

Kreuzberg

# Falckensteinstraße 29 in 10997 Berlin WE 16

## Key Facts

Object Type	Location	Living Space	Rooms	Status
Condominium	Side building 3rd floor	approx. 81 sqm	3	rented
Build In	Heating	Balcony	Elevator	Net Rent
1900	gas floor heating	no	no	506,25 € / Month

## Purchase Price

**270.000,00 €**  
(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](http://www.fortica.de) | Fon: 030 – 403 684 290 | Tax Number: 30/130/75610



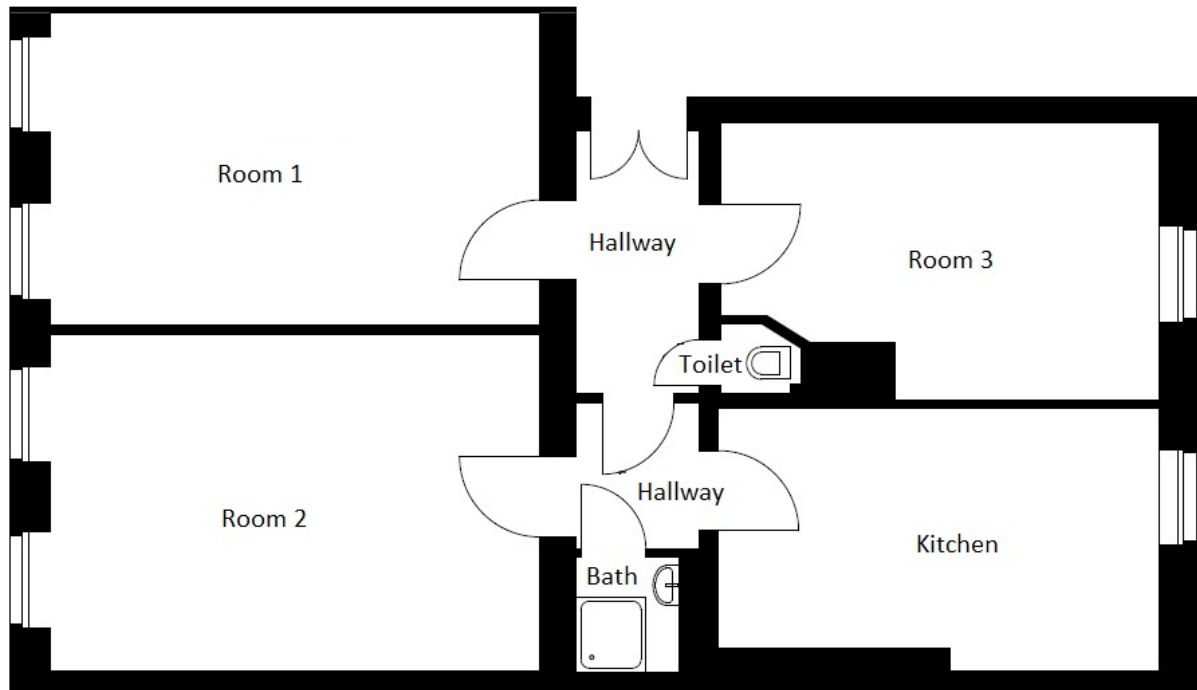
## Property Description

This apartment building in Kreuzberg was built at the beginning of the 20th century and convinces with its special charm. The 1,820 sqm of residential and commercial space is spread over the front building and the transverse 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. In the basement of the front building are two commercial units. To each housing unit belongs a newly built cellar room. In the attic of the cross building an additional hobby room can be acquired if further space is required. The entrance through the massive wooden door gives a view of 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 baby carriages. The staircase was extensively renovated and makes the building shine in new splendor. The property is located in a milieu protection area established in 2018. The Milieuschutzverordnung 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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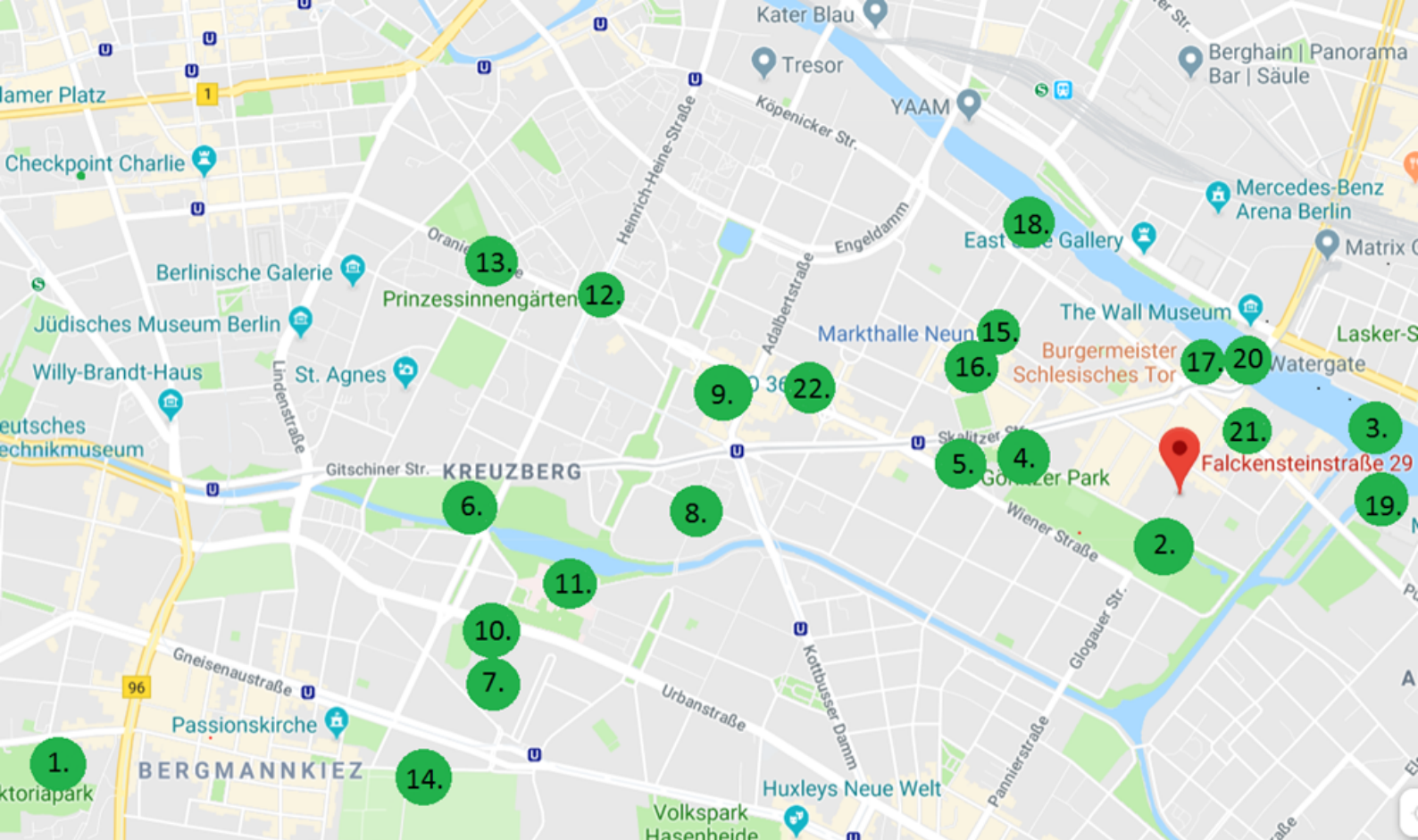


## Apartment description

- The apartment was completely renovated in the spring of 2022
- The pictures show the condition before renting
- original floorboards available (under the current laminate)
- refurbished old building doors
- smoothly filled walls
- modern shower
- separate toilet
- insulated windows
- instantaneous water heater for hot water
- gas central heating
- partly new electrics
- cellar room
- net rent per month: 506,25 EUR
- Operating costs prepayment per month: 110,00 EUR
- heating costs prepayment per month: 101,00 EUR
- House money per month: 288,00 EUR

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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 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."

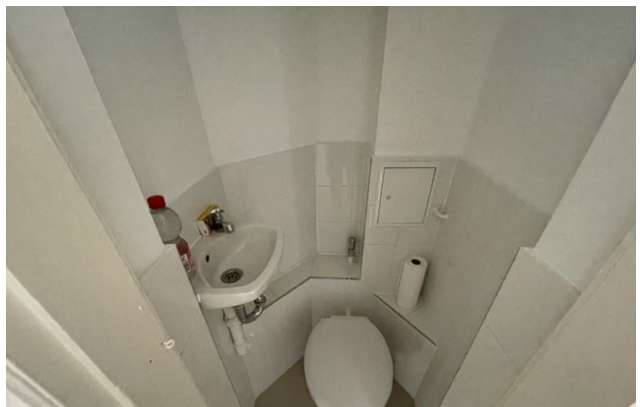
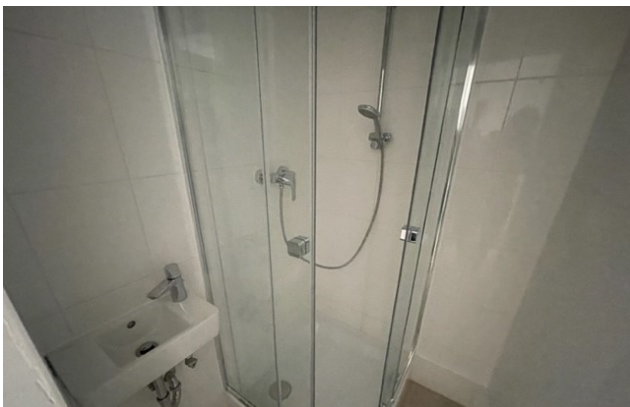
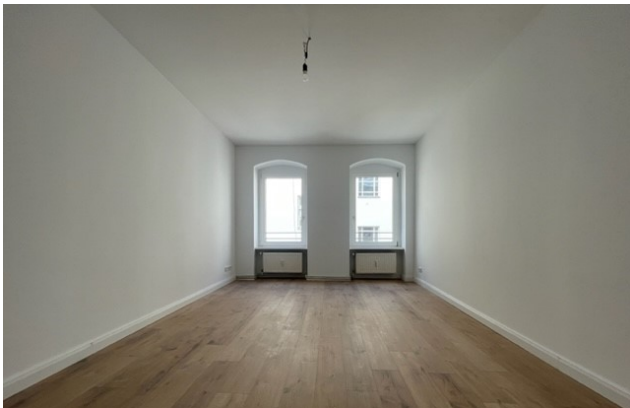
More and more Berliners and new Berliners also enjoy and appreciate the charm of the once disreputable district, where no one wanted to live.

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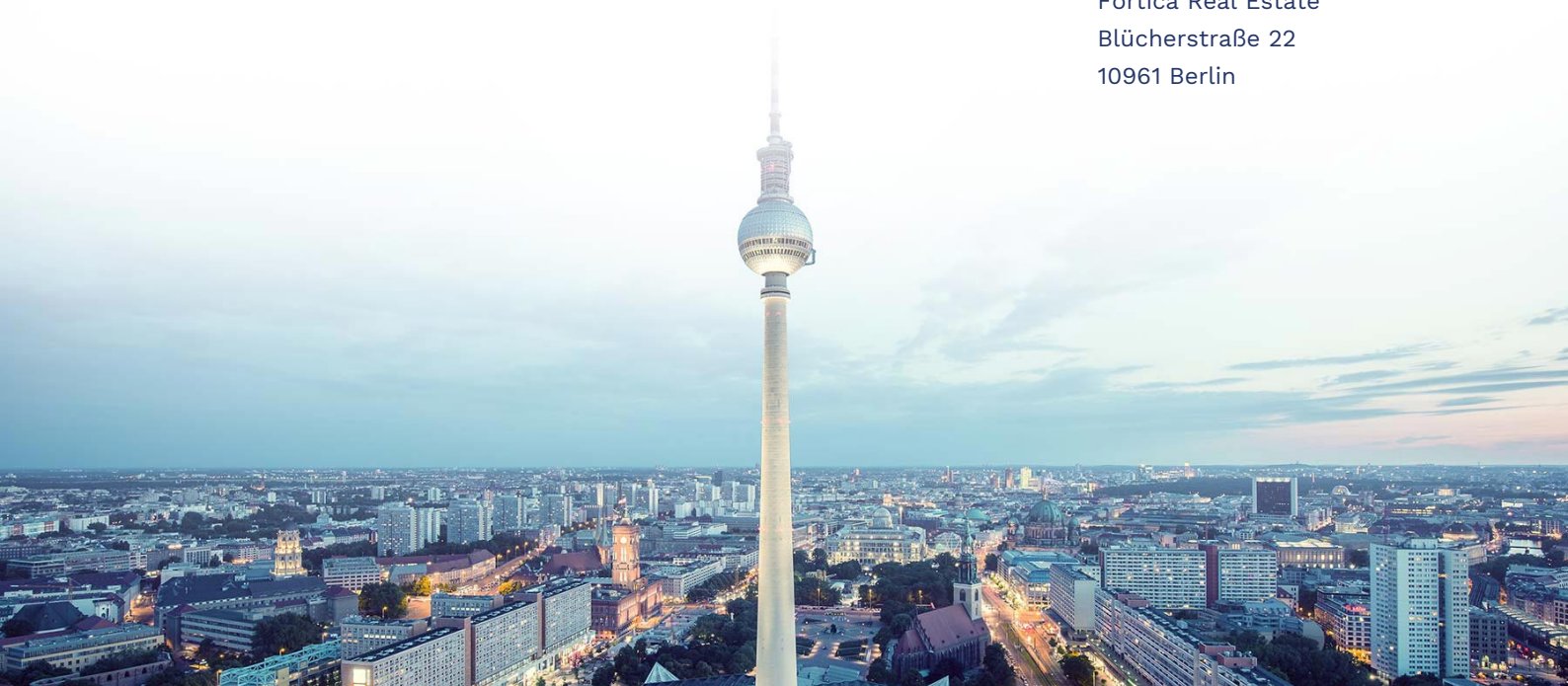
## Notes

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

Furthermore, our general terms are appended.

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