



Condition
well-kept

93,73 m²

Living space

Floor

2

3

Rooms

Purchase price

€ 1.149.900,00

No

rented

Apartment No.: 1111-100

Location.

Großbeerenstraße 56F, 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.

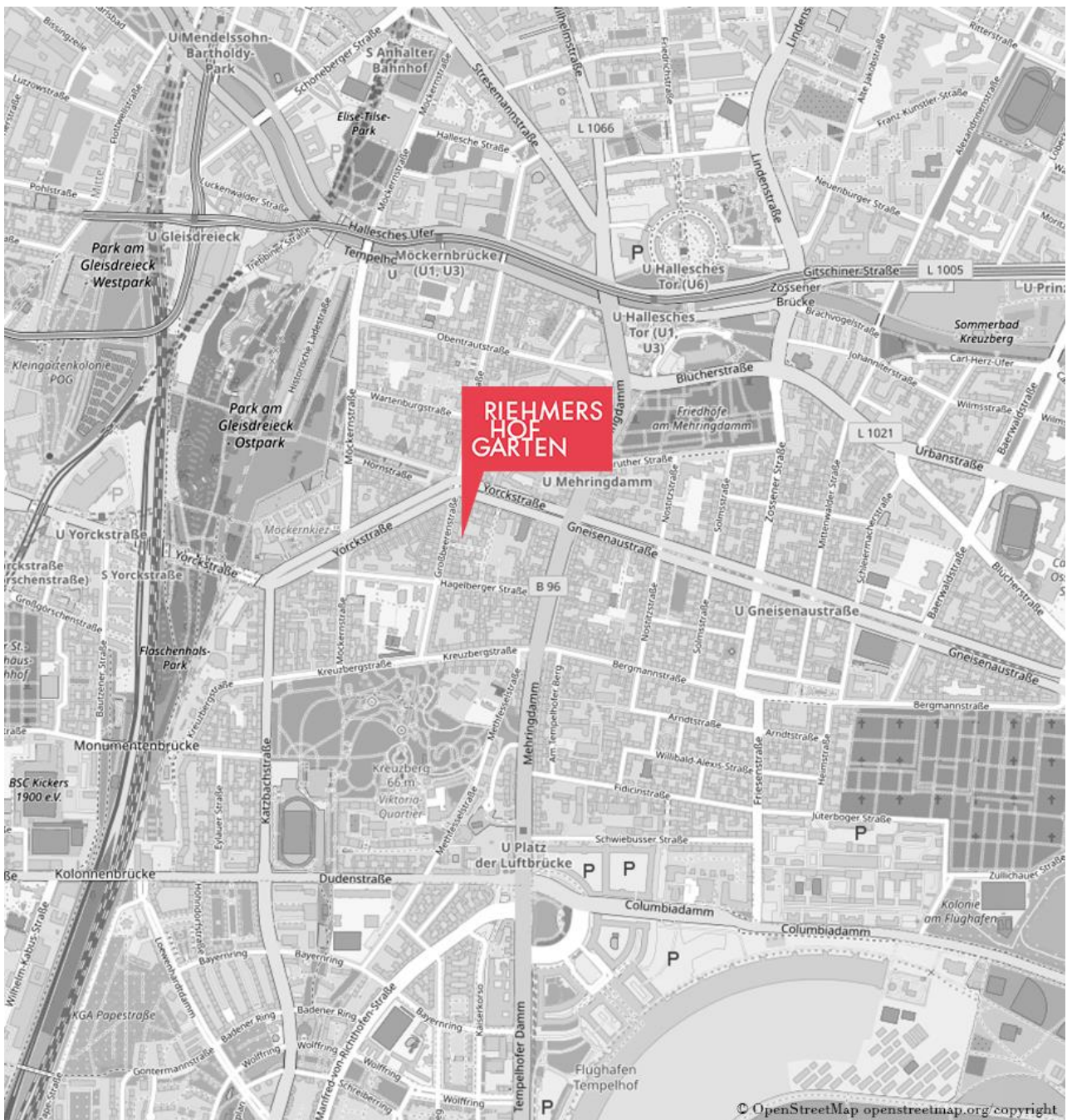
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic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

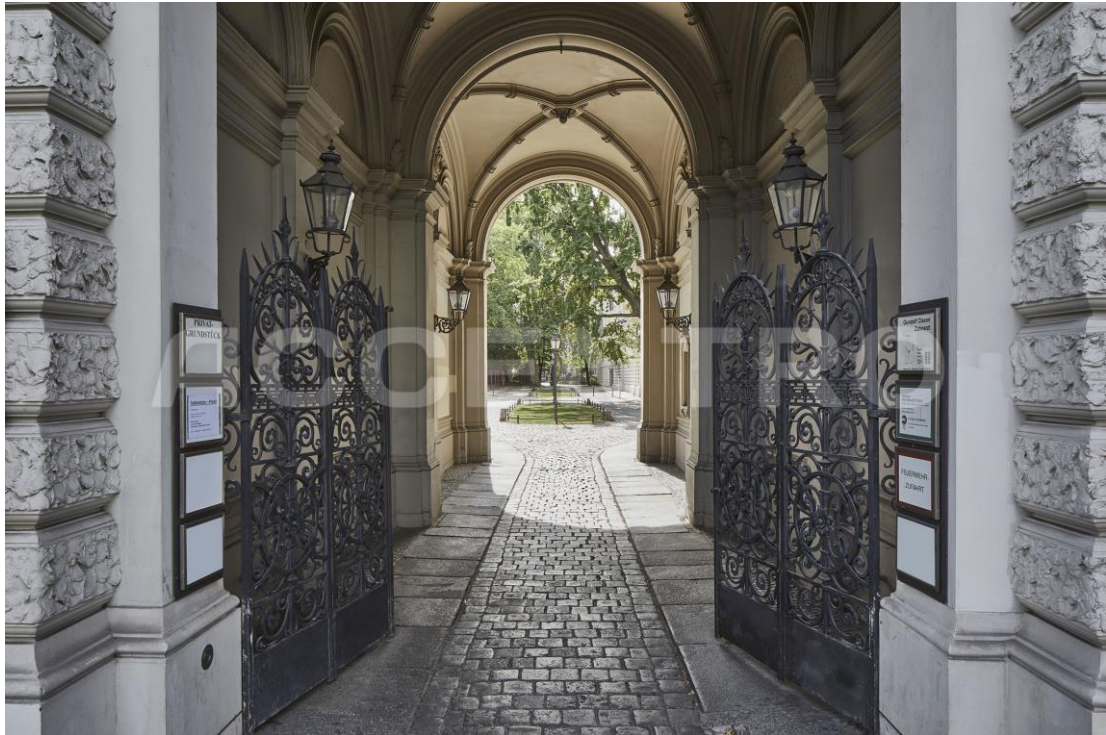
To meet sophisticated expectations, modern-day quality was seamlessly integrated. The lighting system as well as the bell and video intercom system complete the authentic design by adding upscale state-of-the-art technology. Water supply lines and waste water pipes were replaced, while heating and electrical installations were either upgraded or replaced.

The eleven entranceways are named after scions of the Hohenzollern dynasty. Thus, the entranceway at Grossbeerenstrasse 56 F, whose stairway will take you up to this flat on the second floor, is called Friedrich. Extending over almost 93 square metres, it will enchant anyone who appreciates period flats, upgraded to modern specifications.

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.

RIEHMERS HOF GARTEN

DAS KULTURGUT



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Facilities.

Großbeerenstraße 56F, 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. Depending on your needs, you may refurbish your new home any way you want to, adding your personal style to these charming period rooms.

The 3-bedroom flat welcomes you with the generous sense of proportion that Berlin's stately front buildings are famous for.

Residents can spread out over 93 square metres.

Two bedrooms branch off from the entryway. The living room faces south and has a floor area of around 28 square metres. It is connected via double doors with the eat-in kitchen and overlooks the pretty courtyard garden. The balcony faces the same way. The master bedroom of 28 square metres is accessed via another double door from the entryway, while in turn providing access to a third bedroom of 15 square metres.

The flat features all the elements that typify period buildings, such as wooden board floors and historic plaster ornaments on high ceilings, as well as wooden doors and double-cased windows which were overhauled on the outside.

Visitors are admitted via a modern bell and intercom system. The mail box system was also replaced in the course of the refurbishment. Moreover, a basement storage locker and an underground parking spot are assigned to the unit.

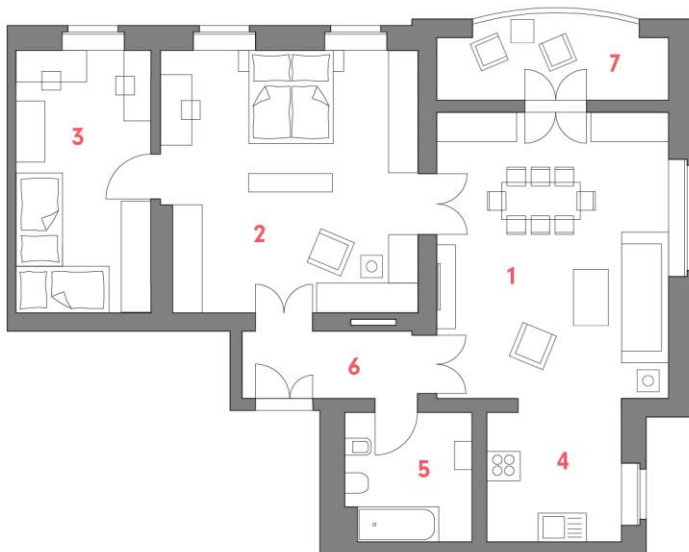
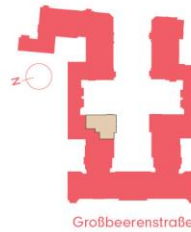
This is a great opportunity to invest in a generously proportioned flat, to make a home for yourself just the way you like it, and to benefit long-term from the value of the refurbished complex.



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Floor plan.

Großbeerenstraße 56F, 10965 Berlin



WE 100 3-Zimmer-Wohnung im 2.OG

3-Room-Apartment, 2nd Floor

Großbeerenstr. 56F, Aufgang Friedrich

- 1** Wohnzimmer / Living room..... 28,03 m²
- 2** Schlafzimmer / Bedroom..... 28,05 m²
- 3** Kinderzimmer / Children's bedroom... 15,00 m²
- 4** Küche / Kitchen..... 9,66 m²
- 5** Bad / Bathroom..... 4,36 m²
- 6** Diele / Hall..... 4,82 m²
- 7** Balkon / Balcony (50%)..... 3,81 m²

GESAMTFLÄCHE..... 93,73 m²

Total living space

Ausstattung Soll-Zustand

	Stuck	Dielen	Parkett	Fliesen
1	✓		N	
2	✓	N		
3	✓		N	
4	✓		B Furnierbrett	
5				✓N
6		B		

B = Bestand

N = Neu

- = nicht vorhanden

✓ = vorhanden

Maßstab / Scale 1:150

*Badplanung unter Vorbehalt



Apartment No.: 1111-100

Facts.

Großbeerenstraße 56F, 10965 Berlin

Purchase price	€ 1.149.900,00
Living space	93,73 m ²
Rooms	3

Number of parking spaces	1
Type of parking space	Underground car park
Common charge	€ 312,48
Property mgmt. fee	€ 29,75
Maintenance fee	€ 14,13
Year of construction	1891

Property type	1-floor apartment
Monumental protection	Yes
Condition	well-kept
Floor	2
Elevator	No
Tenanted	No
Balcony/Loggia	Yes

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