



Riehmers Hofgarten.  
Exklusiv seit 1898

Condition

By arrangement

**72,68 m<sup>2</sup>**

Living space

Floor

**0**

**3**

Rooms

**No**

rented

**Purchase price**

**€ 609.900,00**

Apartment No.: 1111-65

## Location.

Großbeerenstraße 56D, 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.

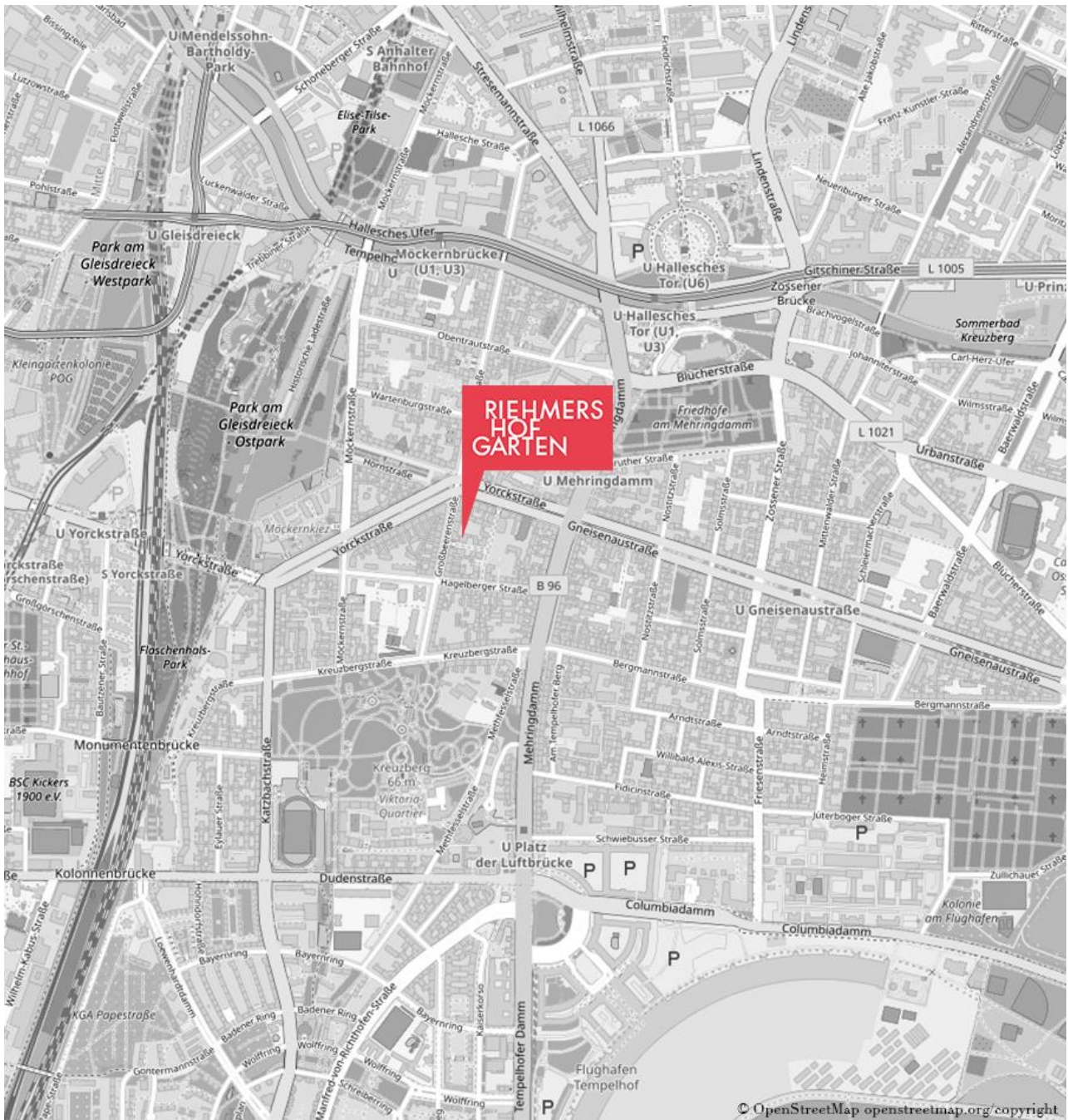
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous 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 dense block developments grouped around tiny courtyards, the master builder in 1891/1892 used one of his own plots to create a magnificent ensemble elegantly embedded in a park-style garden. 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 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. 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. Spread across the ground floor are several commercial units that can be customised to a variety of use concepts. One of them, a commercial unit of 3 rooms and around 73 square metres.

Being integrated into the community of this housing complex, it also has 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.: 1111-65

## Facilities.

Großbeerenstraße 56D, 10965 Berlin



The way to Grossbeerenstrasse 56D takes you along the paved private walkways inside the complex and through the idyllic courtyard garden. This building wing is centrally located on the grounds and removed from the surrounding streets.

A historic mosaic reading SALVE welcomes you inside in Latin on the threshold of the Dorothea entranceway, which includes a newly installed lift. On the ground floor, the entranceway admits you into a commercial unit of 3 rooms overall and a floor area of 73 square metres. The first room you enter is one of the larger ones with a footprint of 22 square metres. It would obviously qualify as reception or waiting area, or alternatively as office with several workstations. Slightly set back visually from this room is a kitchen of 10 square metres. The windows of both rooms face the green and quiet backyard, which is directly accessible via the entranceway. Turning left after entering and thus toward the front building will take you to another two rooms. Accordingly, their windows face south, overlooking the large courtyard garden complex. The smaller room, measuring 13 square metres, would be large enough for a lab, whereas the larger one of 23 square metres could accommodate a surgery. Alternatively, the two rooms could also be turned into offices with a number of workstations, or used for some other purpose. Not least, there is a WC of barely 5 square metres located opposite the front door. A new bell and intercom system was installed to control access to this commercial unit.

While this commercial unit was reinstated, its general layout was left unchanged. Its design is therefore open to change according to the ideas of the incoming owner and depending on the intended use concept. A basement store room is also assigned to the commercial unit.

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

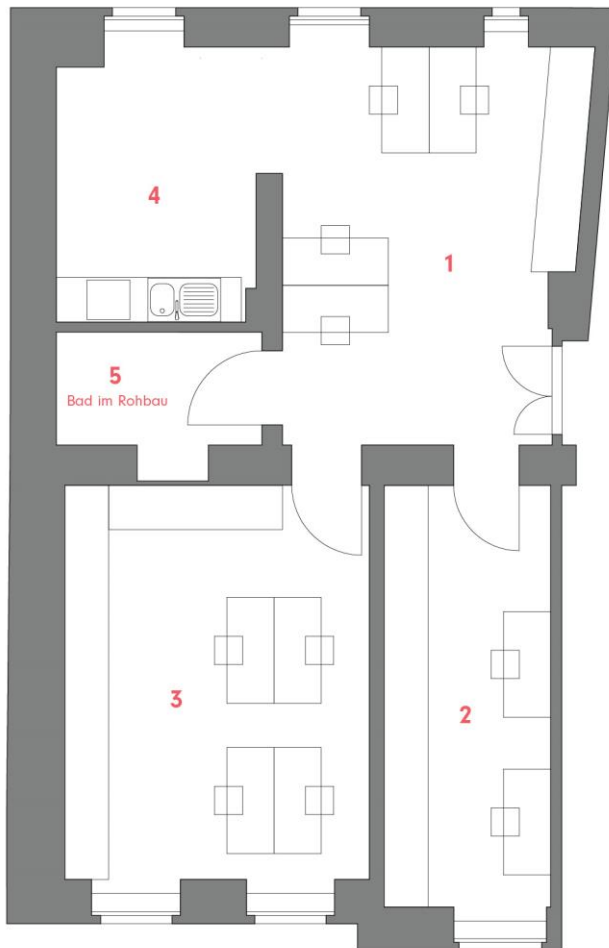
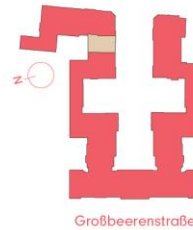




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## Floor plan.

Großbeerenstraße 56D, 10965 Berlin



### GEWERBE 65 3-Zimmer-Gewerbe im EG

3-Room-Business, Ground Floor

**Großbeerenstr. 56D, Ausgang Dorothea**

1	Gewerbe / Business 1.....	21,86 m <sup>2</sup>
2	Gewerbe / Business 2.....	13,12 m <sup>2</sup>
3	Gewerbe / Business 3.....	22,55 m <sup>2</sup>
4	Küche / Kitchen.....	10,31 m <sup>2</sup>
5	WC / WC.....	4,84 m <sup>2</sup>

GESAMTFLÄCHE.....**72,68 m<sup>2</sup>**  
Total living space

Maßstab / Scale 1:100





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## Facts.

Großbeerenstraße 56D, 10965 Berlin

Purchase price	€ 609.900,00
Living space	72,68 m <sup>2</sup>
Rooms	3

Common charge	€ 256,37
Property mgmt. fee	€ 29,75
Maintenance fee	€ 13,71
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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

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