



Condition  
well-kept

**103,98 m<sup>2</sup>**

Living space

Floor

**4**

**4**  
Rooms

**Purchase price**

**€ 669.900,00**

**Yes**

rented

Apartment No.: 1111-159

## 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.

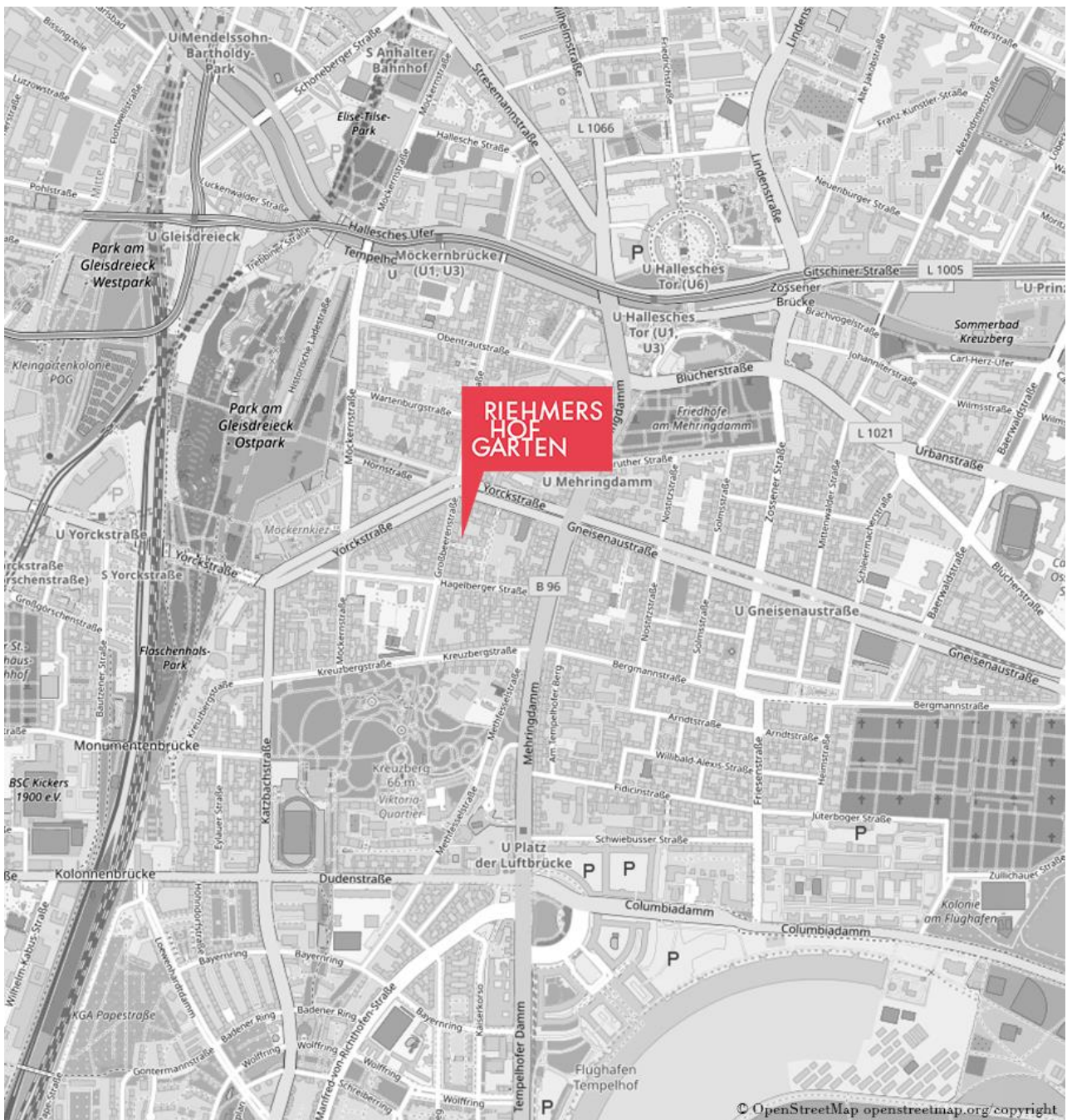
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous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



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## 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 park-style garden. 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 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 ascending to the flats at Yorckstrasse 84B, for one, is called Burchard. Located on the fourth floor is a tenant-occupied unit of around 104 square metres whose efficient layout divides into four bedrooms, a kitchen and a bathroom.

As a community, 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



Apartment No.: 1111-159

## Facilities.

Yorckstraße 84B, 10965 Berlin



The way to Yorckstrasse 84B takes you along the paved private walkways through the idyllic courtyard garden. This building is located inside the compound, sheltered from the traffic on the surrounding streets. On its fourth floor lies this tenant-occupied 4-bedroom flat of 104 square metres. It is accessed via a staircase that was restored in compliance with the listed building consent.

Entering the flat, you are welcomed by a room of 20 square metres that is easy to decorate into a cosy living area. It has a south-facing window that overlooks the green backyard, as does the kitchen next door with its footprint of 12 square metres.

On the right-hand side of the front door lies a separate room of 11 square metres. Moving beyond it in the small entryway, you pass the tub-equipped bathroom before entering a large living room with 25 square metre of floor area. A double door connects it to the rear bedroom of more than 24 square metres, which comes with a balcony. Both rooms have a view of the expansive courtyard garden. The flat features all the elements that typify period buildings, such as wooden floors and historic plaster ornaments on high ceilings, as well as wooden doors and double-cased windows, which were overhauled on the outside. Visitors are admitted via a modern bell and intercom system. The mail box system was also replaced in the course of the refurbishment. In addition, a basement store room is assigned to the flat.

Beneath the courtyard lies an underground car park. There are also roofed-over parking spaces for buggies and bicycles.

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

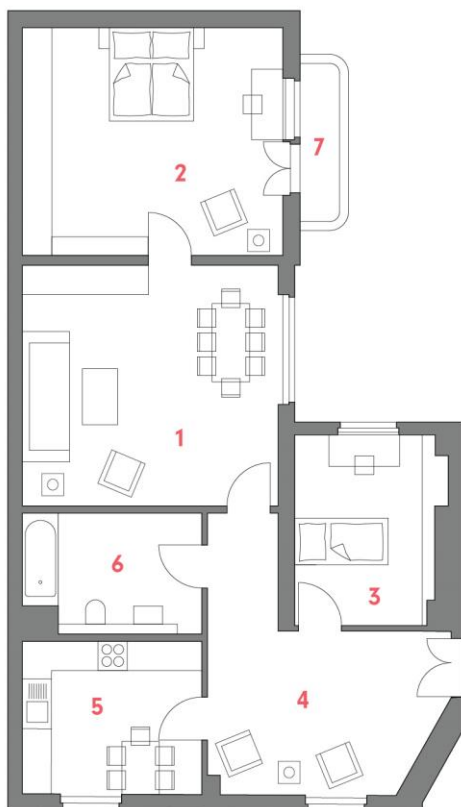
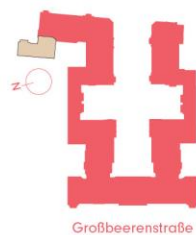




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## Floor plan.

Yorckstraße 84B, 10965 Berlin



### WE 159 4-Zimmer-Wohnung im 4.OG

4-Room-Apartment, 4th Floor

**Yorckstr. 84B, Aufgang Burchard**

- 1 Wohnzimmer / Living room..... 26,04 m<sup>2</sup>
- 2 Schlafzimmer / Bedroom..... 25,13 m<sup>2</sup>
- 3 Kinderzimmer / Children's bedroom.... 11,51 m<sup>2</sup>
- 4 Ruheraum / Relaxation room..... 19,21 m<sup>2</sup>
- 5 Küche / Kitchen..... 11,61 m<sup>2</sup>
- 6 Bad / Bathroom..... 8,75 m<sup>2</sup>
- 7 Balkon / Balcony (50%)..... 1,73 m<sup>2</sup>

**GESAMTFLÄCHE..... 103,98 m<sup>2</sup>**  
Total living space

Maßstab / Scale 1:150





Apartment No.: 1111-159

## Facts.

Yorckstraße 84B, 10965 Berlin

Purchase price	€ 669.900,00
Living space	103,98 m <sup>2</sup>
Rooms	4

Property type	1-floor apartment
Monumental protection	Yes
Condition	well-kept
Floor	4
Elevator	No
Tenanted	Yes
Balcony/Loggia	Yes
Gross rent/month	€ 814,59

Common charge	€ 355,16
Property mgmt. fee	€ 29,75
Maintenance fee	€ 19,85
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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