



Riehmers Hofgarten.  
Exklusiv seit 1898

Condition

First occupancy

4

Rooms

267,36 m<sup>2</sup>

Living space

Floor

5

Purchase price

€ 5.156.900,00

No

rented

Apartment No.: 1112-55

## Location.

Hagelbergerstr. 10C, 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.

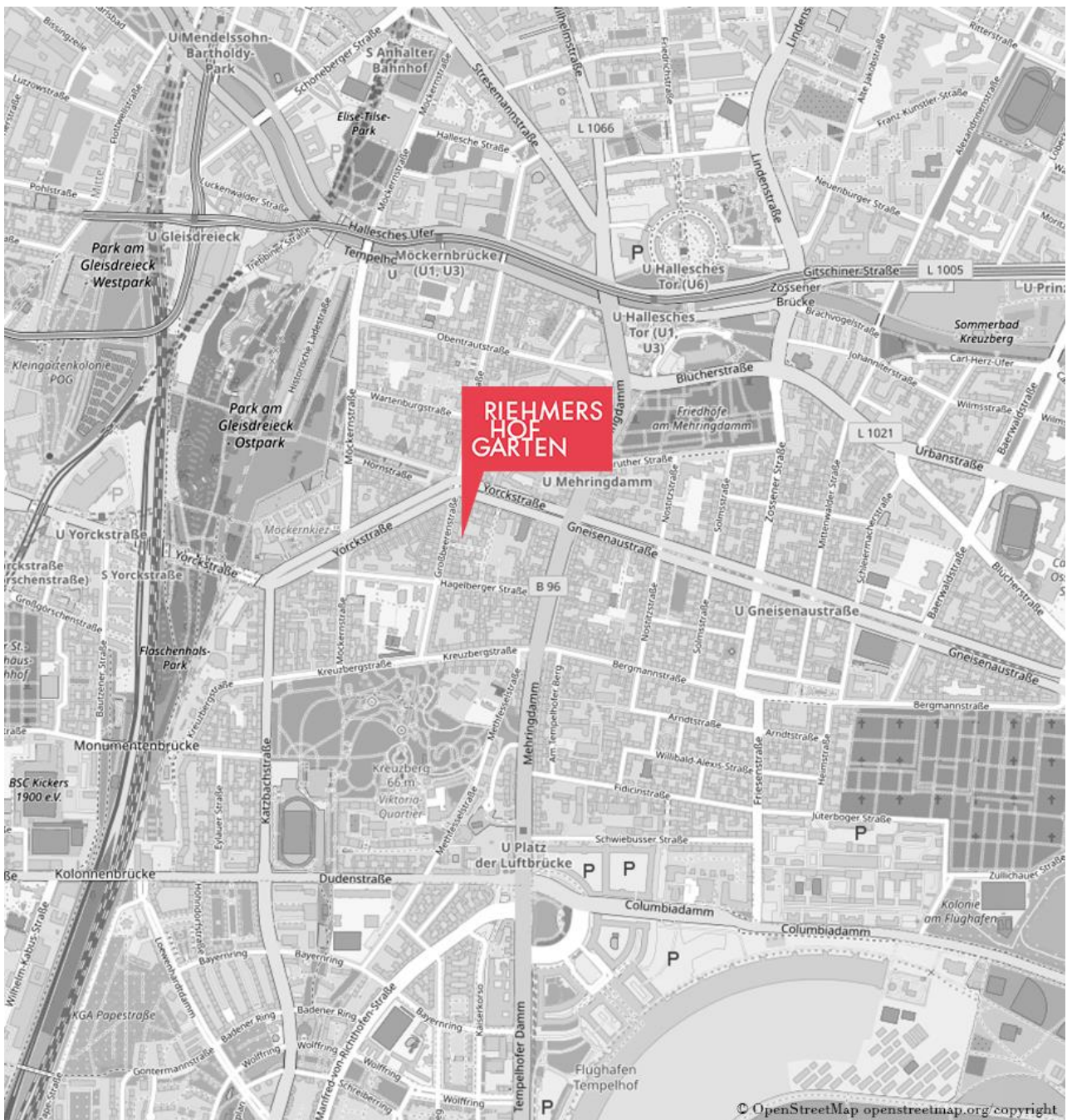
In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous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

Hagelbergerstr. 10C, 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 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 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 Charles entranceway at Grossbeerenstrasse 10C features a lift that ascends all the way up to the new-build penthouse of about 267 square metres – where living becomes an exquisite experience.

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.: 1112-55

## Facilities.

Hagelbergerstr. 10C, 10965 Berlin



Preliminary planning for the penthouse is completed and the planning consent has been obtained. It is now up to the prospective buyer to accept the interior design proposal or customise it to the extent possible.

Planned for connoisseurs, this sensational penthouse is intended for people that cherish outdoor space at least as much as generously proportioned indoor areas.

As soon as you enter the place, a large-scale terrace will cause your eyes to roam the skyline like a vista point. Indoors, a dais separates the two dominant living rooms. One measures 33 square metres and faces three different directions. The other extends north-south toward the open-plan eat-in kitchen, and has a footprint of around 60 square metres.

An inconspicuous hallway branching off this room will take you to two bedrooms and a shower room. There is also a dressing room for extra comfort. Another tub-equipped bathroom and a guest WC complete this amazing abode.

The interior design proposal for fitting out the flat is the work of Fabian Freytag. The award-winning interior designer combines his aesthetic line with a thorough understanding of the property, functional requirements and a selection of top-end brands. Fine parquet covers the living areas, while bathroom and WC floors are done in matte grey natural stone. Showers are discreetly integrated, bathtubs made from high-end ceramics, wash basins take the form of concrete-grey cubes. Beautifully shaped fittings in a brushed copper tone complement the towel racks. Other amenities include heated WCs with shower feature.

Underfloor heating in all of the rooms, advanced noise and thermal insulation, and powered Venetian blinds are part of the standard fit-out, as are locking window handles, RC 4 intrusion protection at the front door, a smart home system and air-conditioning using split units. The terraces are laid in weatherproof WPC board flooring, and come with one water faucet each.

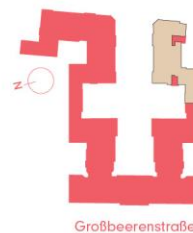
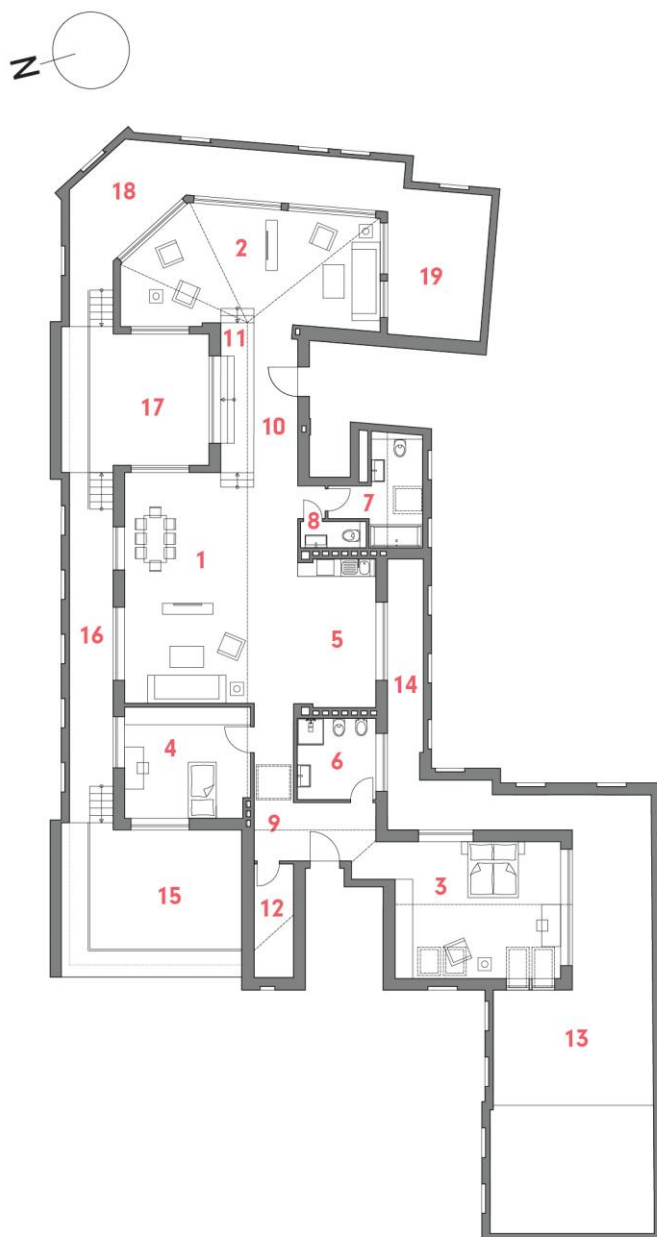




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## Floor plan.

Hagelbergerstr. 10C, 10965 Berlin



## WE 55 4-Zimmer-Wohnung im 5.OG

4-Room-Apartment, 5th Floor

**Großbeerenstr. 56C, Aufgang Charles**

1	Wohnzimmer / Living room 1.....	45,54 m <sup>2</sup>
2	Wohnzimmer / Living room 2.....	33,46 m <sup>2</sup>
3	Schlafzimmer / Bedroom.....	26,51 m <sup>2</sup>
4	Kinderzimmer / Children's bedroom 1..	16,25 m <sup>2</sup>
5	Küche / Kitchen.....	13,49 m <sup>2</sup>
6	Bad / Bathroom 1.....	7,49 m <sup>2</sup>
7	Bad / Bathroom 2.....	8,64 m <sup>2</sup>
8	WC / WC.....	2,03 m <sup>2</sup>
9	Diele / Hall 1.....	14,30 m <sup>2</sup>
10	Diele / Hall 2.....	8,25 m <sup>2</sup>
11	Flur / Hall.....	6,99 m <sup>2</sup>
12	Abstellraum / Storeroom.....	5,26 m <sup>2</sup>
13	Terrasse / Terrace 1 (50%).....	19,95 m <sup>2</sup>
14	Terrasse / Terrace 2 (50%).....	9,14 m <sup>2</sup>
15	Terrasse / Terrace 3 (50%).....	10,74 m <sup>2</sup>
16	Terrasse / Terrace 4 (50%).....	7,93 m <sup>2</sup>
17	Terrasse / Terrace 5 (50%).....	9,45 m <sup>2</sup>
18	Terrasse / Terrace 6 (50%).....	13,55 m <sup>2</sup>
19	Terrasse / Terrace 7 (50%).....	8,39 m <sup>2</sup>

**GESAMTFLÄCHE.....267,36 m<sup>2</sup>**  
Total space

Maßstab / Scale 1:250





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## Facts.

Hagelbergerstr. 10C, 10965 Berlin

Purchase price	€ 5.156.900,00
Living space	267,36 m <sup>2</sup>
Rooms	4

Common charge	€ 782,88
Property mgmt. fee	€ 59,5
Maintenance fee	€ 51,49
Year of construction	2021
Type of heating	Cogeneration
Energy sources	Local heat

Property type	Penthouse
Condition	First occupancy
Floor	5
Elevator	Yes
Tenanted	No
Balcony/Loggia	Yes
Number of parking spaces	2
Type of parking space	Underground car park

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