



Riehmers Hofgarten.  
Exklusiv seit 1898

Condition

By arrangement

**52,25 m<sup>2</sup>**

Living space

Floor

**0**

**3**

Rooms

**No**

rented

**Purchase price**

**€ 449.900,00**

Apartment No.: 1111-115

## Location.

Großbeerenstraße 57, 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.

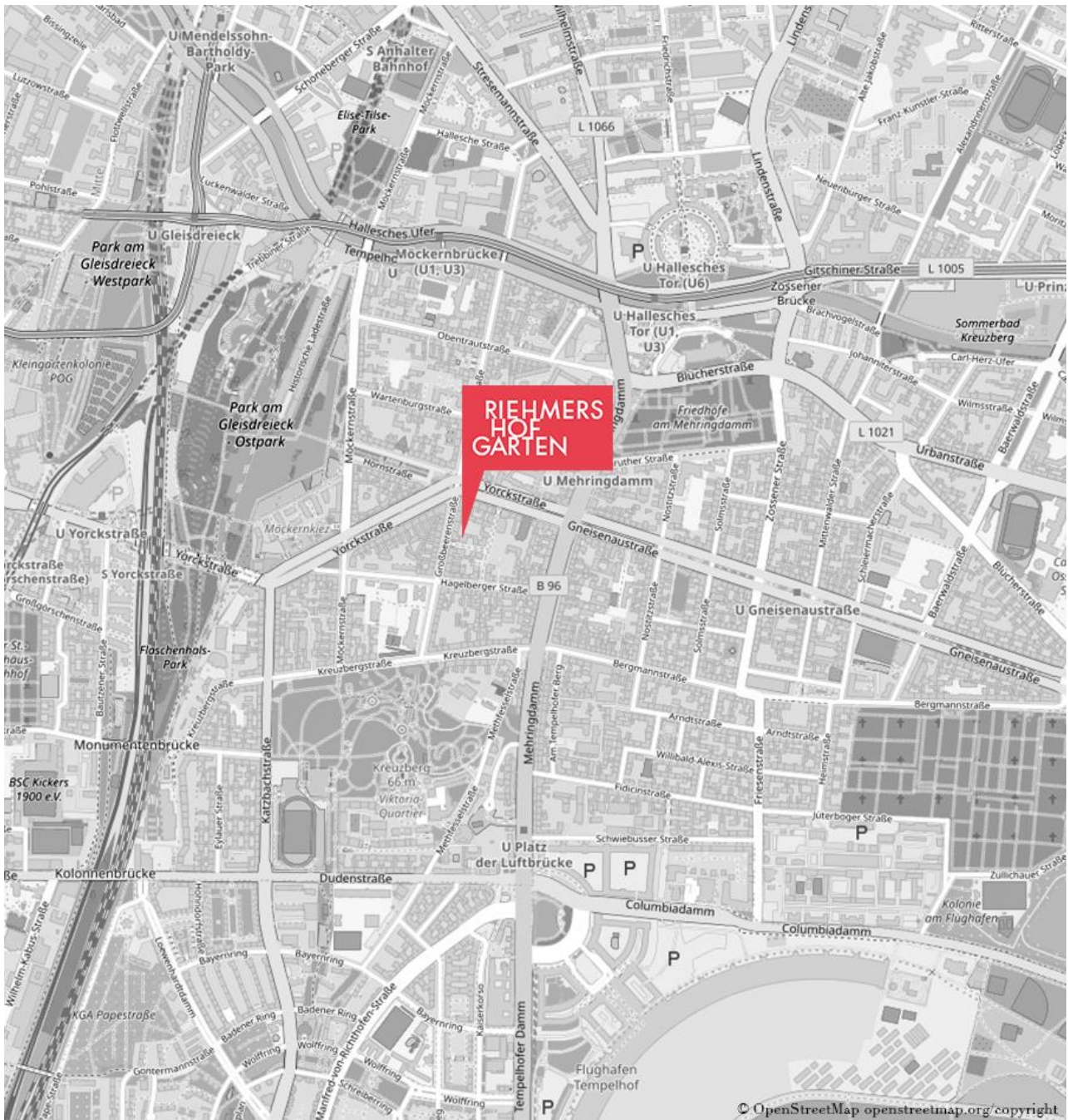
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous 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 elegantly embedded in a park-style garden. With lavish attention to detail and the diligence of a heritage curator, large parts of the baroque-revival buildings and outside facilities have now been restored. 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 systems complete the authentic design by adding high-end 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 Victoria entranceway is located at Grossbeerenstrasse 57. On the ground floor, it admits you via a side entrance into a commercial unit of 52 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 offer various options for passing the time, hanging out and comparing notes.



# RIEHMERS HOF GARTEN

DAS KULTURGUT



Apartment No.: 1111-115

## Facilities.

Großbeerenstraße 57, 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. Grossbeerenstrasse 57 now presents a great opportunity to secure a commercial unit inside a refurbished heritage complex. The right half of the ground floor is occupied by a commercial unit of 52 square metres that divides into a large room, a kitchen and a WC plus anteroom. The unit features parquet flooring, and was reinstated. The incoming owner is at liberty to decorate it for a given use concept according to owner's or occupier's ideas. Options include partitioning of the premises into two or three smaller rooms if desirable.

The main room directly accessed by customers and visitors from the street extends over around 44 square metres. The front area widens toward the left. This section could be partitioned off by a wall, which would create a separate room of around 11 square metres. The section also includes the connecting door to the kitchenette. The right half of the room extends all the way back to the rear of the building, where a window facing the courtyard is located. A wall could be installed at the midway point of this section of 33 square metres. Doing so would create two rooms of more or less equal size. The WC with its convenient anteroom and window overlooking the courtyard is located in the rear.

The unit is also accessible via a non-public entrance from the Victoria staircase. This entrance takes the way through the kitchen. Visitors are admitted via a modern bell and intercom system. Beneath the landscaped grounds lies an underground car park with spots for cars and motorcycles.

Conceivable use options for this unit include a small doctor's office, a studio, a showroom or a boutique style retail shop.

Grossbeerenstrasse 57 presents an opportunity to occupy commercial units that imposes few constraints on the interior fitout.

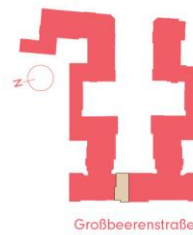
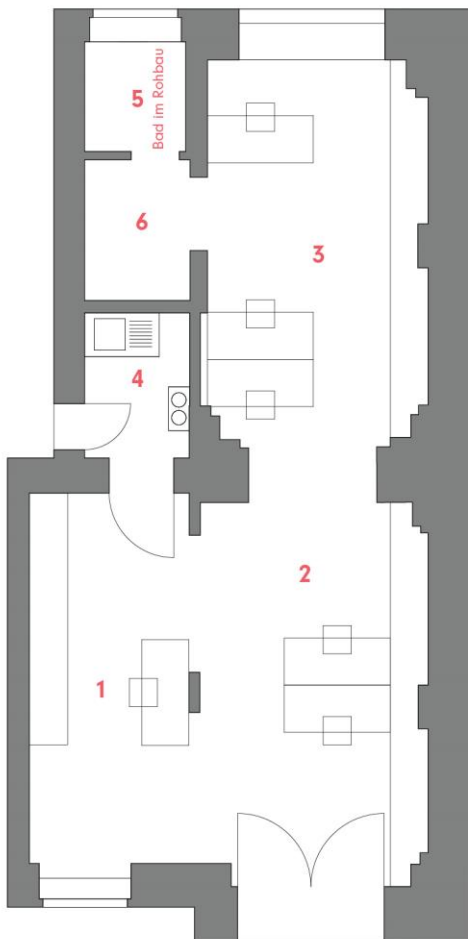




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## Floor plan.

Großbeerenstraße 57, 10965 Berlin



## GEWERBE 115 3-Zimmer-Gewerbe im EG

3-Room-Business, Ground Floor

**Großbeerenstr. 57, Aufgang Victoria**

- 1 Gewerbe / Business 1..... 11,39 m<sup>2</sup>
- 2 Gewerbe / Business 2..... 16,10 m<sup>2</sup>
- 3 Gewerbe / Business 3..... 17,02 m<sup>2</sup>
- 4 Küche / Kitchen..... 2,87 m<sup>2</sup>
- 5 WC / WC..... 2,08 m<sup>2</sup>
- 6 Vorraum / Entrance room..... 2,79 m<sup>2</sup>

**GESAMTFLÄCHE..... 52,25 m<sup>2</sup>**  
Total living space

### Ausstattung Soll-Zustand

	Stuck	Boden
1	✓	Parkett: Bestand
2	✓	Parkett: Bestand
3	✓	Parkett: Bestand
4	-	Parkett: Bestand
5	-	
6	-	

- = nicht vorhanden  
✓ = vorhanden

Maßstab / Scale 1:100





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## Facts.

Großbeerenstraße 57, 10965 Berlin

Purchase price	€ 449.900,00
Living space	52,25 m <sup>2</sup>
Rooms	3

Common charge	€ 203,41
Property mgmt. fee	€ 29,75
Maintenance fee	€ 10,37
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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

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