

Kreuzberg

Falckensteinstraße 29 in 10997 Berlin WE 5

Key Facts

| Object Type | Location | Living Space | Rooms | Status |
|-------------|---------------------|----------------|----------|------------------|
| Condominium | mezzanine | approx. 76 sqm | 3 | rented |
| Build In | Heating | Balcony | Elevator | Net Rent |
| 1900 | gas central heating | no | no | 386,49 € / Month |

Purchase Price

315.000,00 €
(plus 3,57% commission)

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



Property Description

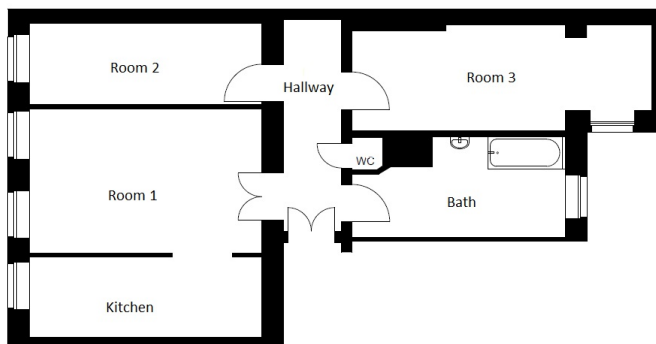
Built at the beginning of the 20th century, this multi-family house in Kreuzberg impresses with its special charm. The 1,820 sqm of residential and commercial space is distributed over the front building and the cross building over a total of five floors. The 20 residential units offer 3- to 5-rooms, 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 cross 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 landscaped and bright first courtyard is a communal shelter for bicycles and strollers. The staircase was renovated very elaborately and makes 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.

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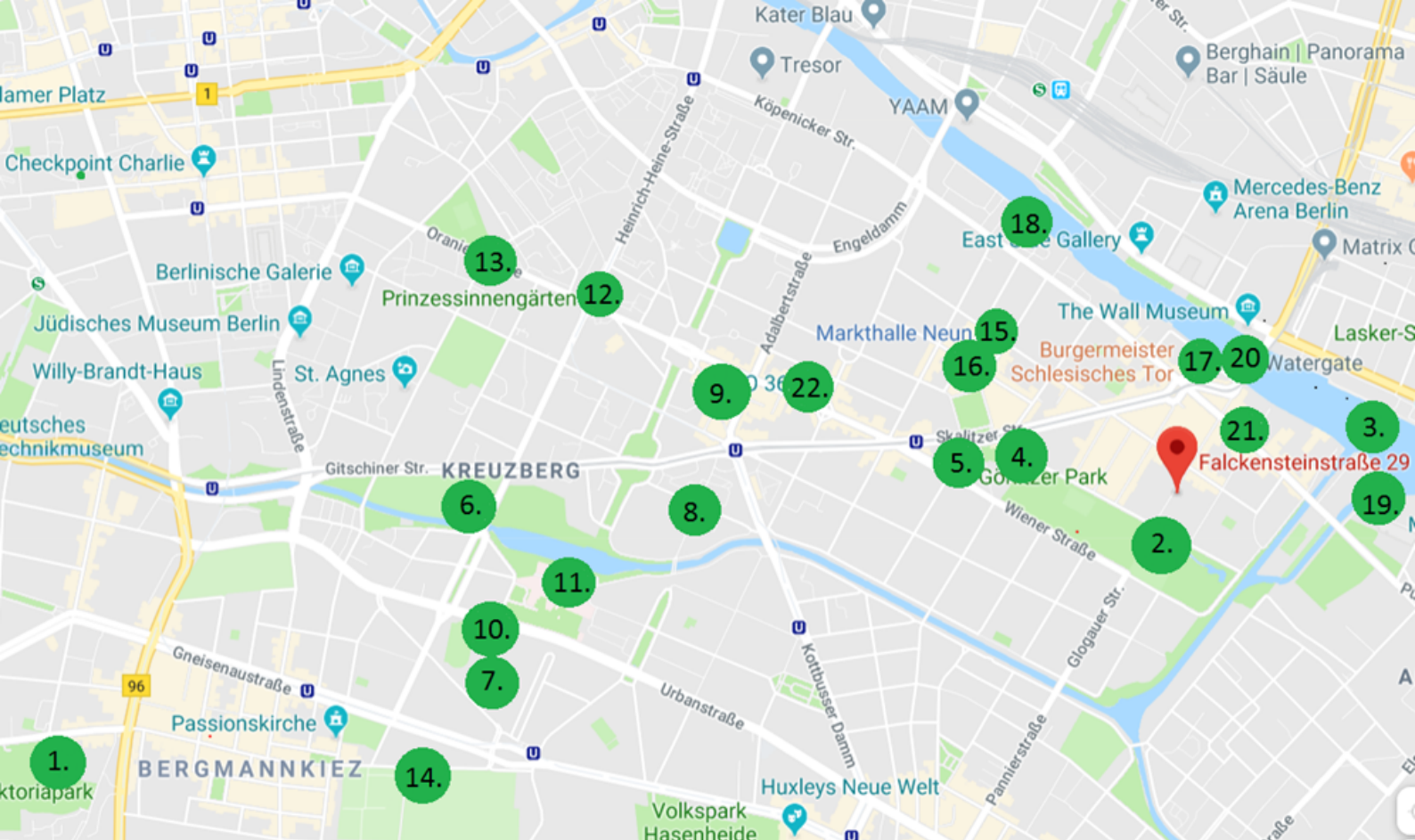


Apartment description

- 3 rooms approx. 76 sqm
- original floorboards
- old building doors with wooden frames
- partly stucco elements on the ceilings
- bathroom with tub and window
- separate toilet
- instantaneous water heater for hot water
- gas central heating
- cellar room
- net cold rent 386,49 €/ month
- running costs 95,00 €/ month
- heating costs 74,00 €/ month
- house charge 226,00 €/ month

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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 district of Berlin's Kreuzberg district. It runs from Oberbaumbrücke to Görlitzer Park, crossing Wrangelstraße and Schlesische Straße.

Kreuzberg is most famous for its lively scene and multicultural diversity. Colorful, shrill and cosmopolitan, Kreuzberg shows itself not only every spring by the Carnival of Cultures, which attracts thousands of visitors from all over the world.

Due to its location on the Spree River, there is hardly a better place in Berlin to relax during the day and end the evening in one of the numerous clubs and outdoor locations. 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 enjoy and appreciate the charm of the once disreputable district, where no one wanted to live a few years ago. It has so much more to offer.

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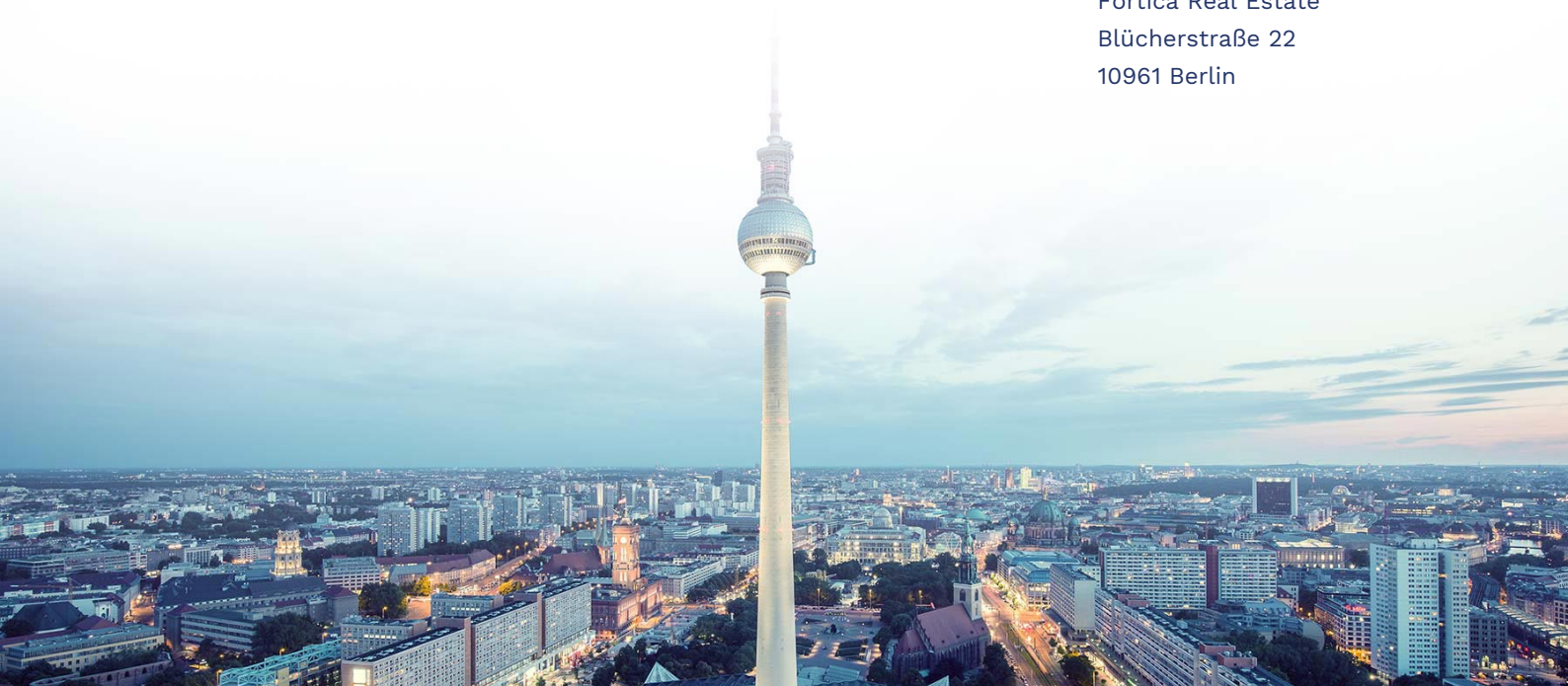
Notes

Your Contact



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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 3,57 % incl. VAT of the purchase price, is to be paid by you.

Furthermore, our general terms are appended.

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