



### Condition

First occupancy after refurbishment

**67,14 m<sup>2</sup>**

Living space

Floor

**1**

**2**

**Rooms**

**Purchase price**

**€ 759.900,00**

**No**

rented

Apartment No.: 1111-116

## 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.

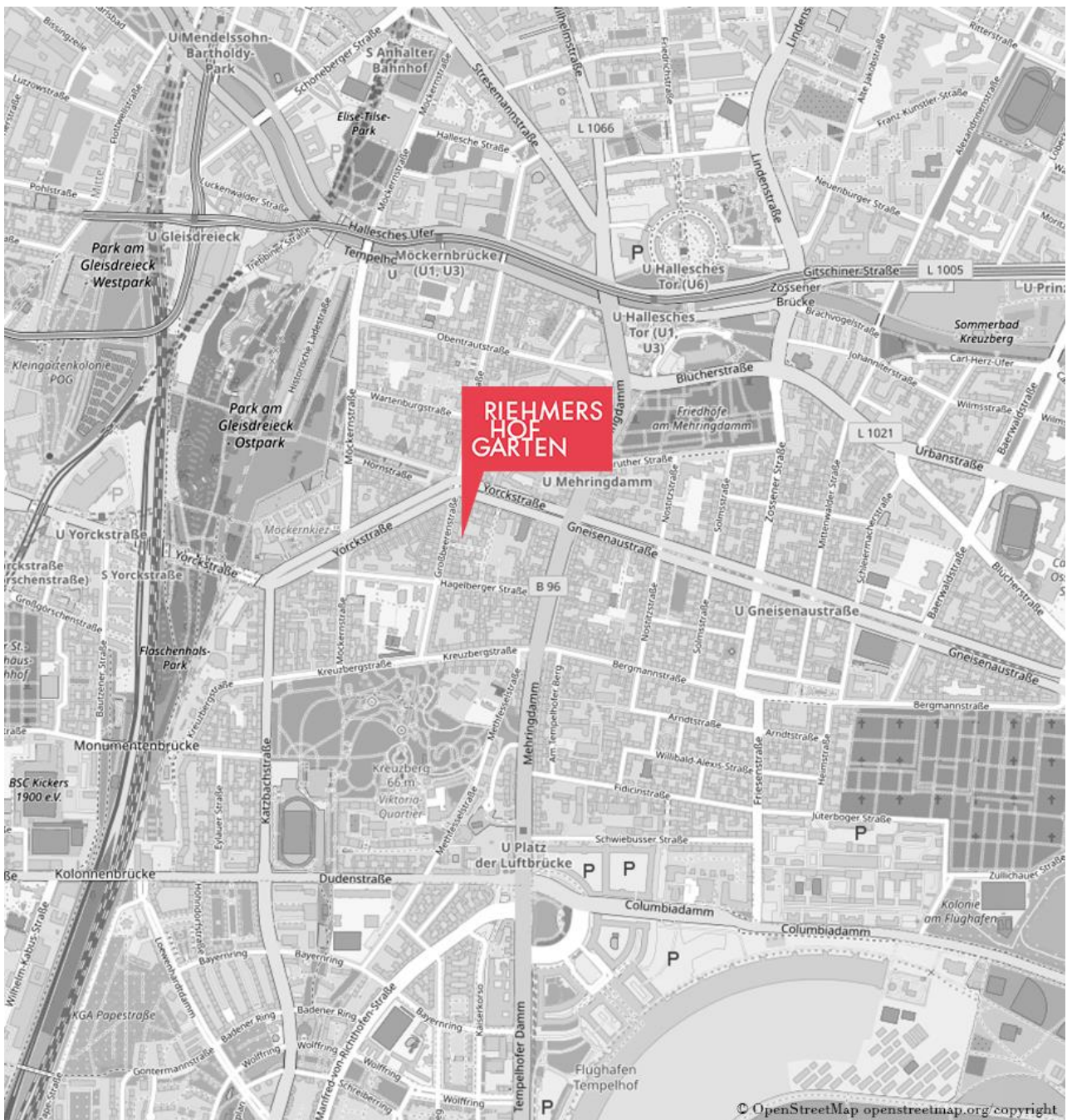
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous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

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. At Grossbeerenstrasse 57, the entranceway Victoria serves five flats overall. Each one is located on a different floor, including this 2-bedroom flat on the first floor, whose neatly balanced floor plan makes it an exclusive home most suitable for singles or couples.

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.



# RIHMERS HOF GARTEN

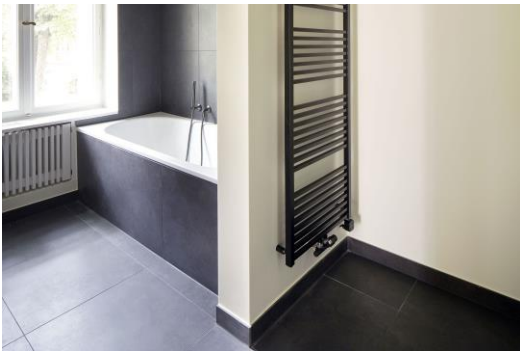
DAS KULTURGUT



Apartment No.: 1111-116

## Facilities.

Großbeerenstraße 57, 10965 Berlin



The 2-bedroom flat welcomes you with the generous sense of proportion that Berlin's stately front buildings are famous for. Residents can spread out over 64 square metres of premises that were refurbished in strict accordance with the specifications of the heritage conservation authority.

Entering the flat, you will find yourself in a small entryway with a living room and bedroom branching off on your right. Measuring 23 and 17 square metres, respectively, they both face west, toward the front of the building. Branching off on the left from the entryway is a shower room overlooking the landscaped courtyard. The kitchen is located on the same side.

In consideration of heritage guidance, the walls and floors were treated with great care, while plaster and ceiling ornaments were painstakingly restored, completed or even recreated in the original style. The same is true for the historic parquetry and the wooden floors. Wherever necessary, the herringbone parquet flooring was replaced with new oak elements copying the original. In addition, the windows were overhauled inside and out.

The elegant bathroom features a neatly shaped shower and matte black tiles on walls and floor. Only the decorative natural stone tiles above the wash basin disrupt the symmetry. Luxurious fittings and clever ceramic fixtures such as a WC with an integrated shower feature, dimmable downlights, wooden vanity substructures with illuminated drawers, and dimmable heated wall mirrors complement the design with purposeful finesse. From radiator to towel rack, each fit-out detail integrates smoothly into the overall aesthetic concept.

To ensure optimal media connectivity, all internet, phone and TV cables have been replaced. A bolt crossbar lock secures the apartment entrance door. Also assigned to the unit are a basement store room and an underground motorbike parking spot.

While living here has always been a privilege, it is now further enhanced by modern amenities.



# RIEHMERS HOF GARTEN

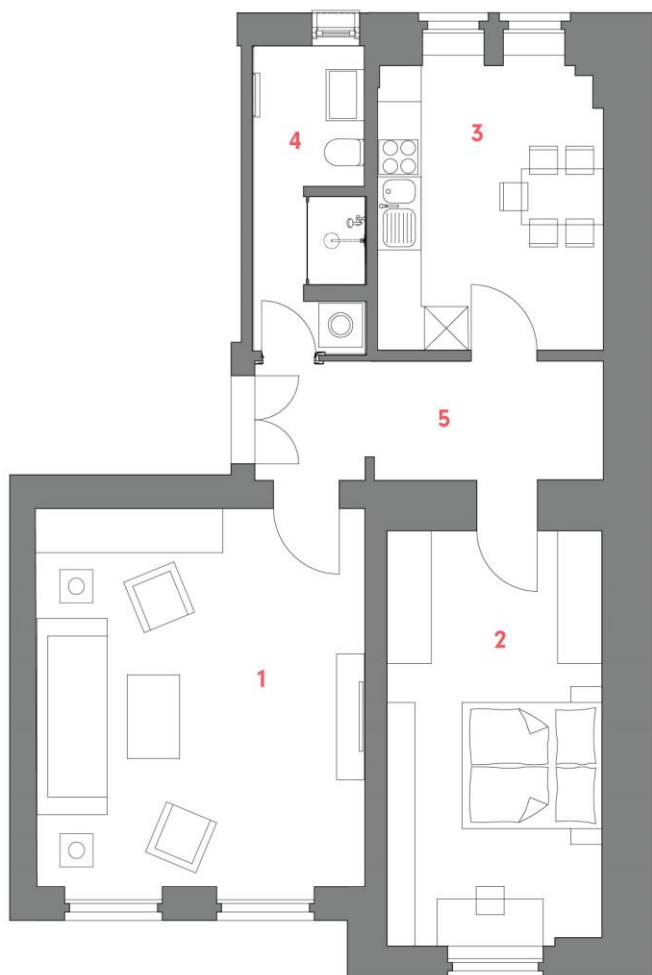
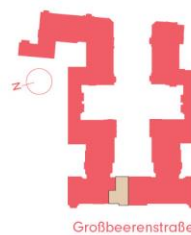
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## Floor plan.

Großbeerenstraße 57, 10965 Berlin



### WE 116 2-Zimmer-Wohnung im 1.OG

2-Room-Apartment, 1st Floor

**Großbeerenstr. 57, Aufgang Victoria**

- 1 Wohnzimmer / Living room.....23,36 m<sup>2</sup>
- 2 Schlafzimmer / Bedroom.....16,70 m<sup>2</sup>
- 3 Küche / Kitchen.....13,12 m<sup>2</sup>
- 4 Bad / Bathroom.....6,20 m<sup>2</sup>
- 5 Diele / Hall.....7,76 m<sup>2</sup>

**GESAMTFLÄCHE.....67,14 m<sup>2</sup>**  
Total living space

#### Ausstattung Soll-Zustand

	Stuck	Dielen	Parkett	Fliesen
1	✓		N	
2	✓		N	
3	✓		N	
4	-			N
5	-		N	

B = Bestand

N = Neu

- = nicht vorhanden

✓ = vorhanden

Maßstab / Scale 1:100

\*Badplanung unter Vorbehalt





Apartment No.: 1111-116

## Facts.

Großbeerenstraße 57, 10965 Berlin

Purchase price	€ 759.900,00
Living space	67,14 m <sup>2</sup>
Rooms	2

Property type	1-floor apartment
Monumental protection	Yes
Condition	First occupancy after refurbishment
Floor	1
Elevator	No
Tenanted	No
Balcony/Loggia	No

Type of parking space	Underground car park
Common charge	€ 209,58
Property mgmt. fee	€ 29,75
Maintenance fee	€ 10,76
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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