

SCHÖNE- WEIDER STRASSE NO. 17

12055 NEUKÖLLN
RIXDORF



The past and the present seem to blend smoothly in Rixdorf. Founded around 1200, the followers of the Bohemian reformer Jan Hus fled here 300 years ago, which gave part of the municipality the epithet *Bohemian Rixdorf*. In 1912, the city was then renamed *Neukölln* as part of a campaign to improve its image.

Despite its colorful history and constant transformation, the Rixdorf district has retained its original character. Houses with history form the backdrop for today's hip avantgarde, which are drawn here from all over the world.

Under the clean surface, Rixdorf pulses: it acts like a magnet for free spirits and creative personalities who come here to realize their own ideas of live and let live and have chosen this part of the city as their chosen home. Here, tradition meets the colorful neighborhood character – contrasts that create an interesting and exciting environment.

In Rixdorf you can choose whether you want to live in the middle of all this commotion or maybe a bit more withdrawn. Schöneweider Straße 17 lies near the Karl-Marx-Straße artery, which runs through Neukölln. Despite the central location, the street has retained its calm atmosphere.

WELCOME TO RIXDORF

PROJECT »SCHÖNE«



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NOTES

A photograph of a multi-story residential building with a white upper section and a blue ground floor. The building features numerous rectangular windows with white frames. Large trees with green and yellowing leaves are in the foreground, partially obscuring the building. The text 'OBJECT & FACTS' is overlaid in white on the lower left. A small number '17' is visible above a doorway on the ground floor.

OBJECT & FACTS

YEAR OF CONSTRUCTION

APPROX. 1910

FLOORS

GROUND FLOOR -
4.TH FLOOR + ATTIC FLOOR

UNITS

22 UNITS

AREAS

APPROX. 35 M² - 85 M²

HEATING

GAS FLOOR HEATING

HOT WATER SUPPLY

DECENTRALIZED

NOTE

MILIEU PROTECTION AREA

Clear forms with select old building details: this is how you could describe the residential buildings of Schönefelder Straße 17 in the neighborhood preservation area Rixdorf. Consisting of front building and garden house separated by an inner courtyard, they were erected in 1910.

The plain facade in blue-gray pastel shades and geometrically designed moldings of the facades only betray its age upon closer observation. But the decorated entrance and apartment doors, the segmented windows, and the turned banisters in the interior of the buildings reflect the charm of times past in the cared for residential buildings.

Colors that catch the eye are the mint and moss green details and doors of the stair wells, which complement the lime green floor coverings on the different floors in rich colors.

A total of 22 residential units with one to three rooms are housed in the buildings from the ground floor to the 5th floor. The two residential units on the ground floor of the garden house come with a smaller garden for use. The penthouse in the front building has already been remodeled and offers two residential units with terrace. The penthouse in the garden house has not yet been remodeled. Two more apartments with elevator could be built here.*

22 RESIDENTIAL UNITS

* Subject to public-law permits and the actual implementation of the person authorized to extend the building.

A photograph of a hallway with a green door and a staircase. The door is open, revealing a wooden floor and a white wall in the next room. The staircase is on the right, with green carpeting and a white handrail. The walls are white with green trim. The ceiling is white with a green border.

APARTMENTS & FLOOR PLANS



Whether as a couple, single, or a small family: the object in Schönefelder Straße 17 offers the right apartment size for many living arrangements. The 1- to 3-room apartments cover areas ranging from 35 m² to 85 m².

On every floor, two apartments branch off from the stair well. A driveway to the inner courtyard separates the two residential units on the ground floor of the front and garden house. All apartments have clear layouts and large windows that let lots of light stream into the living spaces. The generously designed living rooms offer plenty of space. Compact bathrooms and kitchens supplement the well-thought-out floor plan of the apartments. In all units, the rooms branch off directly from the hallway. From the first to the fourth floor each apartment will have a balcony*. The two ground floor units in the garden house come with a small garden.

The two penthouse apartments of the front building are something special. With 58 m² to 68 m² and only one or two rooms, they offer a special and generous floor plan. They are complemented by a south-facing terrace with a view of the neighborhood of Neukölln.

The apartments are being sold as is.

1 - 3 ROOM- APARTMENTS

* The installation of the balconies is subject to regulatory approvals and can be changed due to public-law requirements or be omitted altogether. The changes will be implemented accordance with purchase contract regulations.

GARDEN HOUSE

WE 13 1 ROOM APPROX. 35,03 M² GARDEN*

WE 14 2½ ROOMS APPROX. 69,80 M² GARDEN*

FRONT HOUSE

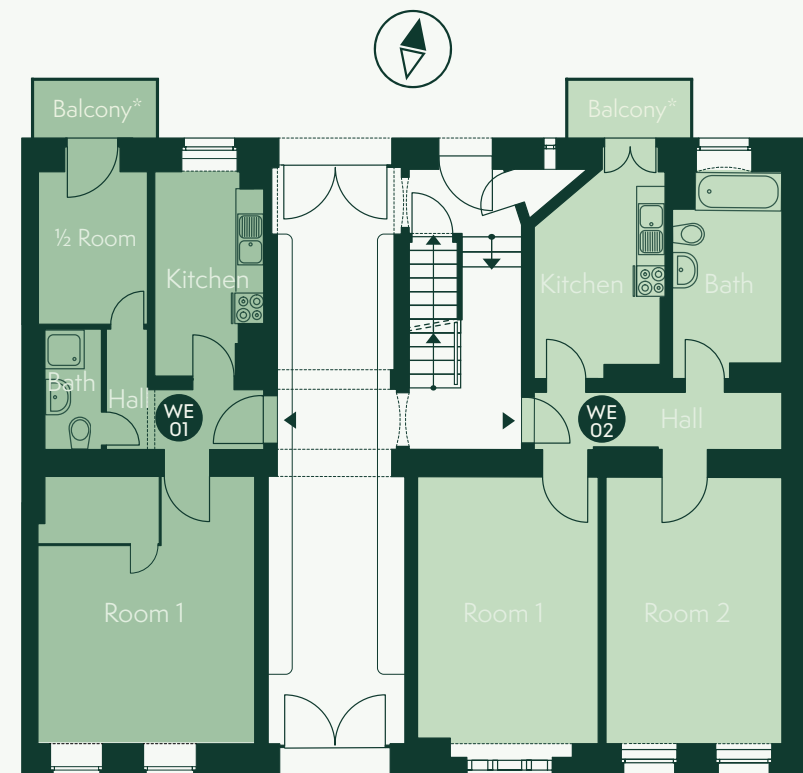
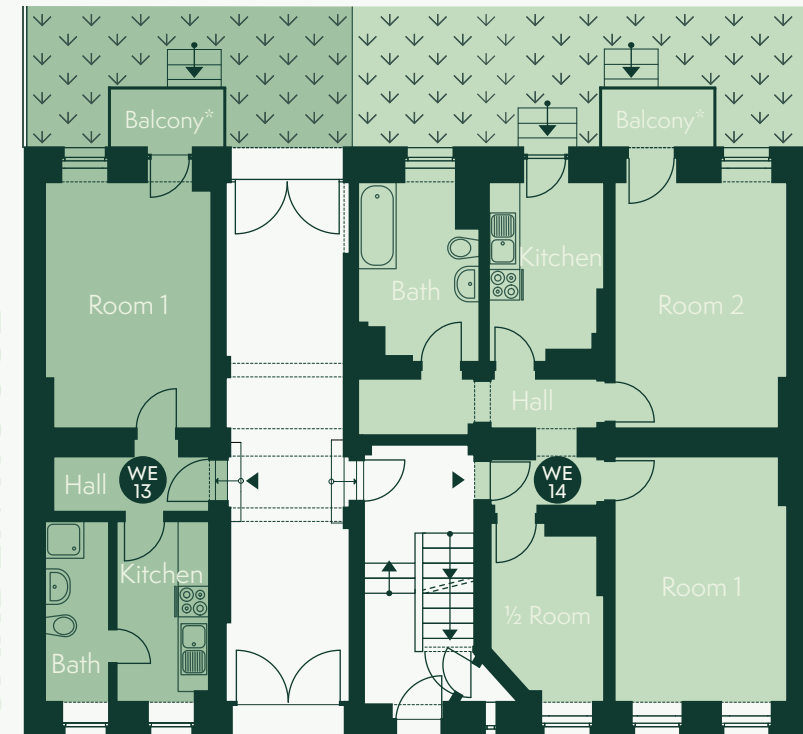
WE 01 1½ ROOM APPROX. 50,10 M² BALCONY*

WE 02 2 ROOMS APPROX. 66,85 M² BALCONY*

* Subject to public-law permits. The area information is subject to the planned construction measures (e.g. balconies) described in the purchase contract regulations. If the construction work changes or is not performed at all, the areas will alter accordingly.

APARTMENTS GROUND FLOOR

GARDEN HOUSE



FRONT HOUSE

GARDEN HOUSE

WE 15 3 ROOMS APPROX. 76,35 M² BALCONY*

WE 16 2 ROOMS APPROX. 61,99 M² BALCONY*

FRONT HOUSE

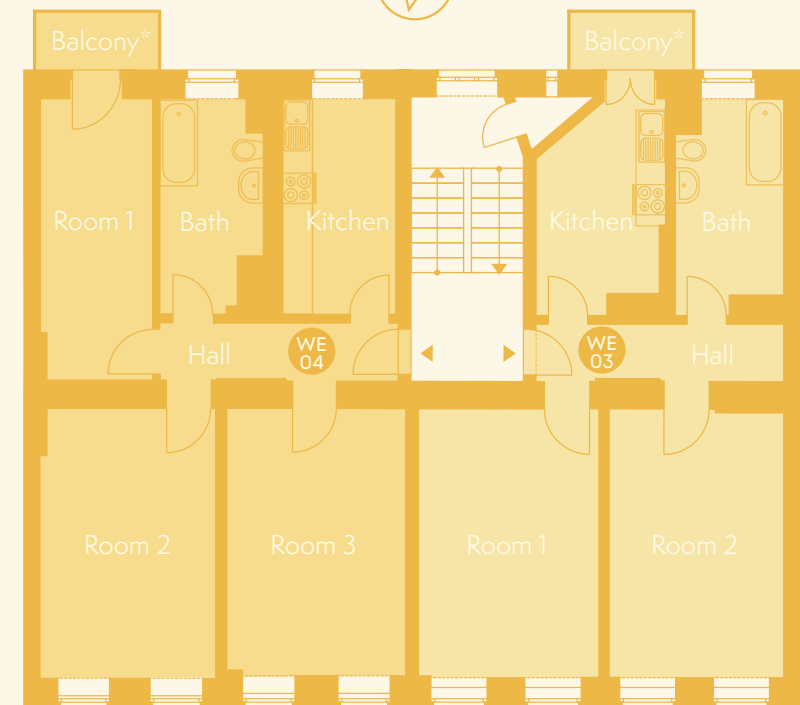
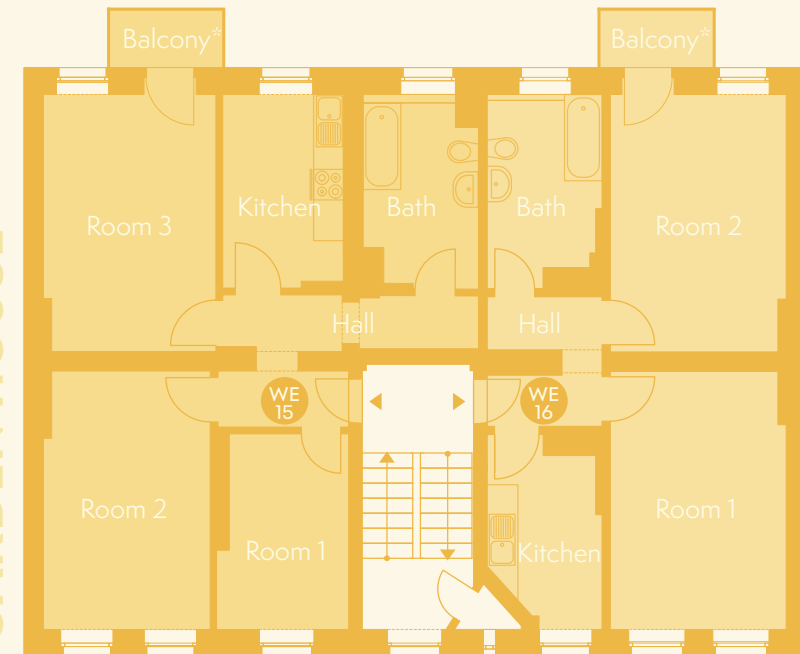
WE 03 2 ROOMS APPROX. 67,31 M² BALCONY*

WE 04 3 ROOMS APPROX. 80,56 M² BALCONY*

* Subject to public-law permits. The area information is subject to the planned construction measures (e.g. balconies) described in the purchase contract regulations. If the construction work changes or is not performed at all, the areas will alter accordingly.

APARTMENTS 1ST FLOOR

GARDEN HOUSE



FRONT HOUSE



vacant apartment - non-binding equipment visualization

GARDEN HOUSE

WE 17 3 ROOMS APPROX. 75,94 M² BALCONY*

WE 18 2 ROOMS APPROX. 63,09 M² BALCONY*

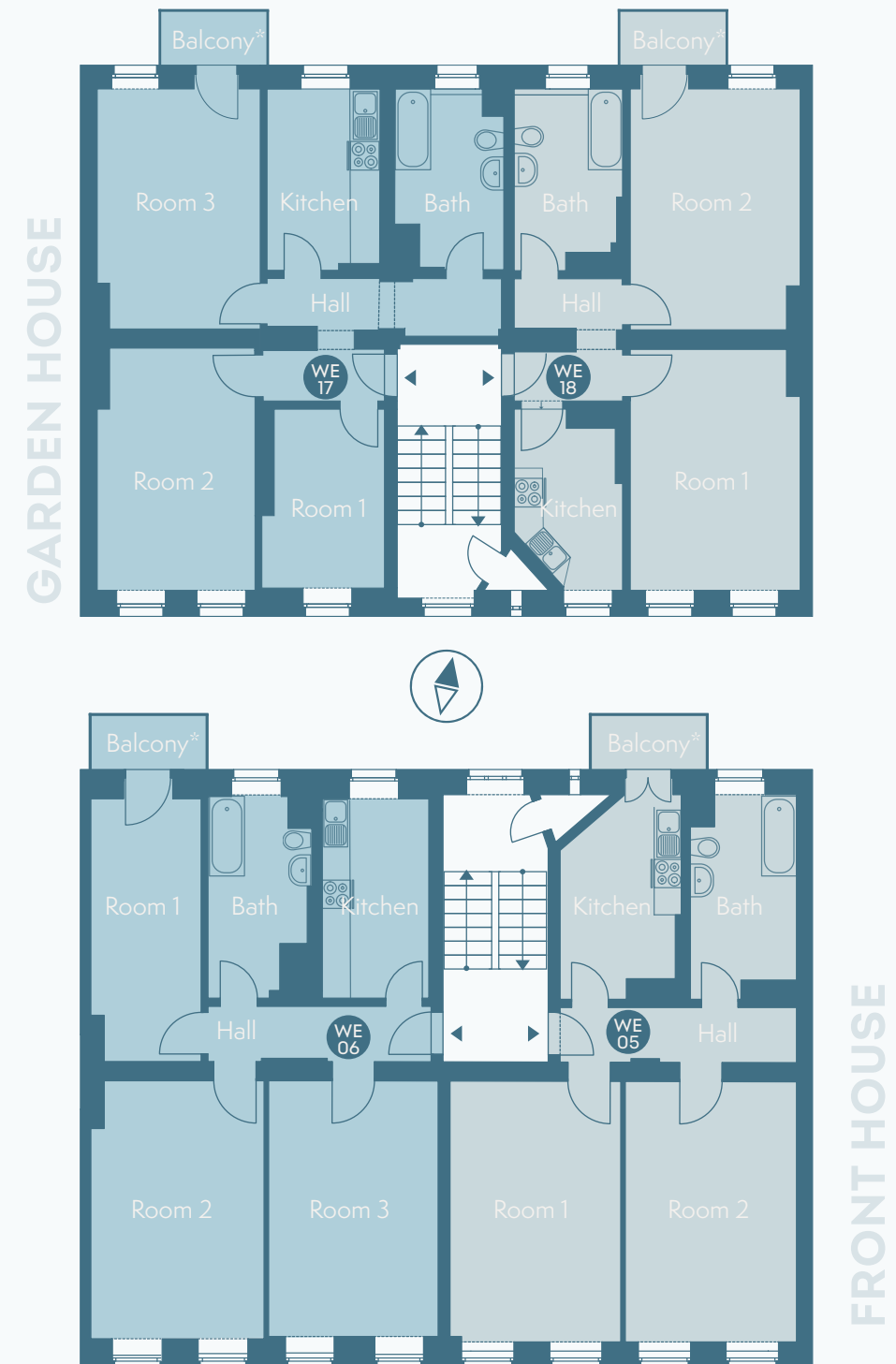
FRONT HOUSE

WE 05 2 ROOMS APPROX. 71,07 M² BALCONY*

WE 06 3 ROOMS APPROX. 83,05 M² BALCONY*

* Subject to public-law permits. The area information is subject to the planned construction measures (e.g. balconies) described in the purchase contract regulations. If the construction work changes or is not performed at all, the areas will alter accordingly.

APARTMENTS 2ND FLOOR



GARDEN HOUSE

WE 19 3 ROOMS APPROX. 75,77 M² BALCONY*

WE 20 2 ROOMS APPROX. 63,23 M² BALCONY*

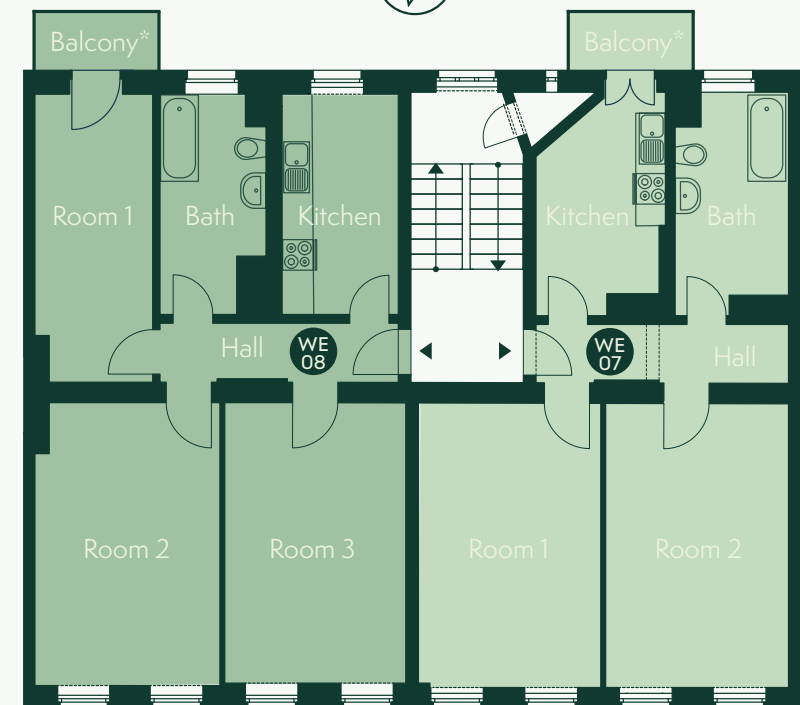
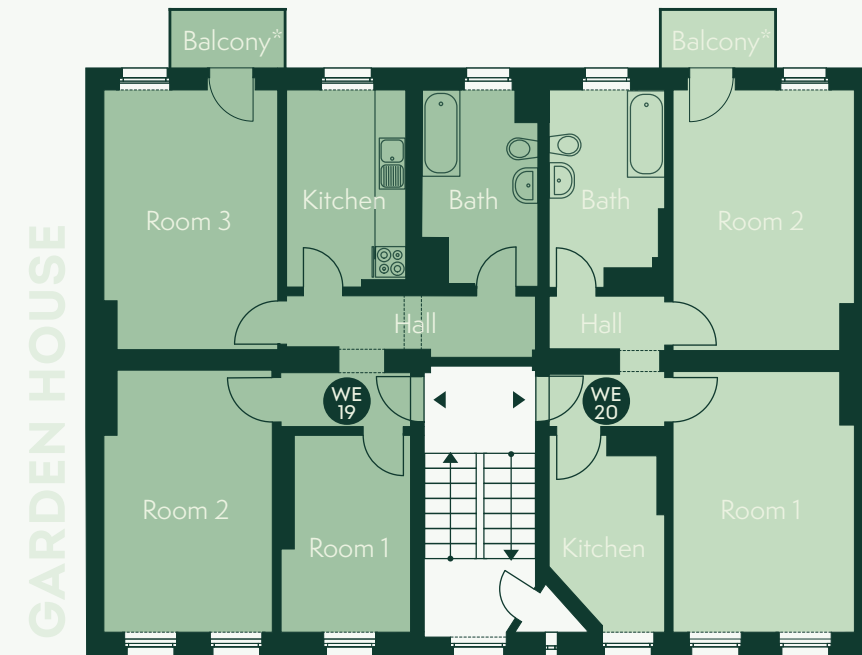
FRONT HOUSE

WE 07 2 ROOMS APPROX. 71,84 M² BALCONY*

WE 08 3 ROOMS APPROX. 84,74 M² BALCONY*

* Subject to public-law permits. The area information is subject to the planned construction measures (e.g. balconies) described in the purchase contract regulations. If the construction work changes or is not performed at all, the areas will alter accordingly.

APARTMENTS 3RD FLOOR





vacant apartment - non-binding equipment visualization

GARDEN HOUSE

WE 21 3 ROOMS APPROX. 76,84 M² BALCONY*

WE 22 2 ROOMS APPROX. 63,77 M² BALCONY*

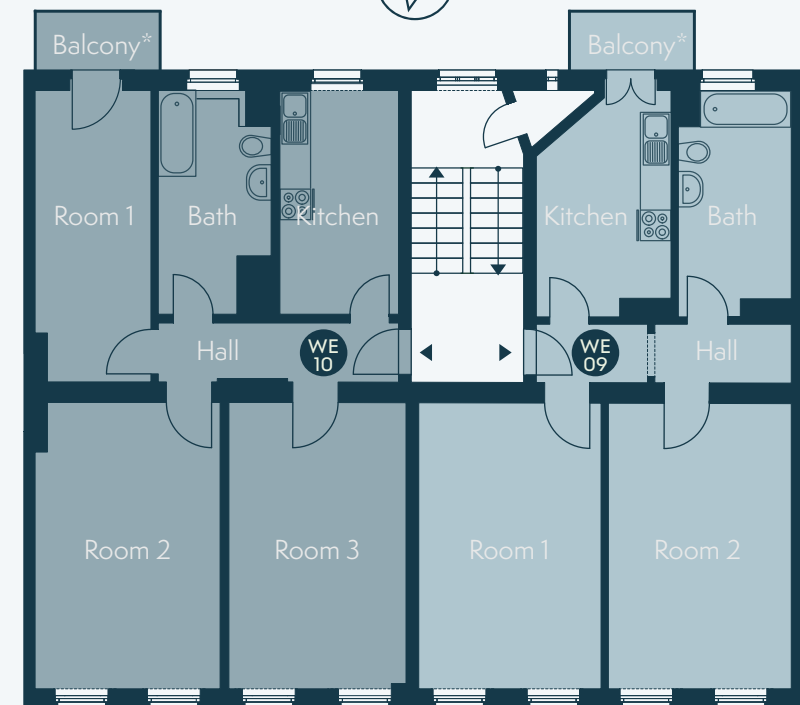
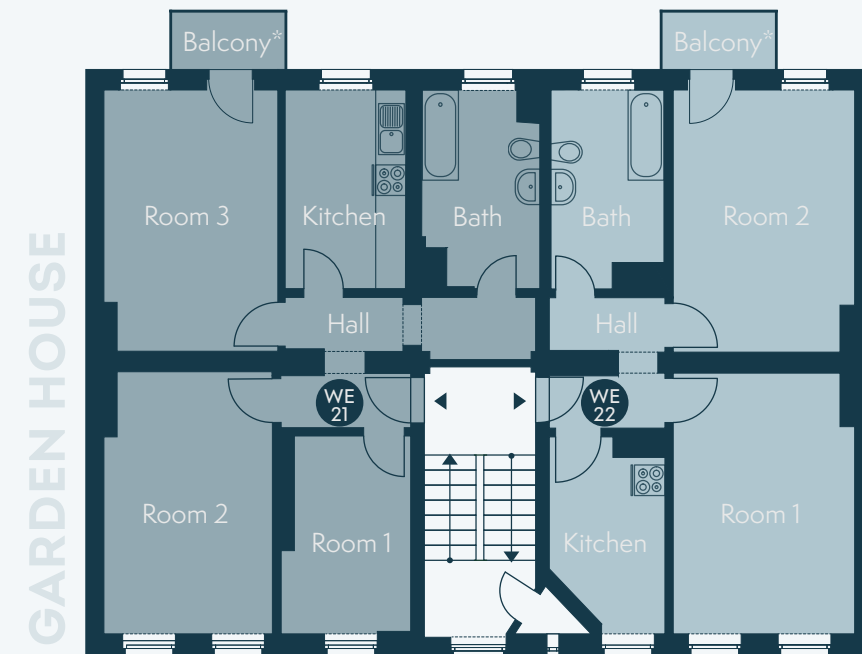
FRONT HOUSE

WE 09 2 ROOMS APPROX. 73,15 M² BALCONY*

WE 10 3 ROOMS APPROX. 84,96 M² BALCONY*

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APARTMENTS 4TH FLOOR



GARDEN HOUSE

The attic floor in the garden house is currently not developed. An extension is under consideration.*

FRONT HOUSE

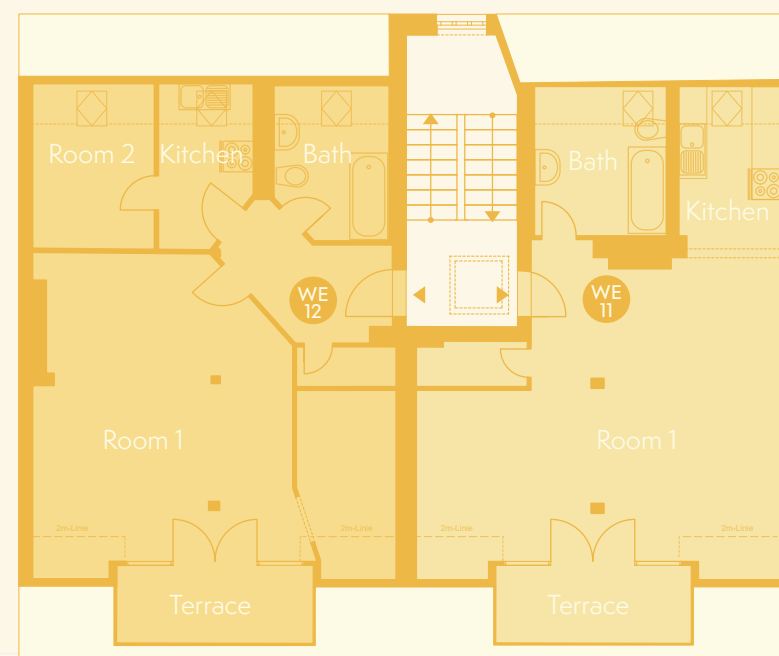
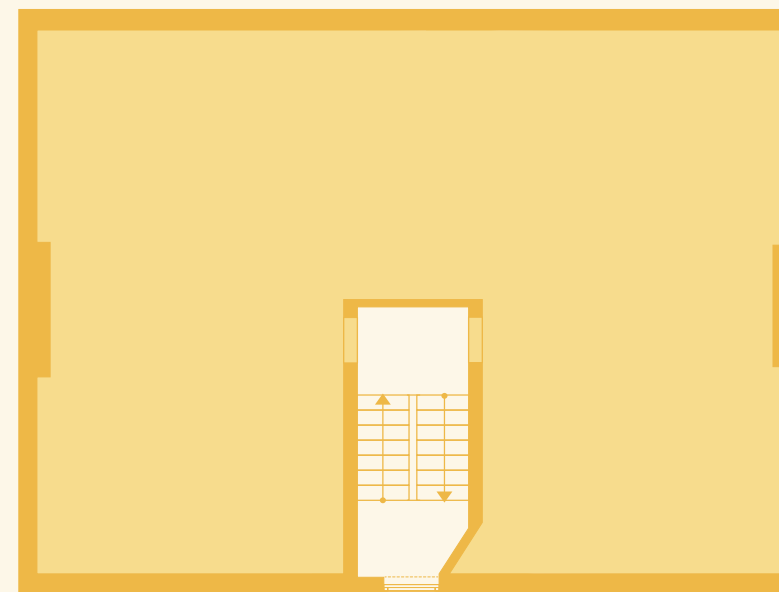
WE 11 1 ROOM APPROX. 58,22 M² TERRACE

WE 12 2 ROOMS APPROX. 67,74 M² TERRACE

* Subject to public-law permits and the actual implementation of the person authorized to extend the building.

APARTMENTS 5TH FLOOR

GARDEN HOUSE



FRONT HOUSE

**BERLIN-NEUKÖLLN
RIXDORF**



Werbellinstraße

Karl-Marx-Straße

Sonnenallee

Weiganduf

Hertzbergplatz

U Karl-Marx-Str. U

Richardstraße

Comenius-Garten

Richardplatz

Sonnenallee

S Sonnenallee S

Thomashöhe

St. Thomas-Kirchhof

Körnerpark

SCHÖNEWEIDER
STRASSE 17

Schönefelder Str.

Berlin-Neukölln S U

NEUKÖLLN
RIXDORF

Hermannstraße

Hermannstraße S U

Lahnstraße

Unterhafen

Neuköllner Schifffahrtskanal



With an address at Schönefelder Straße 17 in Berlin-Neukölln you do not need a car for everyday life. Childcare centers and schools are only a few minutes' walk away. A variety of supermarkets and stores for everyday needs are just around the corner.

The selection of restaurants, bars, and cafes is just as varied and typical for the cosmopolitan, international scene of Neukölln. Whether African, Italian, Arab cuisine or an Australian breakfast: here you will experience and enjoy future trends as they first come to Berlin and then to the rest of Germany. Rixdorf, the "*eternal village*", has developed into a culinary secret tip. In the pleasant atmosphere, a trendy restaurant scene is blossoming that attracts residents from all over Berlin.

If you are more interested in the historical Neukölln, you can find Wilhelminian architecture around the Richardplatz, visit the almost 400-year-old *Rixdorfer Schmiede*, which still forges metal goods to this day, and then finish the day with a trip to a restaurant in the *Villa Rixdorf* erected in the 19th century.

LOCATION, LOCATION, LOCATION

RICHARDPLATZ
KÖRNER PARK
KARL-MARX-STRASSE
HERTZBERGPLATZ

RIXDORF
VILLAGE
COMENIUS GARDEN

There is plenty of space to go jogging, cycling, or for a walk in the nearby *Körnerpark* or also the *Hertzbergplatz* with its mini-golf course. The public *Comenius-Garden* provides lots of greenery and nature in connection with philosophy and science. Here you can follow the *Lebensweg eines Menschen* (journey of life) designed as a green circular path. In addition to flower beds, meadows, and a promenade, there is also a pond.

In terms of transportation, *Schöneweider Straße 17* is ideally located: The object is just about 450 m from the S-Bahn station Neukölln and just a few meters further from the subway station Karl-Marx-Straße. By car, it takes about 5 minutes to get to the A100 highway via the Karl-Marx-Straße.



The outstanding location and their well-cared-for state can make the apartments in Schönefelder Straße 17 into a great investment - no matter whether you would like to live in this preferred neighborhood or whether it is a capital investment.

The Neukölln district has developed into a popular residential area in the past few years and attract more and more new Berliners, both national and international. Neukölln has always been a lively and social place in which artists, fashionistas, restaurateurs, and creative spirits have settled. With the influx, the global community has expanded and created a place that combines the old and the new Berlin like no other district. Here you can not only find the typical dynamic life but also the relaxed nature that (both) signify Berlin. Berlin, and in particular popular districts like Kreuzberg or Neukölln, continue to attract people from all over the world. This is good news for real estate owners, because owning an apartment in this location can be well worth it and be a stable investment in the future.

YOUR INVESTMENT IN BERLIN



NOTE

All information is without guarantee and is based exclusively on information that has been sent to us by our client. We take no responsibility for the completeness, accuracy and timeliness of this information. Subject to error and prior sale. The land transfer tax, notary and land register costs are to be paid by the purchaser. On request, we are happy to give you with further information regarding the project and the owner. The viewing can be organized at any time with one of our employees / agents.

PHOTOS AND VISUALIZATIONS

The photographs and visualizations are not intended to depict the details of the features but merely the desired character and/ or an interior example. Visualizations and photos are usually created with a wide-angle lens to represent a large section. This can lead to optical distortion, the effect may differ in reality.

Photo credits

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