



Riehmers Hofgarten.
Exklusiv seit 1898

Condition

In need of renovation

84,71 m²

Living space

Floor

5

3

Rooms

Purchase price

€ 774.900,00

No

rented

Apartment No.: 1111-120

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.

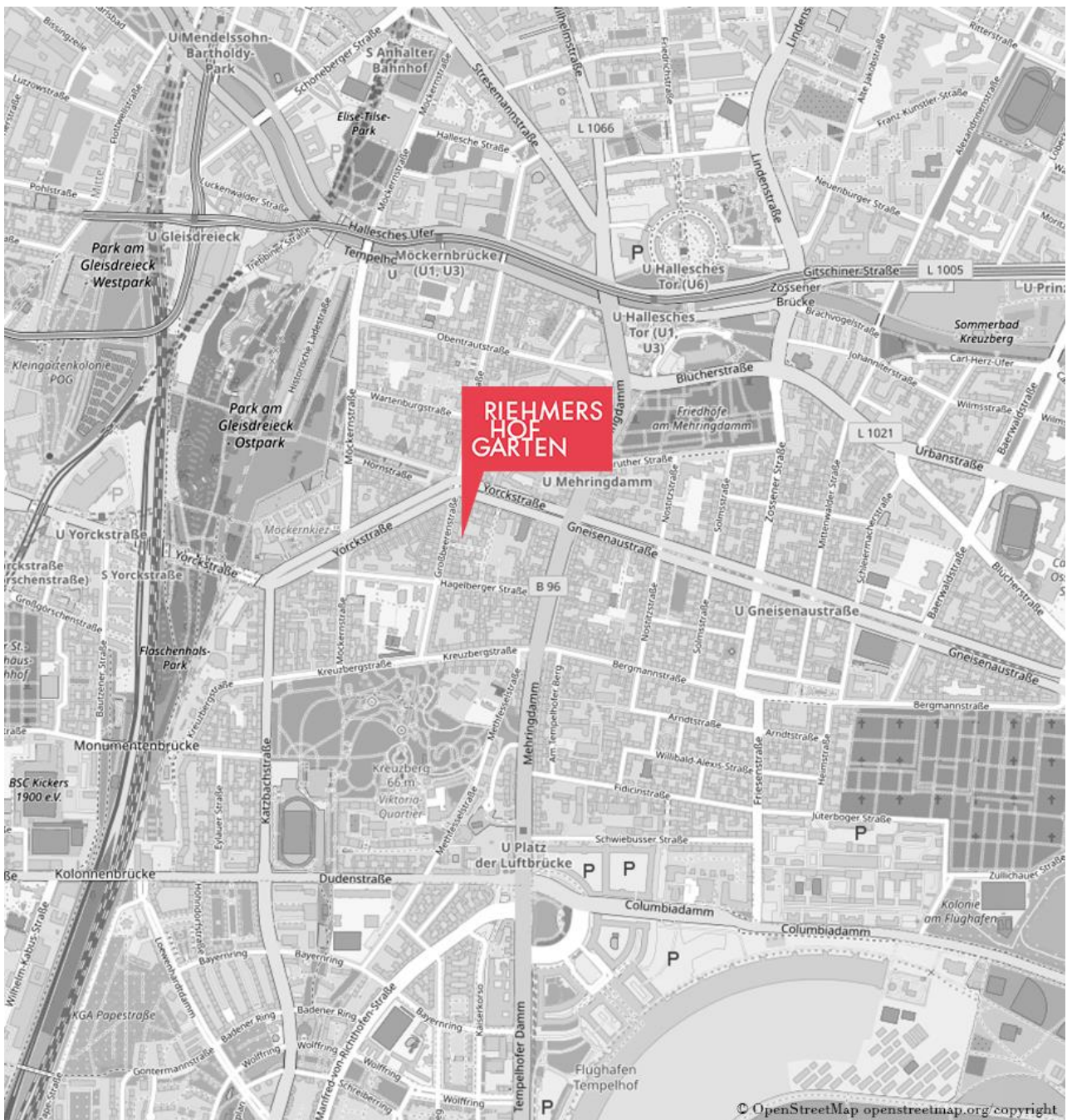
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic 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 at Grossbeerenstrasse 57 takes you via lift or refurbished staircase up to the second floor and to this 3-bedroom flat with its clever layout and classic period building charm.

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



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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. On its third floor, Grossbeerenstrasse 57 offers modern-day liveability in an authentic 3-bedroom period flat. Depending on your needs, you can now add your personal style to these charming period rooms as you refurbish your new home on your own.

The living areas of roughly 90 square metres branch off the central entryway. Two bedrooms are located side by side up against the west-facing building frontage. The first offers 18 square metres, the second around 26 square metres, making it the largest room in the flat. The two are connected by a door.

To the left of the entrance, and thus overlooking the courtyard garden, lies the tub-equipped bathroom and a convenient store room adjacent to it. Next door to it is the kitchen, with a third bedroom of 12 square metres beyond. A convenient extra is a store room of 2 square metres at the far end of the entryway.

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. The mail box system was also replaced in the course of the refurbishment. In addition, a basement unit is assigned to the flat.

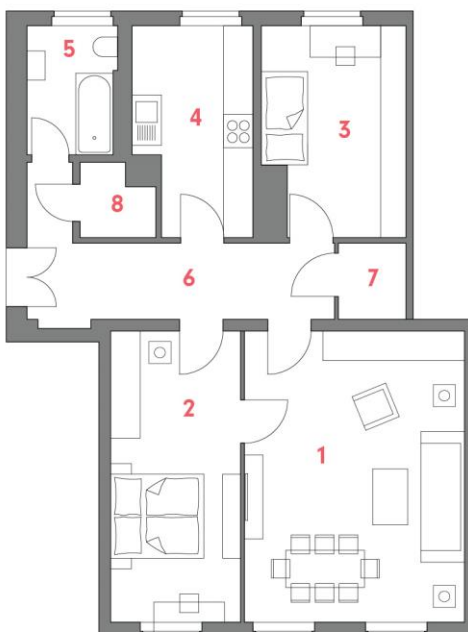
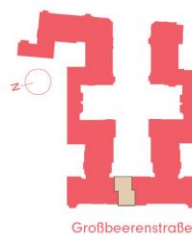
This is a great opportunity to invest in a heritage building upgraded to modern specifications, and to benefit long-term from its special potential.



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Floor plan.

Großbeerenstraße 57, 10965 Berlin



WE 120 3-Zimmer-Wohnung im 5.OG

3-Room-Apartment, 5th Floor
Großbeerenstr. 57, Aufgang Victoria

1	Wohnzimmer / Living room.....	26,74 m ²
2	Schlafzimmer / Bedroom.....	15,81 m ²
3	Kinderzimmer / Children's bedroom....	12,00 m ²
4	Küche / Kitchen.....	9,68 m ²
5	Bad / Bathroom.....	4,74 m ²
6	Diele / Hall.....	11,51 m ²
7	Abstellraum / Storeroom 1.....	2,15 m ²
8	Abstellraum / Storeroom 2.....	2,08 m ²

GESAMTFLÄCHE..... 84,71 m²
Total living space

Maßstab / Scale 1:150



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Facts.

Großbeerenstraße 57, 10965 Berlin

Purchase price	€ 774.900,00
Living space	84,71 m ²
Rooms	3

Common charge	€ 290,53
Property mgmt. fee	€ 29,75
Maintenance fee	€ 15,77
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

Property type	Roof storey apartment
Monumental protection	Yes
Condition	In need of renovation
Floor	5
Elevator	No
Tenanted	No
Balcony/Loggia	No

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