
This is an opportunity to acquire a conveniently accessible ground-level flat in a heritage building in Berlin that has been upgraded to modern specifications.



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Floor plan.

Großbeerenstraße 56B, 10965 Berlin



WE 26 3-Zimmer-Wohnung im EG

3-Room-Apartment, Ground Floor

Großbeerenstr. 56B, Ausgang Berthold

1	Wohnzimmer / Living room.....	32,84 m ²
2	Schlafzimmer / Bedroom.....	14,10 m ²
3	Kinderzimmer / Children's bedroom.....	13,49 m ²
4	Küche / Kitchen.....	11,38 m ²
5	WC / WC.....	5,71 m ²
6	Flur / Hall.....	8,07 m ²

GESAMTFLÄCHE.....85,59 m²
Total living space

Maßstab / Scale 1:150

*Badplanung unter Vorbehalt



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Facts.

Großbeerenstraße 56B, 10965 Berlin

Purchase price	€ 699.900,00
Living space	85,59 m ²
Rooms	3

Common charge	€ 309,36
Property mgmt. fee	€ 29,75
Maintenance fee	€ 16,80
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

Property type	Ground floor apartment
Monumental protection	Yes
Condition	In need of renovation
Floor	0
Elevator	No
Tenanted	No
Balcony/Loggia	No

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