

Kreuzberg

# Falckensteinstraße 29 in 10997 Berlin WE 10

## Eckdaten

Objektyp	Lage im Haus	Wohnfläche	Zimmeranzahl	Status
Condominium	Front Building 1st floor	app. 81 m <sup>2</sup>	3	rented
Baujahr	Heizungsart	Balkon	Aufzug	Nettokaltmiete
1900	gas floor heating	no	no	232,30 € / Monat

## Kaufpreis

**325.000,00 €**

(zzgl. 3,57 % Maklerprovision)

**FORTICA Real Estate GmbH**

Geschäftsführung: Friedemann Weck | Prokura: Sandra Richter  
Blücherstraße 22, 10961 Berlin | Amtsgericht Charlottenburg | HRB: 164630 B  
Web: [www.fortica.de](http://www.fortica.de) | Fon: 030 – 403 684 290 | Steuernummer: 30/130/75610



## Property Description

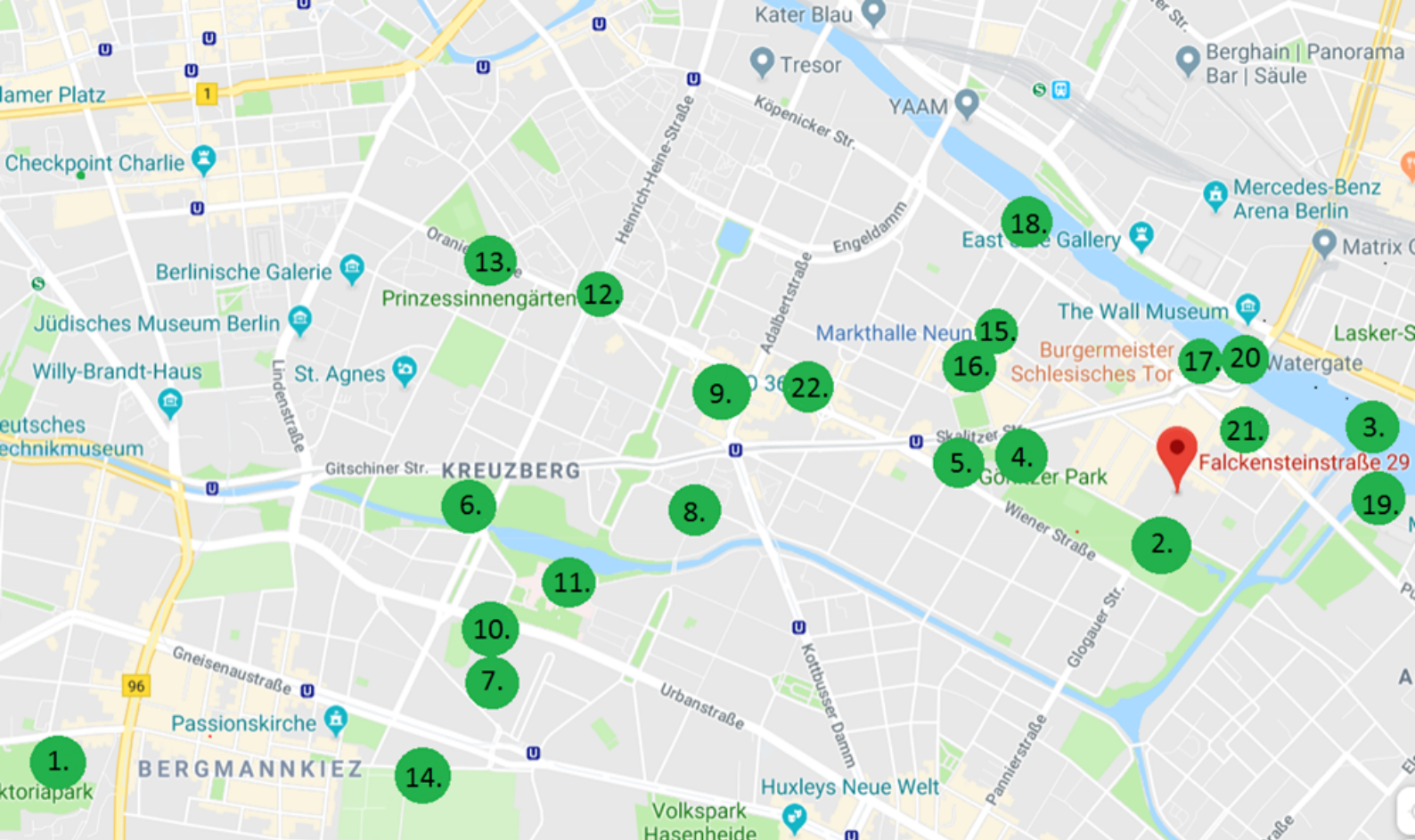
This multi-family house in Kreuzberg, built at the beginning of the 20th century, convinces with its special charm. The 1,820 m<sup>2</sup> of residential/commercial space is distributed over the front building and the cross building over a total of five floors. The 20 residential units offer 3- to 5-rooms, with windows in 2 cardinal directions each, north-west and south-east. Two commercial units are located in the basement of the front building. A newly built basement room belongs to each residential unit. In the attic of the transverse building, an additional hobby room can be acquired if further space is needed. The entrance through the massive wooden door reveals the entrance area with original stucco elements on the ceiling and ornaments on the walls.

In the newly created, bright, first courtyard is a communal shelter for bicycles and strollers. The staircase is currently being extensively renovated and will make the building shine in new splendor.

The property is located in a milieu protection area established in 2018. The milieu protection 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.

## Condominium Description

- 3 rooms app. 81 m<sup>2</sup>
- partly original floorboards
- old building doors with wooden frames
- partly stucco elements on the ceilings
- shower in the kitchen
- separate toilet
- double box windows in the rooms facing the street
- instantaneous water heater for hot water
- gas central heating
- cellar room
- net cold rent: 232,30 €/ month
- Operating costs prepayment: 95,00 €/ month
- heating costs prepayment: 50,00 €/ month
- house charge: 292,00 €/ month
- The legal blocking period regarding protection against dismissal due to own need has already expired.



**Park/Hobby:** 1. Viktoriapark, 2. Görlitzer Park, 3. Badeschiff, 4. Black light Mini Golf 5. Wave Pool at Spreewaldplatz, 6. Summer Bath Kreuzberg  
**Education:** 7. Carl-von-Ossietzky-School, 8. Gustav-Meyer School, 9. INA Kindergarten, 10. Kita Löwenherz **Healthcare:** 11. Vivantes Klinikum **Shopping:** 12. Prinzessinnengarten, 13. Oranienstraße, 14. Bergmannstraße, 15. Markthalle Neun **Restaurant:** 16. Der Goldene Hahn, 17. Burgermeister, 18. Spindler&Klatt, 19. Freischwimmer **Clubs:** 20. Watergate, 21. Lido, 22. SO 36

## Location Description

Falckensteinstraße is located in the well-known Wrangelkiez in Berlin's Kreuzberg district. It runs from Oberbaumbrücke to Görlitzer Park, crossing Wrangelstraße and Schlesische Straße. Kreuzberg is famous mainly for its lively scene and multicultural diversity. Colorful, shrill and cosmopolitan, Kreuzberg shows itself every year in the spring by the Carnival of Cultures, which attracts thousands of visitors from all over the world.

Due to its location on the Spree, there is hardly a place in Berlin where you can relax so well and at the same time end your evening in a club or outdoor location, as in Kreuzberg. The Oberbaumbrücke, which connects Friedrichshain and Kreuzberg across the Spree, becomes a party mile at night and is a popular destination for night owls. From the legendary club Watergate, whose large window front offers a magnificent view of the river, to the Lido, one of the top addresses for indie rock or electro parties.

Kreuzberg is not only a popular residential area for party seekers. Various leisure facilities and parks, such as the Viktoriapark with its impressive waterfall, also provide relaxation here after an eventful day at work. The countless restaurants, bars and pubs also make Kreuzberg a lively place. You can enjoy hot meals here until well after midnight, because as the saying goes, „Kreuzberg nights are long.“

More and more Berliners and new Berliners also enjoy and appreciate the charm of the once disreputable district, where no one wanted to live.

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## Notizen

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## Ihr Ansprechpartner



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