



Riehmers Hofgarten.  
Exklusiv seit 1898

Condition

By arrangement

**60,61 m<sup>2</sup>**

Living space

Floor

**0**

**3**

Rooms

**No**

rented

**Purchase price**

**€ 539.900,00**

Apartment No.: 1111-81

## Location.

Großbeerenstraße 56E, 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.

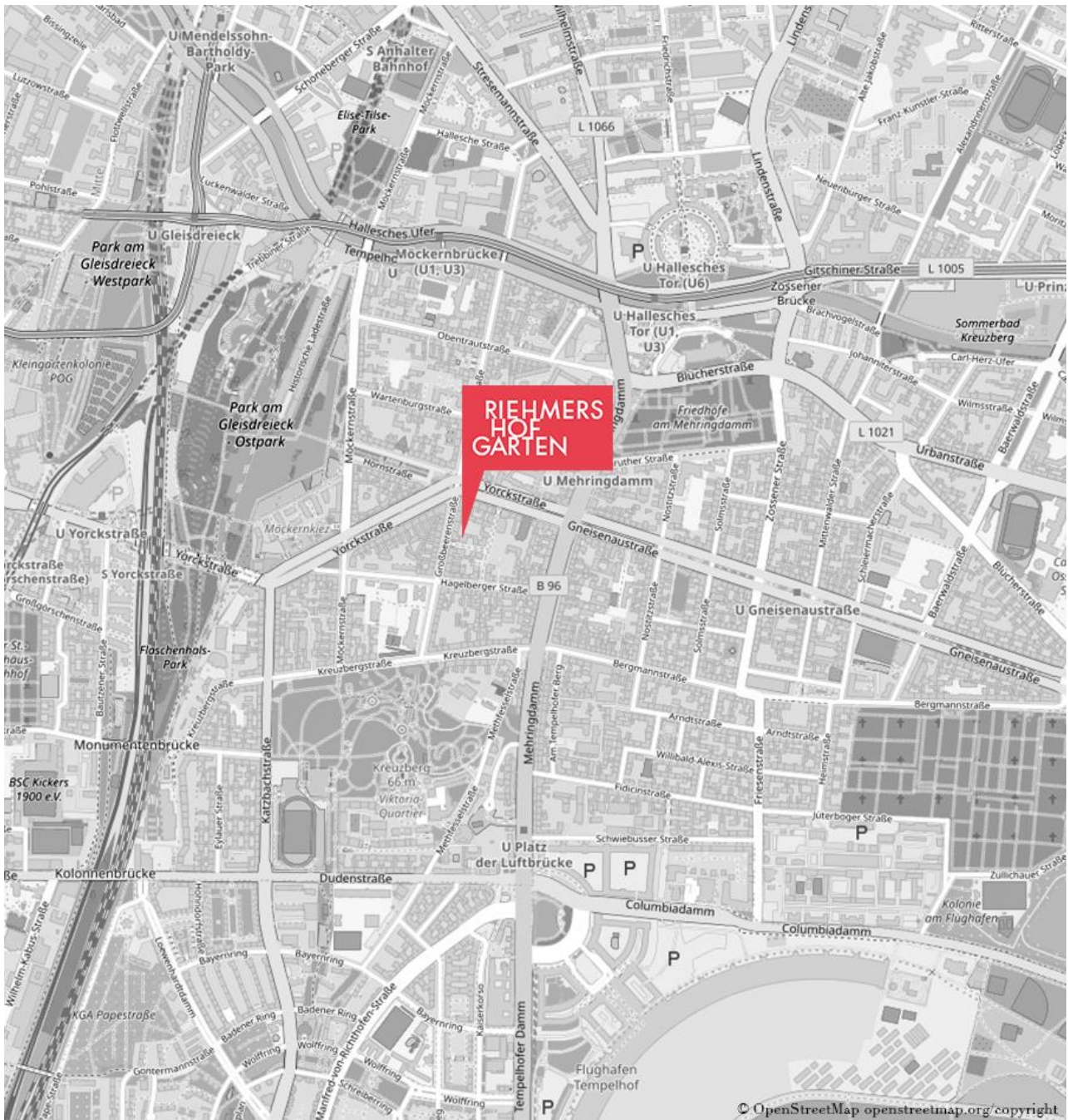
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous 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.

Großbeerenstraße 56E, 10965 Berlin



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. Partially uncovered frescoes recall the aesthetics of bygone times.

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.

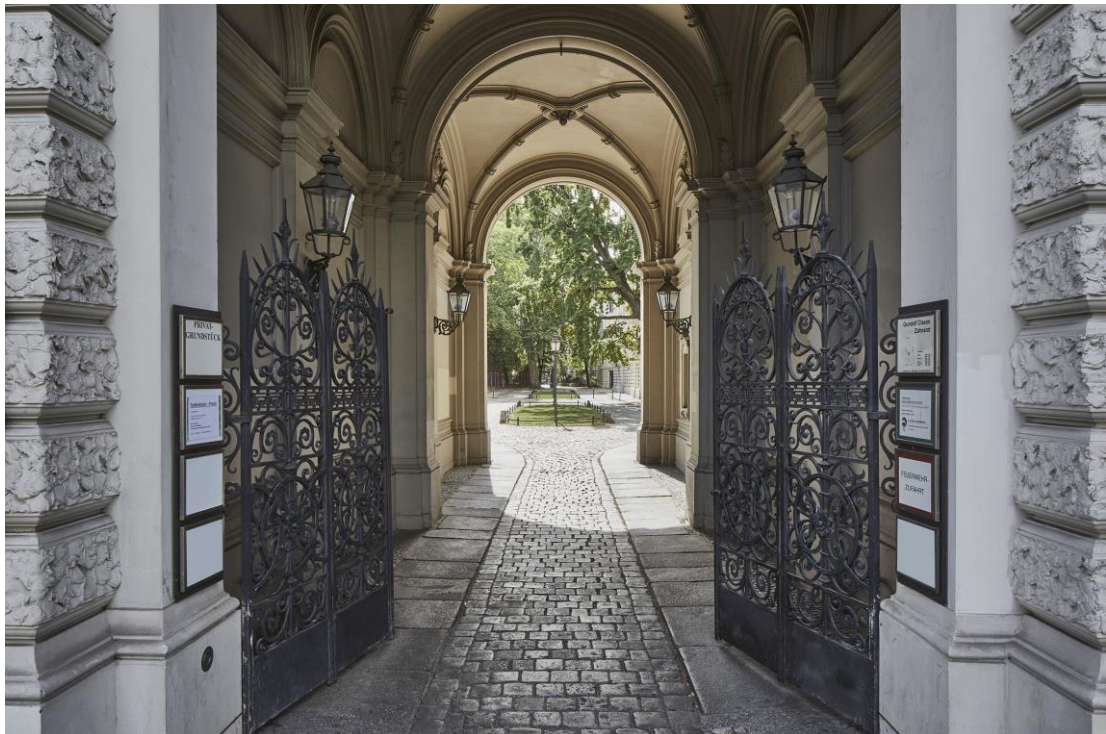
The eleven entranceways are named after scions of the Hohenzollern dynasty. The entranceway at Grossbeerenstrasse 56 E, which is called "Elisabeth," admits you on the ground floor to a commercial unit of 60 square metres whose premises would work well as an office or doctor's surgery.

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.



# RIEHMERS HOF GARTEN

DAS KULTURGUT



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## Facilities.

Großbeerenstraße 56E, 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.

On the threshold of the "Elisabeth" stairwell, a historic mosaic reading "SALVE" welcomes you inside in Latin. It admits you on the ground floor to a commercial unit with a floor area of almost 60 square metres. The unit features board floors and was reinstated without making major changes to the basic layout. The incoming owners will be at liberty to adapt the unit to their own ideas according to their contemplated use concept, and may even re-structure the floor plan.

In its current state, a hallway of 5 square metres receives you as you enter the premises. Moving on, you will find a room of nearly 9 square metres on your left, facing the backyard, and another two rooms of 13 and 22 square metres, respectively, on your right that rest against the wall of the façade front. Straight ahead of the hallway lies the anteroom of an office kitchenette. Located further beyond is the WC.

The rooms were reinstated to a degree that permits the new 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. The unit could conceivably be used as office with several desk and work areas, just as any fresh idea is welcome as long as it takes account of the requirements of conservation and historic district protection. The unit also comes with a dedicated basement storage locker.

In short, Grossbeerenstrasse 56 E presents an opportunity to secure a commercial unit in a heritage complex that is suitable for regular offices or doctors' offices, and thereby to benefit from a densely populated catchment area in Kreuzberg.

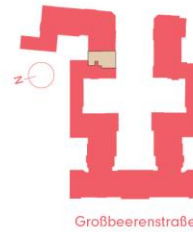
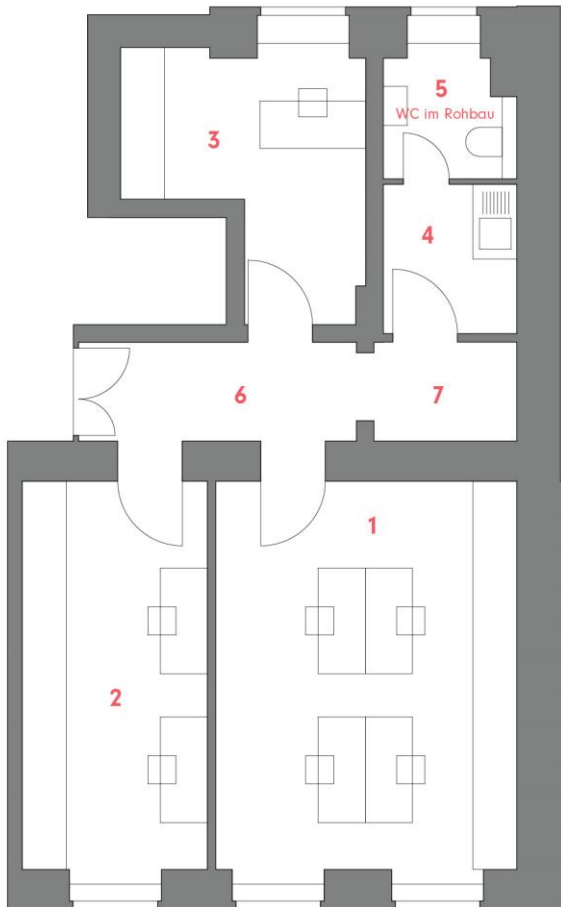




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## Floor plan.

Großbeerenstraße 56E, 10965 Berlin



## GEWERBE 81 3-Zimmer-Gewerbe im EG

3-Room-Business, Ground Floor

**Großbeerenstr. 56E, Aufgang Elisabeth**

1	Gewerbe / Business 1.....	22,48 m <sup>2</sup>
2	Gewerbe / Business 2.....	13,78 m <sup>2</sup>
3	Gewerbe / Business 3.....	9,73 m <sup>2</sup>
4	Küche / Kitchen.....	3,75 m <sup>2</sup>
5	WC / WC.....	3,04 m <sup>2</sup>
6	Flur / Hall 1.....	5,17 m <sup>2</sup>
7	Flur / Hall 2.....	2,66 m <sup>2</sup>

**GESAMTFLÄCHE.....60,61 m<sup>2</sup>**  
Total living space

### Ausstattung Soll-Zustand

	Dielen	Stuck	Fliesen
1	N	✓ N	
2	N	✓ N	
3	N		
4	N		
5			N
6	N		
7	N		

B = Bestand

N = Neu

- = nicht vorhanden

✓ = vorhanden

Maßstab / Scale 1:100





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## Facts.

Großbeerenstraße 56E, 10965 Berlin

Purchase price	€ 539.900,00
Living space	60,61 m <sup>2</sup>
Rooms	3

Common charge	€ 227,03
Property mgmt. fee	€ 29,75
Maintenance fee	€ 11,88
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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