



Riehmers Hofgarten.
Exklusiv seit 1898

Condition

By arrangement

84,08 m²

Living space

Floor

0

3

Rooms

Purchase price

€ 619.900,00

No

rented

Apartment No.: 1111-126

Location.

Großbeerenstraße 57A, 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.

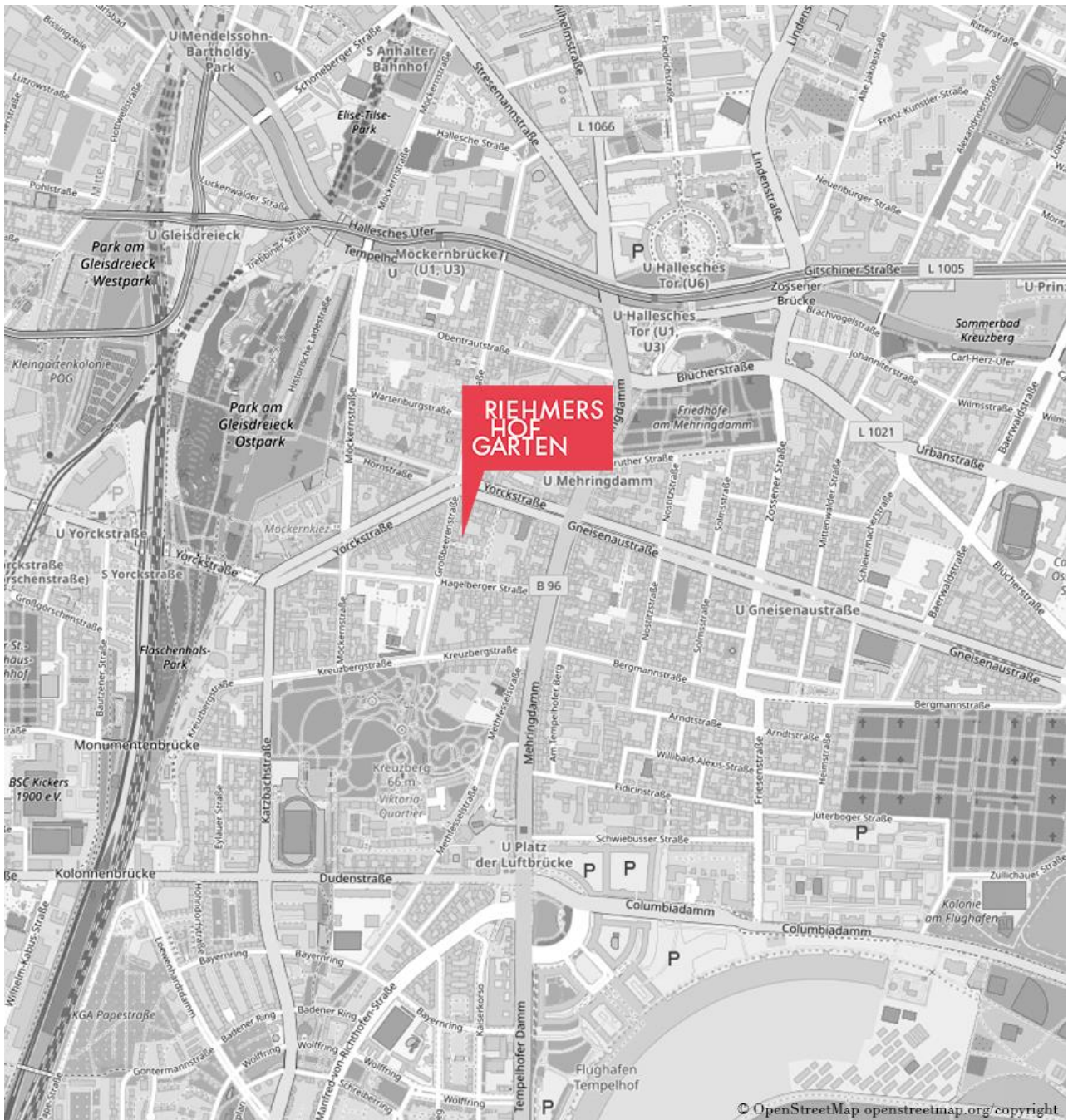
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic 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 urban planning standards in favour of upscale liveability. Instead of pursuing a dense development of tenements grouped around tiny courtyards, the master builder created a lavish ensemble on his plot in 1891/1892, elegantly grouped around a park-like garden.

The baroque-revival complex of buildings with its decorative style elements is one of Berlin's heritage sites. With lavish attention to detail and the diligence of a heritage curator, buildings and outside facilities have now been largely restored to their erstwhile splendour. The patrician façade presents itself with bright structures whereas the staircases inside are dominated by warm earthy colours. Doors, windows and handrails were also overhauled and pay homage to the original designs. Partially uncovered frescoes recall the aesthetics of bygone times.

To meet sophisticated expectations, modern-day amenities were sensitively integrated. The lighting system as well as the bell systems complete the accomplished design by adding high-end technology. Water supply lines and waste water pipes were replaced, while electrical and heating installations were either upgraded or replaced. A total of eleven entranceways named after scions of the Hohenzollern dynasty provide access to the various building sections. The entranceway at Yorckstrasse 84 A, called Augustus, admits you on the ground floor to a tenant-occupied commercial unit of 84 square metres.

As part of the building community, the unit benefits from access to the attractive garden whose groomed trails, picnic lawns, boule court and playground offer various options for hanging out and having a good time. Other amenities include a lift, 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.: 1111-126

Facilities.

Großbeerenstraße 57A, 10965 Berlin



The ground floor at Grossbeerenstrasse 57 A presents a great opportunity to secure attractive commercial premises in a refurbished heritage complex: a commercial unit of 84 square metres that takes up the left half of the ground floor. Featuring a total of three rooms, a sanitary area and a kitchen as break room, the floor plan would qualify for a variety of use types. The incoming owner will even have the option to implement fresh layout ideas as long as the conservation and historic district protection guidance is taken into account.

Upon entering, you find yourself in a room of 23 square metres. The bright room right next to it measures 16 square metres. From here, you proceed to the staff area beyond, where a kitchen, WCs and the side entrance from the staircase branch off a spacious hallway. On the right side of the hallway lies a third room of 20 square metres. With its clearly structured layout and the on-street entrance, this commercial unit would be perfect for an agency or retail business. Naturally, it would also lend itself to all sorts of other purposes, e.g. as studio, office or specialist retail shop.

A basement store room is assigned to the commercial unit. Bicycle parking spaces area available on the grounds. Beneath the landscaped grounds lies an underground car park with spots for cars, motorcycles and bicycles.

Grossbeerenstrasse 57 presents an opportunity to invest in commercial premises in a nice and quiet setting, suitable as doctor's office or regular office, and thereby to tap into the potential of a densely populated area in the central district of Kreuzberg.

RIEHMERS HOF GARTEN

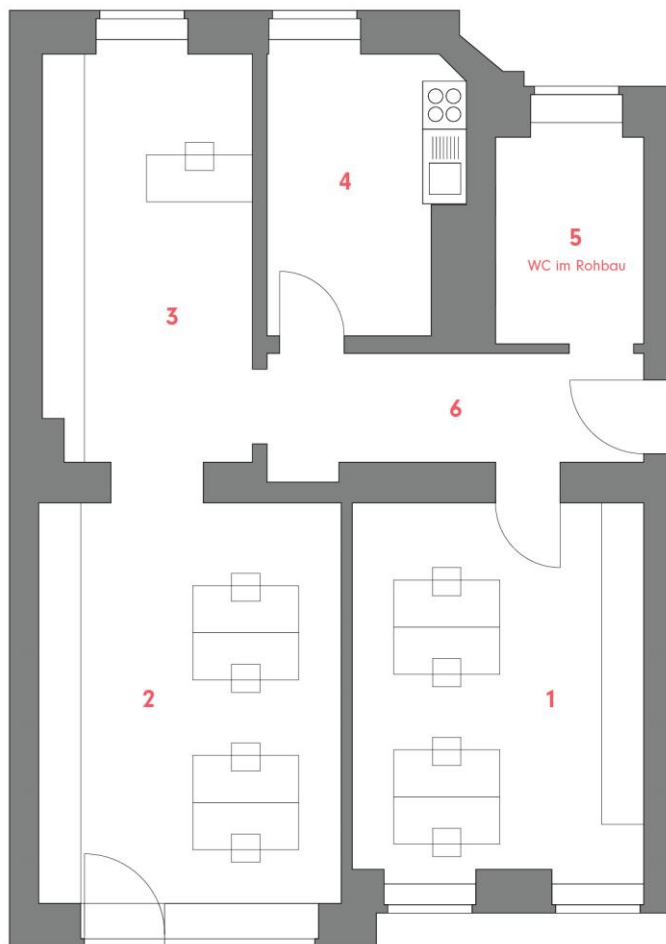
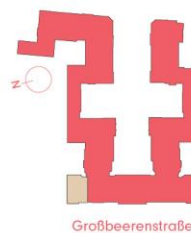
DAS KULTURGUT



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Floor plan.

Großbeerenstraße 57A, 10965 Berlin



GEWERBE 126 3-Zimmer-Gewerbe im EG

3-Room-Business, Ground Floor

Großbeerenstr. 57A, Ausgang Augustus

1	Gewerbe / Business 1.....	20,58 m ²
2	Gewerbe / Business 2.....	23,44 m ²
3	Gewerbe / Business 3.....	16,19 m ²
4	Küche / Kitchen.....	9,88 m ²
5	WC / WC.....	6,01 m ²
6	Flur / Hall.....	7,98 m ²

GESAMTFLÄCHE.....**84,08 m²**
Total living space

Maßstab / Scale 1:100



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Facts.

Großbeerenstraße 57A, 10965 Berlin

Purchase price	€ 619.900,00
Living space	84,08 m ²
Rooms	3

Common charge	€ 293,07
Property mgmt. fee	€ 29,75
Maintenance fee	€ 15,93
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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

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