



Condition
well-kept

91,48 m²

Living space

Floor

1

3
Rooms

Purchase price

€ 819.900,00

No

rented

Apartment No.: 1111-128

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.

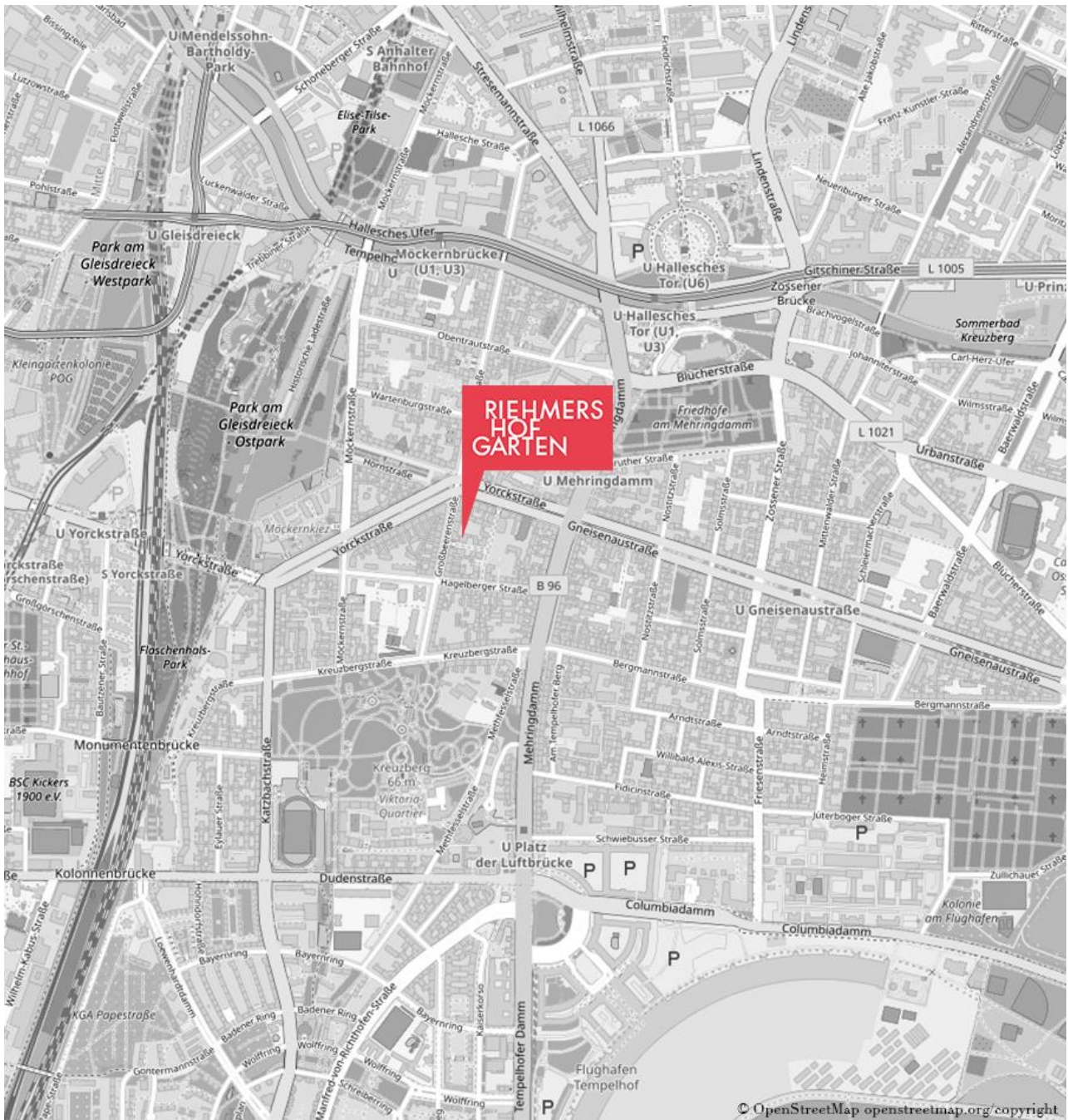
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic 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 from 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 Augustus entranceway at Grossbeerenstrasse 57A takes you via lift or refurbished staircase up to the first floor.

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. Other amenities include direct 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



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Facilities.

Großbeerenstraße 57A, 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. This beautiful flat with its three bedrooms and plenty of options for redecorating it is located at Grossbeerenstrasse 57A. 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.

A historic mosaic reading SALVE welcomes you inside in Latin. Take the lift or the restored staircase to ascend to the first floor up. The clearly structured floor plan of the flat makes efficient use of the available floor area of roughly 91 square metres. The hallway extends the full length of the rooms, which are oriented either toward the building frontage or the backyard. The two large and bright bedrooms of 21 and 24 square metres, respectively, lie behind the western façade. They are connected by double doors, and one of the rooms is accessed through another handsome double door from the hallway.

On the right-hand side of the hallway, and thus facing the courtyard, are the tub-equipped bathroom, the kitchen of 11 square metres and a third bedroom of 13 square metres. Next to the latter, at the end of the entryway, lies a convenient utility room that could alternatively be turned into a coat closet.

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.

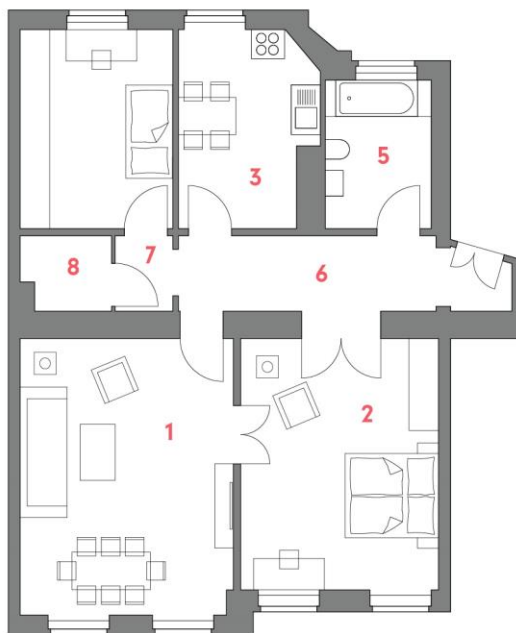
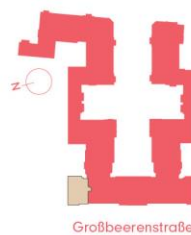
This is a great opportunity to invest in a heritage building upgraded to modern specifications, and to benefit long-term from its special potential.



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Floor plan.

Großbeerenstraße 57A, 10965 Berlin



WE 128 3-Zimmer-Wohnung im 1.OG

3-Room-Apartment, 1st Floor

Großbeerenstr. 57A, Aufgang Augustus

1	Wohnzimmer / Living room.....	24,90 m ²
2	Schlafzimmer / Bedroom.....	21,05 m ²
3	Kinderzimmer / Children's bedroom...	13,06 m ²
4	Küche / Kitchen.....	11,00 m ²
5	Bad / Bathroom.....	6,85 m ²
6	Flur / Hall 1.....	10,04 m ²
7	Flur / Hall 2.....	1,85 m ²
8	Abstellraum / Storeroom.....	2,73 m ²

GESAMTFLÄCHE.....91,48 m²
Total living space

Maßstab / Scale 1:150



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Facts.

Großbeerenstraße 57A, 10965 Berlin

Purchase price	€ 819.900,00
Living space	91,48 m ²
Rooms	3

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

Common charge	€ 321,00
Property mgmt. fee	€ 29,75
Maintenance fee	€ 18,20
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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