

Reinickendorf

**Graf-Haeseler-Straße 28 in
13403 Berlin
Unrenovated Rooftop**

Key Facts

Object Type	Location	Living Space	Rooms	Status
Attic	Front House / Side wing	approx. 225 sqm	6	vacant
Build In	Heating	Balcony	Elevator	
1911	gas floor heating	possible according to building permit	possible according to building permit	

Purchase Price

430.000,00 €
(zzgl. 7,14% Maklerprovision)

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
Blücherstraße 22, 10961 Berlin | Register Court Charlottenburg | HRB: 164630 B
Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 30/130/75610



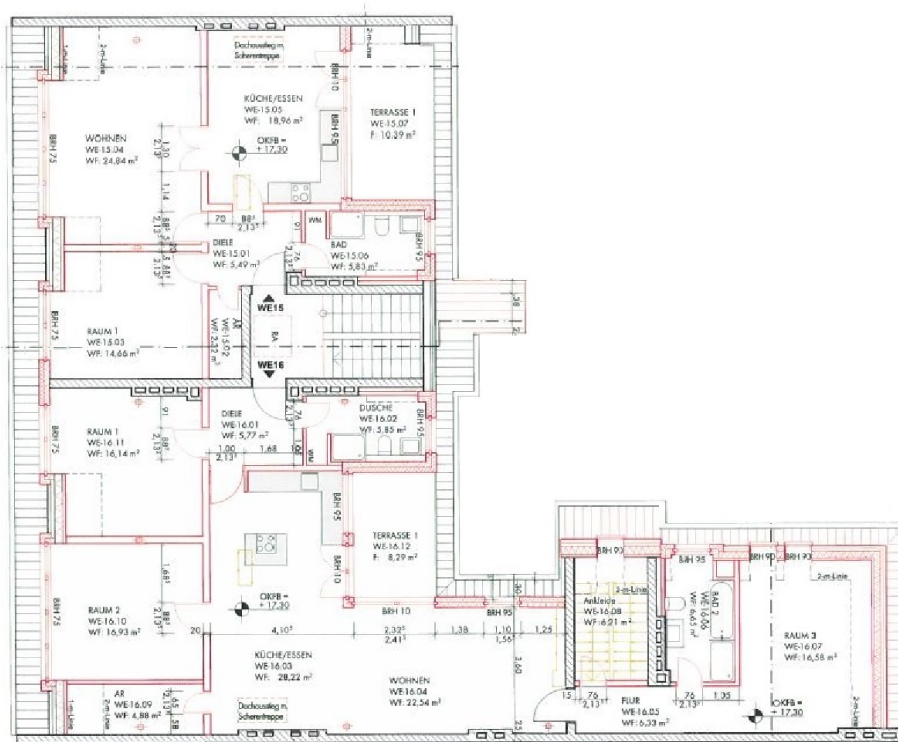
Object description

The multi-family house was built in 1911 on a plot of approx. 708 m² and has 18 apartments with an area of approx. 30 m² – 90 m² and 1 – 4 rooms, which are distributed over 4 floors as well as an undeveloped attic, which is sold separately for development.

The currently 6 vacant units are sold in their actual condition.

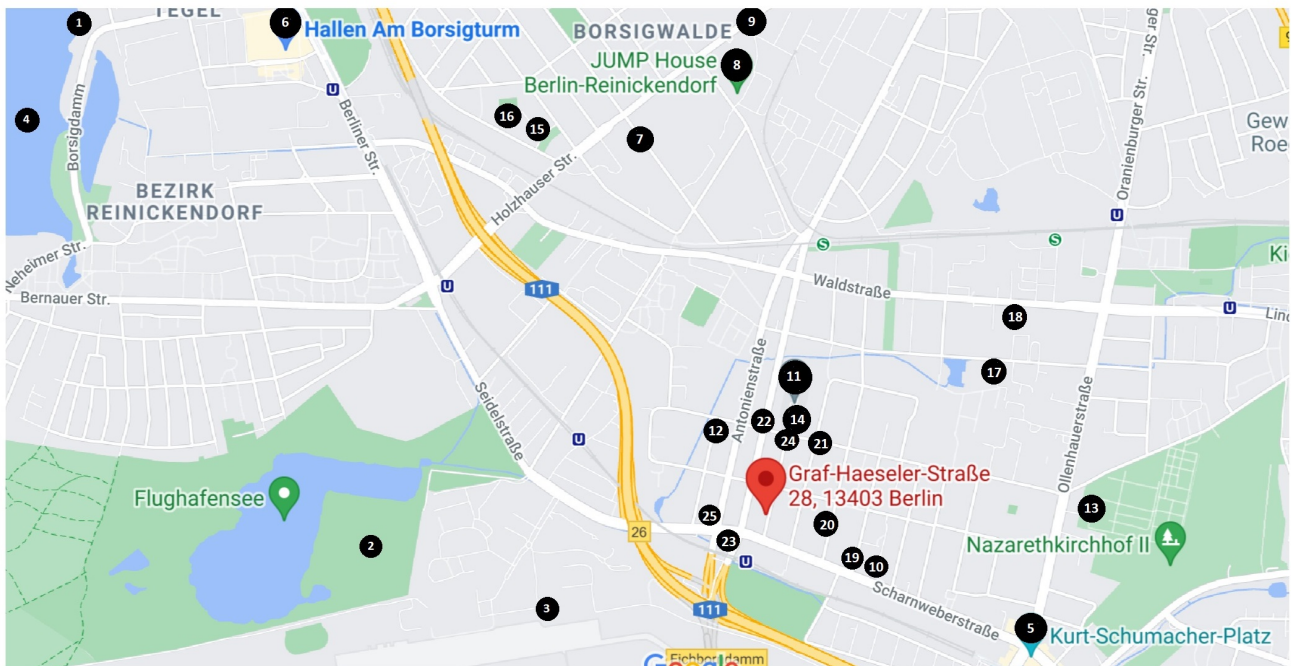
The light-flooded apartments with their characteristically high ceilings and classic wooden floors offer plenty of space and will satisfy different living dreams. Some of the apartments have balconies.

The property is located in a milieu protection area established in 2021. What does Milieuschutz mean? The Milieuschutz ordinance serves to preserve the composition of the residential population. The deconstruction, alteration or change of use of structural facilities require the prior approval of the district office.



Rooftop Description

- Year of construction of existing building: 1911
- Property size: 708 sqm
- building permit available
- the building permit includes: – 2 apartments, 1 elevator, 2 terraces, 2 roof terraces
- in total approx. 225 sqm
- apartment 1 approx. 81 sqm
- apartment 2 approx. 144 sqm



Park/Spare time: 1. Greenwichpromenade, 2. Jungfernheide, 3. Ehemaliges Flughafengelände Tegel, 4. Tegeler See **Shopping/Culture:** 5. Kurt-Schumacher-Platz, 6. Hallen Am Borsigturm, 7. Umspannwerk Reinickendorf, 8. Jump House **Schools/Kindergärten/Doctors** 9. Vivantes Klinikum, 10. Kita Simba, 11. Katholische Kindertagesstätte, 12. AWO Kita, 13. Kita Nemo, 14. Max-Beckmann Oderschule, 15. Benjamin Franklin Oberschule, 16. Reineke-Fuchs Grundschule, 17. Herman-Schulz Grundschule, 18. BBG-Berliner Bildungscampus **Restaurant/Bar:** 19. Einflug, 20. Chill Out Bar, 21. Old Sloth, 22. Sultan Restaurant, 23. Burger City, 24. Hubertha Restaurant, 25. ASADO Restaurant

Location Description

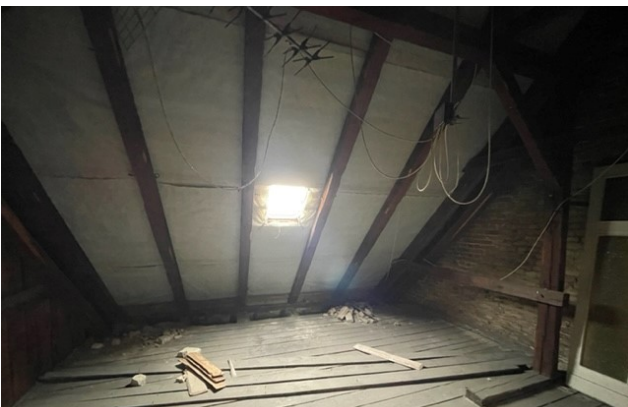
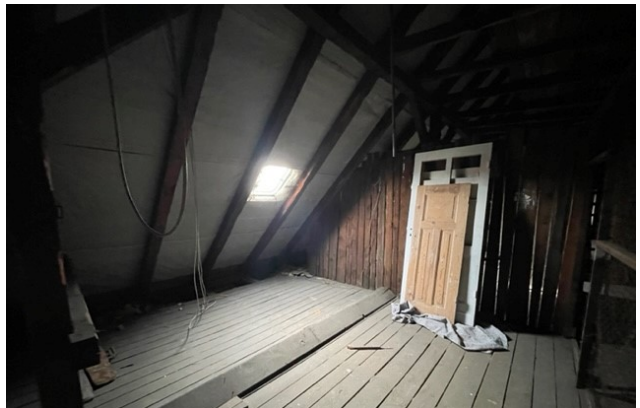
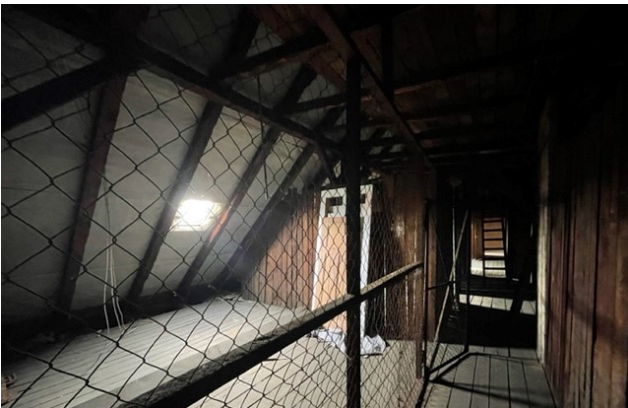
The district of Reinickendorf is located in the green northwest of Berlin and borders on the neighboring districts of Spandau to the southwest, Charlottenburg-Wilmersdorf to the south, Mitte to the southeast and Pankow to the east. The entire north, on the other hand, borders on the Brandenburg district of Oberhavel. On its outskirts, the district is crisscrossed by forests and bodies of water, making it the green paradise of the capital. The first records of Reinickendorf date back to 1345. At that time, Reinickendorf was still a village and consisted of 13 small farms. To date, Reinickendorf has reached a population of over 266,000 and continues to grow. Public transportation is well developed in Reinickendorf. Numerous bus, S-Bahn and U-Bahn lines such as the S1, S25, U8 and U9 cross the district. The A111 city highway and the 96 federal highway provide good access to the Berlin ring road, which in turn offers good connections to the city center. But also numerous stores for daily needs as well as restaurants, bars, doctors, daycare centers and school does not search in vain in Reinickendorf. The nearby Kurt-Schumacher-Platz and the halls Am Borsigturm offers everything you need to live.

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Notes

Your Contact



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Fortica Real Estate
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With the use of our service, between us, Fortica Real Estate GmbH, Blücherstraße 22, 10961 Berlin, and you a broker agreement is concluded.

You entrust us with the proof of the opportunity to conclude a purchase contract on the above described in the exposé or another, according to your requirements, appropriate plot of land (hereinafter “property”) or with the mediation of the conclusion of a sale of the property. Upon signing purchase agreements for the property, commission of **7,14 %** incl. VAT of the purchase price, is to be paid by you.

Furthermore, our general terms are appended.

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