



# Riehmers Hofgarten. Exklusiv seit 1898

## Condition

First occupancy after refurbishment

**90,50 m<sup>2</sup>**

Living space

Floor

**1**

**3**

Rooms

**Purchase price**

**No**

rented

**€ 1.179.900,00**

Apartment No.: 1111-48

## 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.

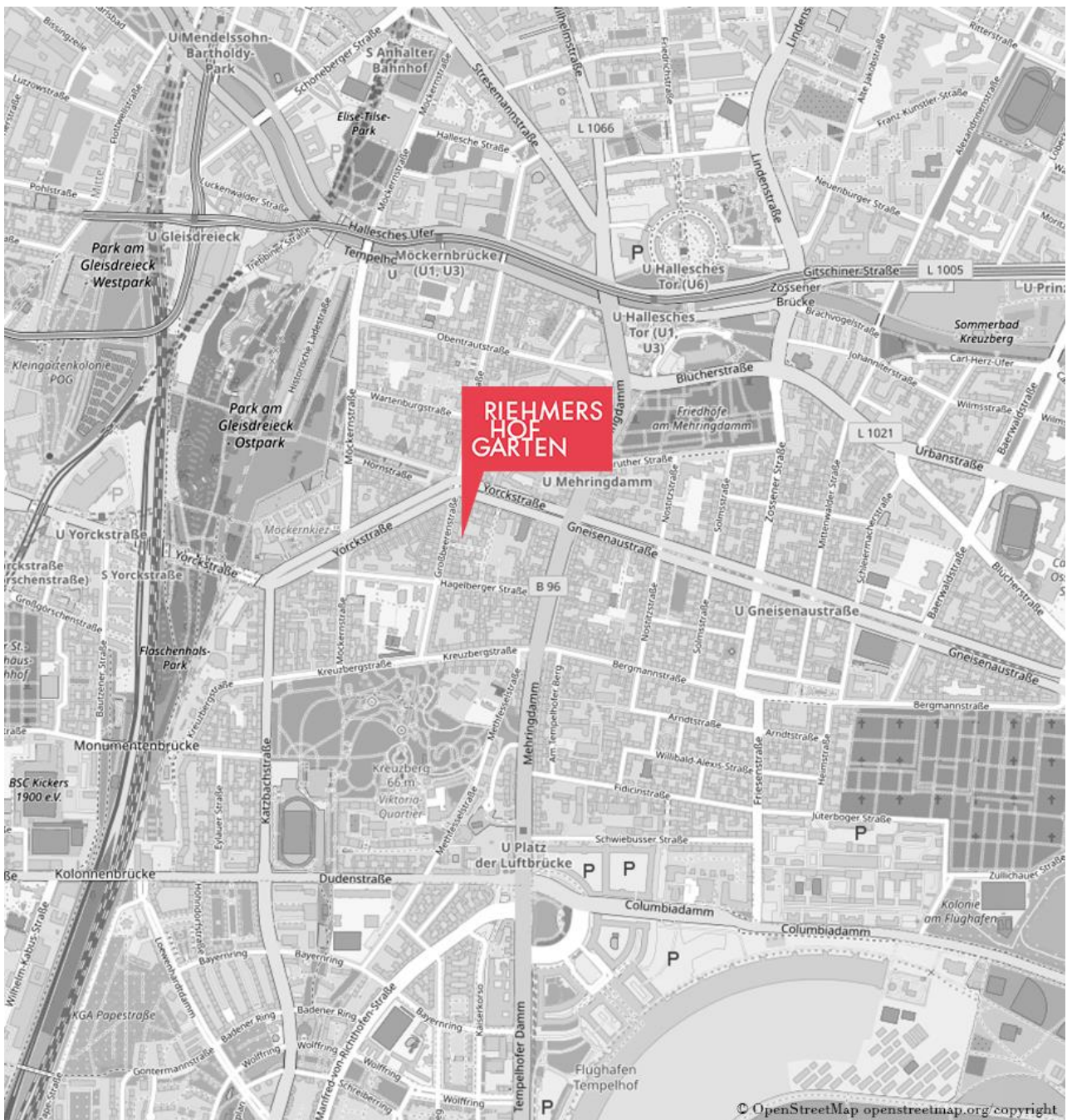
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous 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. 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. To meet sophisticated expectations, modern-day quality was seamlessly integrated. 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. The entranceway Carl at Grossbeerenstrasse 56 C gives you the choice of lift or stairs to ascend to a certain flat on the first floor up. Extending over almost 91 square metres. As a community, residents of this housing complex have the use of the attractive courtyard garden whose groomed trails, picnic lawns, boule court and playground offer various options for passing the time, hanging out and comparing notes. Other amenities include the roofed-over buggy and bicycle park, and access to the underground car park.



# RIEHMERS HOF GARTEN

DAS KULTURGUT



Apartment No.: 1111-48

## Facilities.

Großbeerenstraße 56C, 10965 Berlin



The 3-bedroom flat welcomes you with the generous sense of proportion that Berlin's stately front buildings are famous for. Refurbished in strict accordance with the specifications of the heritage conservation authority, the flat offers 91 square metres to spread out on. This extravagant unit is located on the first floor. Its three bedrooms are grouped in an unusually compact arrangement. Entering the flat, you will find yourself in an room of 23 square metres. The welcoming entryway, which gets light from east- and west-facing windows, already has the ambience of a living room. Right across from the flat entrance door lies the door to the master bedroom with its en-suite bathroom and its quiet ambience. In addition, a narrow hallway takes you past the exclusive guest WC to the eat-in kitchen of 20 square metres. Passing through the kitchen, you reach the balcony room next to it, of 21 square metres. In consideration of heritage guidance, the walls and floors were treated with great care, while plaster and ceiling ornaments were painstakingly restored, completed or even recreated in the original style. The same is true for the historic parquetry and the wooden floors. Wherever necessary, the herringbone parquet flooring was replaced with new parquetry elements resembling oak. The windows were overhauled as well. The elegant bathrooms feature beautifully shaped bathtubs and showers with matte black tiles on floors and walls. Only the decorative natural stone tiles above the wash basin disrupt the symmetry. Luxurious fittings and clever ceramic fixtures such as a WC with an integrated shower feature, downlights, wooden vanity substructures with illuminated drawers, and dimmable heated wall mirrors complement the design with purposeful finesse. To ensure optimal media connectivity, all internet, phone and TV cables have been replaced. A bolt crossbar lock secures the apartment entrance door. Also assigned to the unit are a basement storage locker and a parking spot.

# RIEHMERS HOF GARTEN

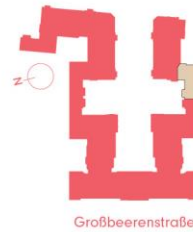
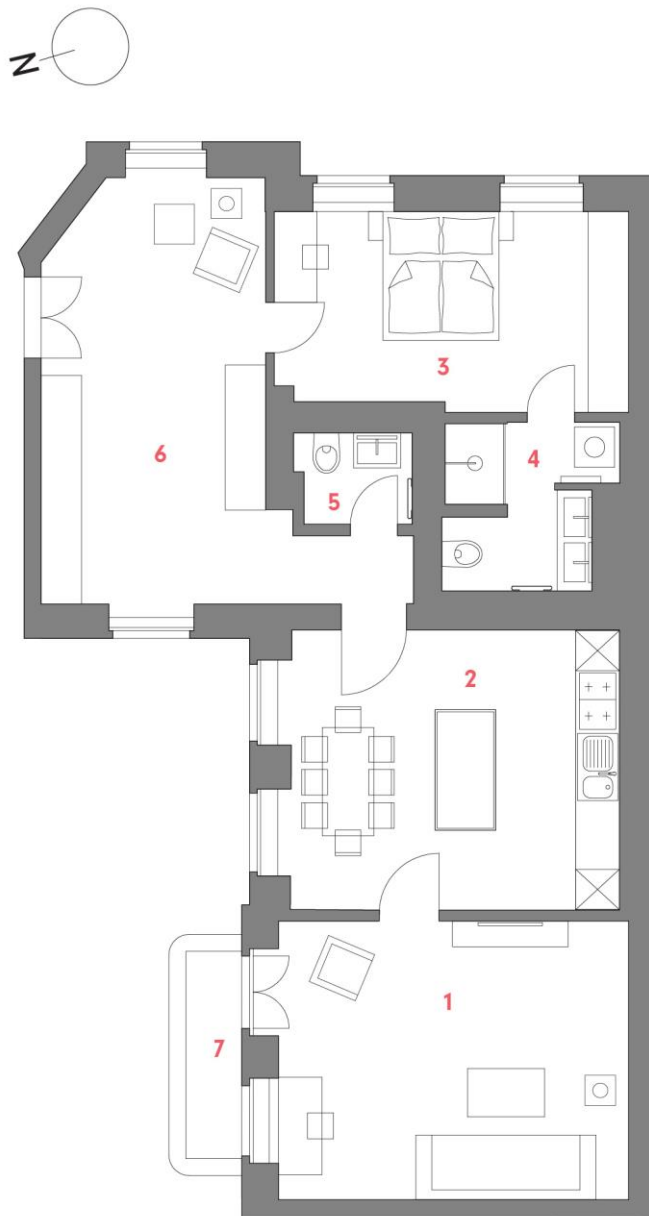
DAS KULTURGUT



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## Floor plan.

Großbeerenstraße 56C, 10965 Berlin



## WE 48 3-Zimmer-Wohnung im 1.OG

3-Room-Apartment, 1st Floor

**Großbeerenstr. 56C, Aufgang Carl**

- 1 Wohnzimmer / Living room..... 21,67 m<sup>2</sup>
- 2 Küche / Essen / Kitchen / Dining..... 20,41 m<sup>2</sup>
- 3 Schlafzimmer / Bedroom..... 15,68 m<sup>2</sup>
- 4 Bad / Bathroom..... 5,68 m<sup>2</sup>
- 5 WC / WC..... 2,29 m<sup>2</sup>
- 6 Diele / Hall..... 23,48 m<sup>2</sup>
- 7 Balkon / Balcony (50%)..... 1,29 m<sup>2</sup>

**GESAMTFLÄCHE..... 90,50 m<sup>2</sup>**

Total living space

### Ausstattung Soll-Zustand

	Boden	Stuck
1	Bestand: Dielen	✓
2	Bestand: Parkett	✓
3	Neu: Stabparkett	✓
4	Fliesen	-
5	Fliesen	-
6	Neu: Stabparkett	✓

- = nicht vorhanden  
✓ = vorhanden

Maßstab / Scale 1:100





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## Facts.

Großbeerenstraße 56C, 10965 Berlin

Purchase price	€ 1.179.900,00
Living space	90,50 m <sup>2</sup>
Rooms	3

Property type	1-floor apartment
Monumental protection	Yes
Condition	First occupancy after refurbishment
Floor	1
Elevator	Yes
Tenanted	No
Balcony/Loggia	Yes
Number of parking spaces	1

Type of parking space	Underground car park
Common charge	€ 326,88
Property mgmt. fee	€ 29,75
Maintenance fee	€ 18,07
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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