



Riehmers Hofgarten. Exklusiv seit 1898

Condition

In need of renovation

110,42 m²

Living space

Floor

1

3

Rooms

No

rented

Purchase price

€ 1.169.900,00

Apartment No.: 1111-82

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.

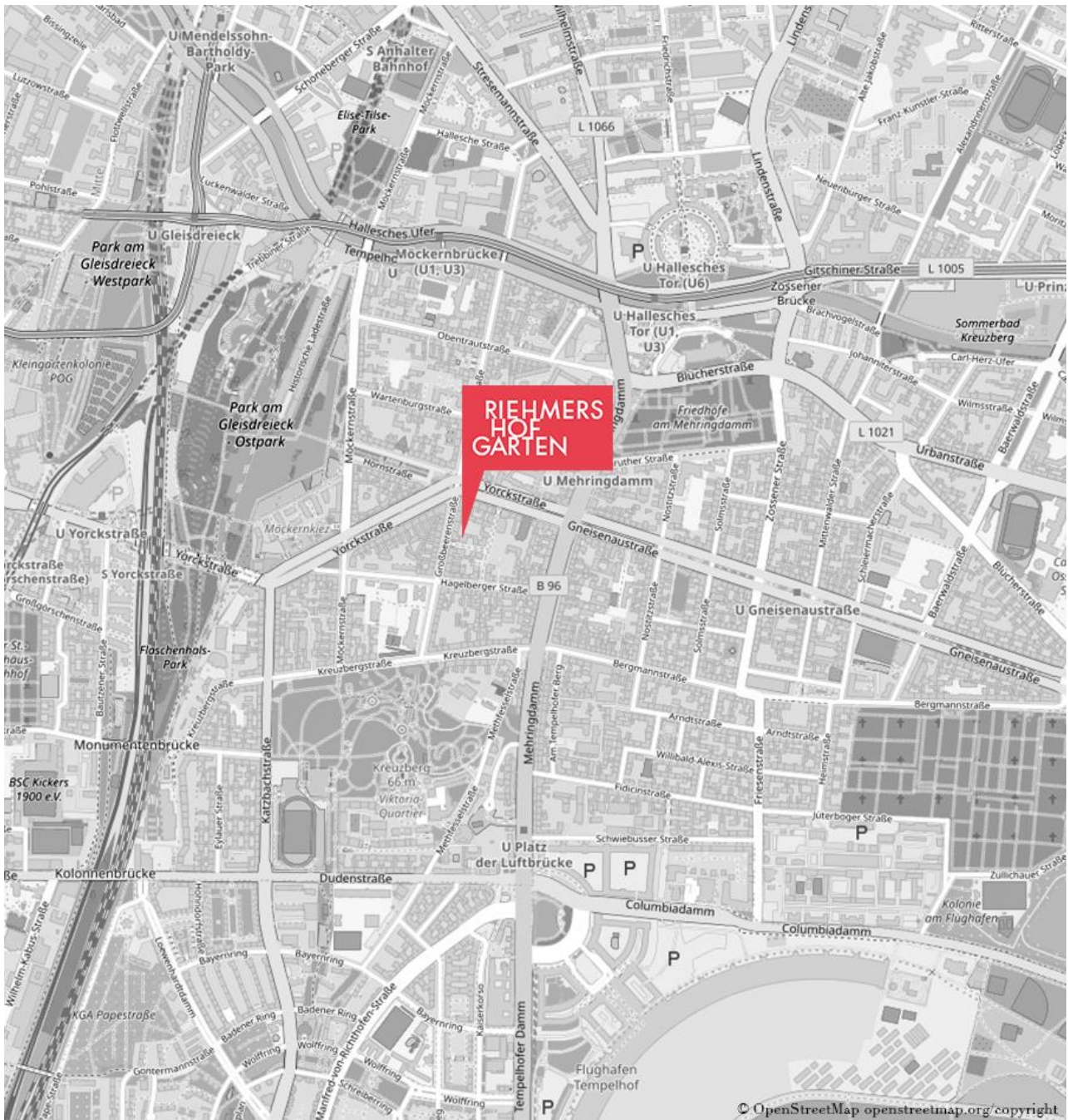
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic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

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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 Elisabeth at Grossbeerenstrasse 56 E gives you the choice of lift or stairs to ascend to a certain flat on the first floor. With its three bedrooms on about 110 square metres.

As a community, the residents of this housing complex have the use of the attractive courtyard garden whose groomed trails, picnic lawns, boule court and playground. 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.: 1111-82

Facilities.

Großbeerenstraße 56E, 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 E.

A small hallway welcomes you, from which a kitchen of 11 square metres branches off immediately on your right, followed by a small WC. A closet directly to your left could plausibly be used as coat closet or pantry.



Just beyond, the hallway opens into the first and largest of the three bedrooms. It offers 32 square metres of floor space and comes with a fitted kitchenette. This room overlooks the quiet backyard grounds. The fact that the rooms are arranged in a linear succession, connected by doors, makes the first two of them walk-through rooms. The two rooms in the rear measure around 24 square metres each. Facing south, they are quite sunny, with the last room having the extra benefit of a balcony.

The second room leads to a bathroom that could be redecorated. Within the framework of a modernisation, the entire sanitary systems could be reorganised and brought up to the latest standard. Also worth considering is the option to partition the largest of the rooms off from the hallway, so that it is no longer a walk-through room. The unit as a whole is ready to be refurbished and to be customised according to the incoming owner's ideas and requirements under the building code.



It features all the elements that typify period buildings, such as historic plaster ornaments on high ceilings which are currently being restored in some rooms, as well as wooden doors and double-cased windows which were overhauled on the outside. The mail box system was also replaced. As part of the modernization, an elevator will be built, providing easy access to the housing unit.

RIEHMERS HOF GARTEN

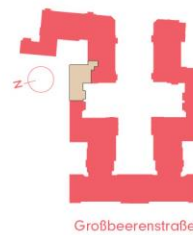
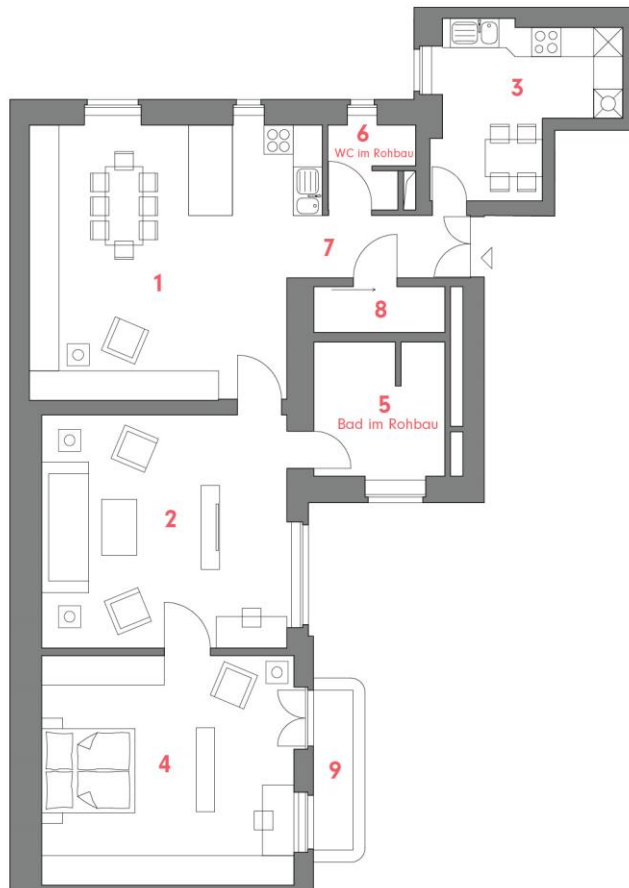
DAS KULTURGUT



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Floor plan.

Großbeerenstraße 56E, 10965 Berlin



WE 82 3-Zimmer-Wohnung im 1.OG

3-Room-Apartment, 1st Floor
Großbeerenstr. 56E, Aufgang Elisabeth

- 1 Esszimmer / Dining room..... 32,55 m²
- 2 Wohnzimmer / Living room..... 24,15 m²
- 3 Küche / Kitchen..... 11,25 m²
- 4 Schlafzimmer / Bedroom..... 24,49 m²
- 5 Bad / Bathroom..... 7,33 m²
- 6 WC / WC..... 2,90 m²
- 7 Diele / Hall..... 3,91 m²
- 8 Abstellraum / Storeroom..... 2,52 m²
- 9 Balkon / Balcony (50%)..... 1,32 m²

GESAMTFLÄCHE.....110,42 m²
Total living space

Ausstattung Ist-Zustand

	OSB	Stuck
1	✓	-
2	✓	-
3	✓	-
4	✓	✓
5		-
6	✓	-
7	✓	-
8		-

- = nicht vorhanden
✓ = vorhanden

Maßstab / Scale 1:150



Apartment No.: 1111-82

Facts.

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Purchase price	€ 1.169.900,00
Living space	110,42 m ²
Rooms	3

Property type	1-floor apartment
Monumental protection	Yes
Condition	In need of renovation
Floor	1
Elevator	Yes
Tenanted	No
Balcony/Loggia	Yes
Number of parking spaces	1

Type of parking space	Underground car park
Common charge	€ 380,24
Property mgmt. fee	€ 29,75
Maintenance fee	€ 21,41
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

ACCENTRO GmbH
Kantstraße 44/45
10625 Berlin

ACCENTRO

Tel. +49(0)30 - 88 71 81 - 41
Fax +49(0)30 - 88 71 81 - 49
www.riehmers-hofgarten-berlin.de
kundenmanagement@accentro.de