



Riehmers Hofgarten. Exklusiv seit 1898

Condition

By arrangement

103,58 m²

Living space

Floor

0

9

Rooms

No

rented

Purchase price

€ 779.900,00

Apartment No.: 1111-151

Location.

Yorckstraße 84B, 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.

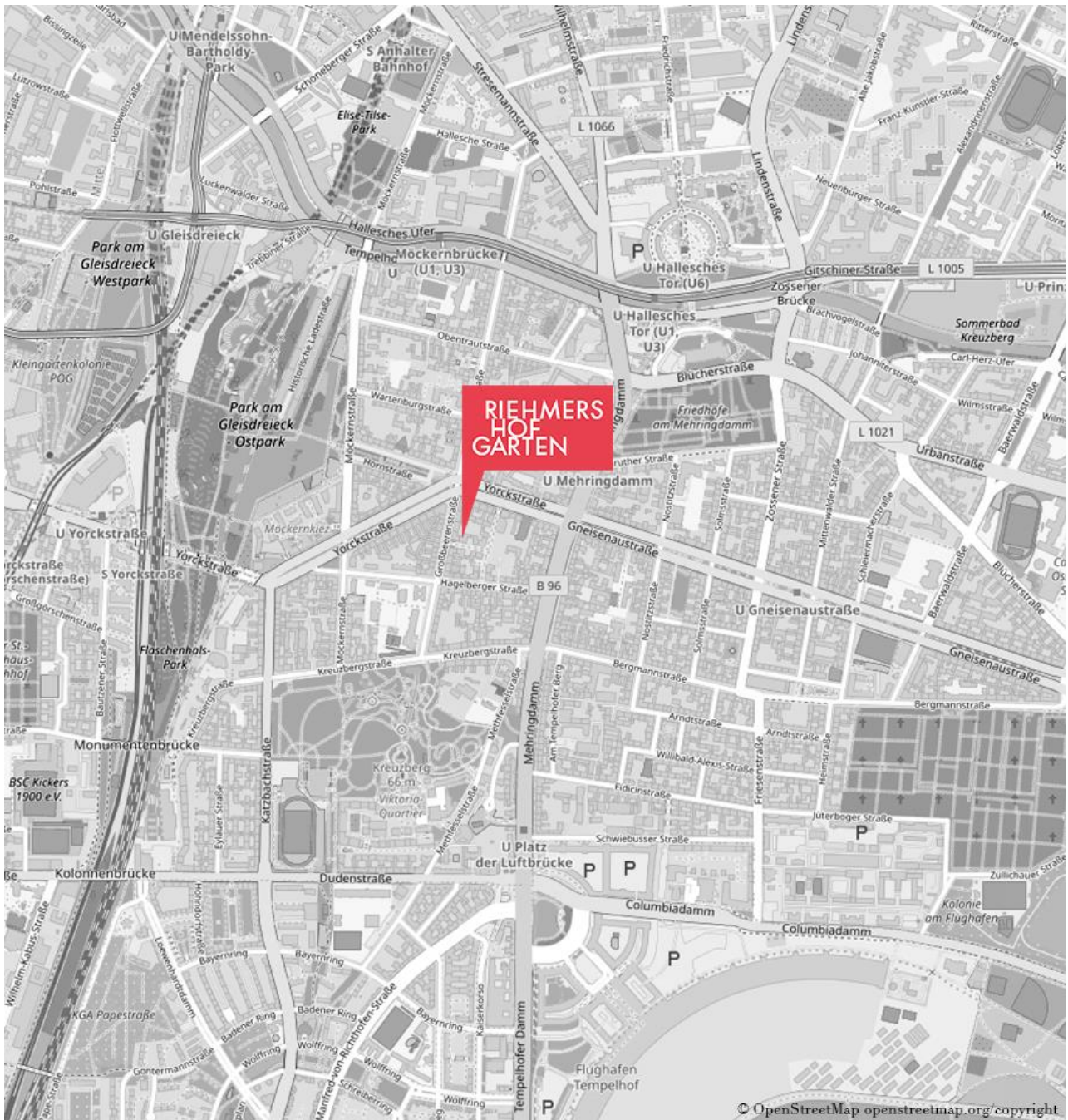
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic 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.

Apartment No.: 1111-151

Location.

Yorckstraße 84B, 10965 Berlin



Apartment No.: 1111-151

Property.

Yorckstraße 84B, 10965 Berlin



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 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 sublime 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 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. The entranceway at Yorckstrasse 84B, which is called Burchard, admits you on the ground floor to a commercial unit of 104 square metres with private front yard whose premises would be suitable for a regular office or doctor's office.

As part of the building community, the occupier of the commercial unit and staff have the use of the attractive courtyard garden whose groomed trails, picnic lawns, boule court and playground offer various options for taking breaks, hanging out and comparing notes.

RIHMERS HOF GARTEN

DAS KULTURGUT



Apartment No.: 1111-151

Facilities.

Yorckstraße 84B, 10965 Berlin



The way to this commercial unit takes you through passageways and across the sprawling courtyard. With its easy accessibility, the premises are suitable for public business. There is a second entrance not open to the public from the Burchard entranceway.

Either entrance admits you to a commercial unit of 103 square metres that was refurbished to meet the strictest constraints of the heritage conservation authority. The floor plan would lend itself to a variety of use concepts, and is currently split into a nifty mix of larger and smaller rooms plus storage areas.

Coming in through the private front yard, you enter an open-plan reception area, bordered by two WCs. From here, a hallway takes you to four separate rooms on its right-hand side. The largest of these has a passage and a storage space of around three square metres each.

At the mid-way point, the hallway branches off to the left. Going past a small kitchen and WC rooms, it takes you to a walk-through room. A plausible use for this room would be as interim storage or waiting room. Beyond it lies a small entryway that exits onto the stairwell. It also takes you to the last room of 13 square metres, which has a view of the courtyard garden.

The rooms were reinstated to a degree that permits the incoming owners to proceed freely with their plans. The existing floor plan would make it most sensible to fit out the premises as a doctor's office, including reception area, smaller treatment rooms and labs as well as storage areas for technical, medical or other equipment. That said, using the premises as offices with various desks and work areas is also an option. In fact, other uses are by all means conceivable as long as the requirements of conservation and historic district protection are duly taken into account.

RIHMERS HOF GARTEN

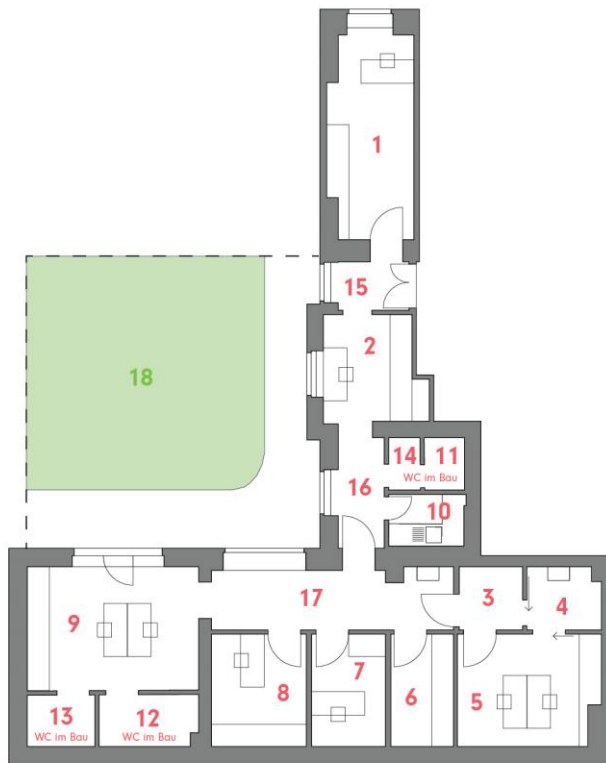
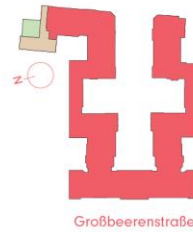
DAS KULTURGUT



Apartment No.: 1111-151

Floor plan.

Yorckstraße 84B, 10965 Berlin



GEWERBE 151 9-Zimmer-Gewerbe im EG

9-Room-Business, Ground Floor
Yorckstr. 84B, Aufgang Burchard

1	Gewerbe / Business 1.....	12,73 m ²
2	Gewerbe / Business 2.....	7,63 m ²
3	Gewerbe / Business 3.....	2,98 m ²
4	Gewerbe / Business 4.....	3,39 m ²
5	Gewerbe / Business 5.....	11,58 m ²
6	Gewerbe / Business 6.....	5,23 m ²
7	Gewerbe / Business 7.....	6,13 m ²
8	Gewerbe / Business 8.....	7,89 m ²
9	Gewerbe / Business 9.....	16,04 m ²
10	Küche / Kitchen.....	2,92 m ²
11	WC / WC 1.....	1,55 m ²
12	WC / WC 2.....	3,75 m ²
13	WC / WC 3.....	2,58 m ²
14	Vorraum / Entrance room.....	1,23 m ²
15	Flur / Hall 1.....	2,77 m ²
16	Flur / Hall 2.....	4,03 m ²
17	Flur / Hall 3.....	11,15 m ²
18	Garten / Garden	
GESAMTFLÄCHE.....		103,58 m²
Total living space		

Maßstab / Scale 1:200



Apartment No.: 1111-151

Facts.

Yorckstraße 84B, 10965 Berlin

Purchase price	€ 779.900,00
Living space	103,58 m ²
Rooms	9

Balcony/Loggia	No
Common charge	€ 466,24
Property mgmt. fee	€ 29,75
Maintenance fee	€ 19,97
Year of construction	1891

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

ACCENTRO GmbH
Kantstraße 44/45
10625 Berlin

ACCENTRO

Tel. +49(0)30 - 88 71 81 - 41
Fax +49(0)30 - 88 71 81 - 49
www.rihmers-hofgarten-berlin.de
kundenmanagement@accentro.de