



Riehmers Hofgarten.
Exklusiv seit 1898

Condition

By arrangement

110,48 m²

Living space

Floor

0

3

Rooms

No

rented

Purchase price

€ 889.900,00

Apartment No.: 1111-46

Location.

Großbeerenstraße 56C, 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.

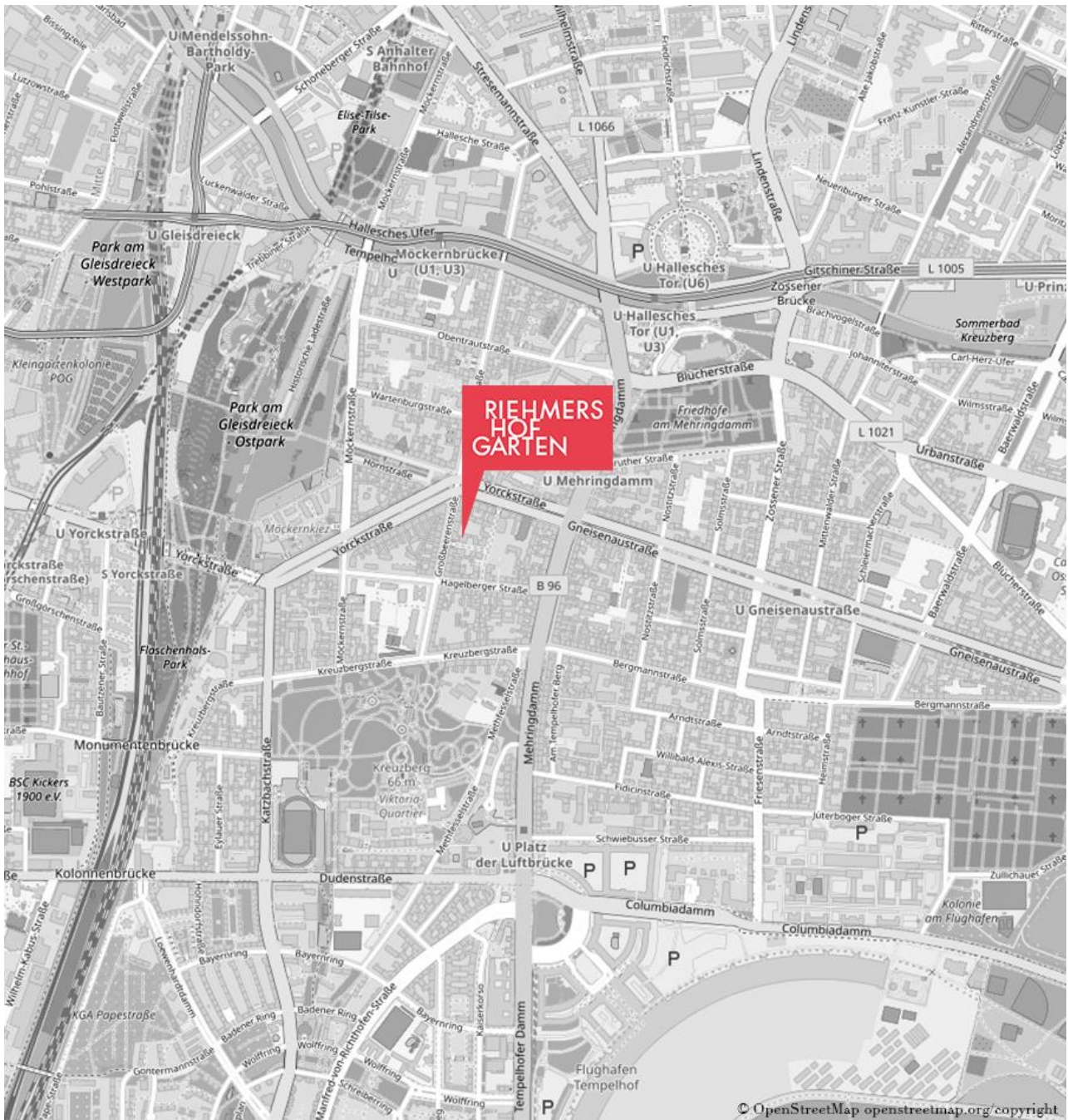
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic 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 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 elegantly embedded in a park-style garden. The baroque-revival complex of buildings with its decorative style elements is one of Berlin's heritage sites. With lavish attention to detail and the diligence of a heritage curator, buildings and outside facilities have now been largely restored to their erstwhile splendour. The sublime façade presents itself with bright structures whereas the staircases inside are dominated by warm earthy colours. Doors, windows and handrails were also overhauled and pay homage to the original designs.

The lighting system as well as the bell and intercom systems 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. The entranceway at Grossbeerenstrasse 56 C, which is called "Carl," admits you on the ground floor to a commercial unit of 110 square metres with private front yard whose premises would work well as an office or doctor's surgery. As part of the building community, the occupier of the commercial unit and staff have the use of the attractive courtyard garden whose groomed trails, picnic lawns, boule court and playground offer various options for taking breaks, hanging out and comparing notes. Other amenities include 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.: 1111-46

Facilities.

Großbeerenstraße 56C, 10965 Berlin



The way to this commercial unit takes you through passageways and across the sprawling courtyard. With its easy accessibility, the premises are suitable for public business. There is a second entrance not open to the public from the "Burchard" entranceway.

In any case, the commercial unit on the ground floor extends over 110 square metres and has the use of two garden sections. The larger of these takes the form of a front yard right outside the official entrance. This room has a footprint of 43 square metres and would accommodate workstations and desks or alternatively display and presentation areas.

On either side of this spacious reception area lies another room each, measuring around 21 and 27 square metres, respectively. The larger of these is connected via several steps to two rooms that would be suitable for the installation of a sanitary area and kitchen. The third room also has a back entrance exiting into the greened backyard. This is where the unit's second garden section is located. Access to the premises is controlled by a new bell and intercom system, even outside the business hours.

The rooms were reinstated to a degree that permits the incoming owners to proceed freely with their plans. The existing floor plan would make it most sensible to fit out the premises as a doctor's surgery, including a reception area, smallish treatment rooms and labs as well as storage areas for technical, medical or other equipment. That said, using the premises as an office with various desks and work areas is also an option. Fresh ideas are legitimate and welcome as long as they take account of the requirements of conservation and historic district protection. The unit also comes with a dedicated basement storage locker.

Grossbeerenstrasse 56 C presents a great opportunity to secure commercial premises that, while part of a heritage complex, leave you plenty of freedom to decorate them freely.

RIHMERS HOF GARTEN

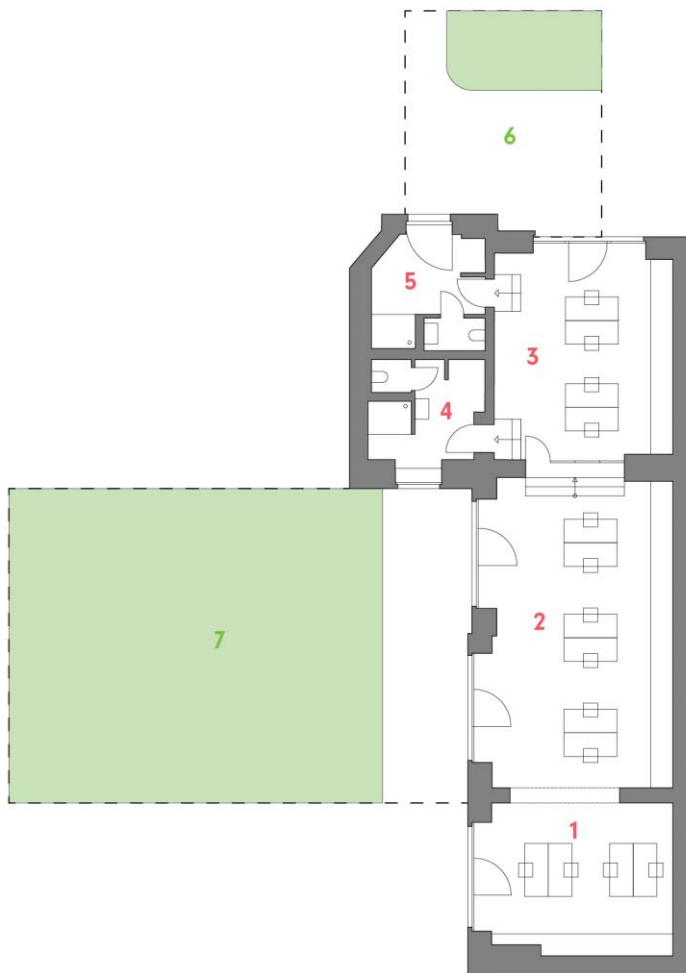
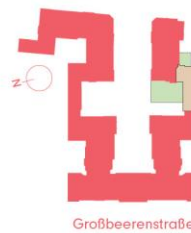
DAS KULTURGUT



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Floor plan.

Großbeerenstraße 56C, 10965 Berlin



GEWERBE 46 3-Zimmer-Gewerbe im EG

3-Room-Business, Ground Floor

Großbeerenstr. 56C, Aufgang Carl

1	Gewerbe / Business 1.....	27,53 m ²
2	Gewerbe / Business 2.....	43,90 m ²
3	Gewerbe / Business 3.....	21,88 m ²
4	WC / WC 1.....	8,15 m ²
5	WC / WC 2.....	9,02 m ²
6	Garten / Garden 1	
7	Garten / Garden 2	

GESAMTFLÄCHE..... 110,48 m²
Total living space

Maßstab / Scale 1:200



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Facts.

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Purchase price	€ 889.900,00
Living space	110,48 m ²
Rooms	3

Property type	Practice
Monumental protection	Yes
Condition	By arrangement
Floor	0
Elevator	Yes
Tenanted	No

Balcony/Loggia	No
Common charge	€ 542,12
Property mgmt. fee	€ 29,75
Maintenance fee	€ 24,62
Year of construction	1891

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