SCHÖNE-WEIDER STRASSE NO. 17

12055 NEUKÖLLN RIXDORF



WELCOME | 02

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In Rixdorf you can choose whether you want to live in the middle of all this commotion or maybe a bit more withdrawn.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«



CONTENT | 03

02 WELCOME

04 OBJECT & FACTS

06 APARTMENTS δ FLOOR PLANS

16 BERLIN-NEUKÖLLN RIXDORF

20 INVESTMENT

21 NOTES



OBJECT & FACTS | 05

YEAR OF CONSTRUCTION APPROX, 1910

FLOORS

SCHO GROUND FLOOR -4.TH FLOOR + ATTIC FLOOR WEIDEUNITS 22 UNITS STRASSE 12055 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 Schöneweider 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 RESIDENTAL UNITS

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



APARTMENTS | 07

Whether as a couple, single, or a small family: the object in Schöneweider Straße 17 offers the right apartment size for many living arrangements. The 1- to 3-room apartments cover areas ranging from 35 m^2 to 85 m^2 .

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.

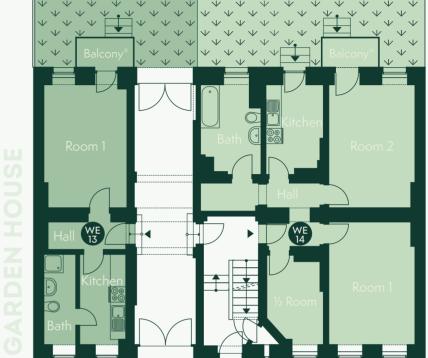
The two penthouse apartments of the front building are something special. With 58 m^2 to 68 m^2 and only one or two rooms, they offer a special and generous floor plan. They are complemented by a south-facing terrace with a view of the neighborhood of Neukölln.

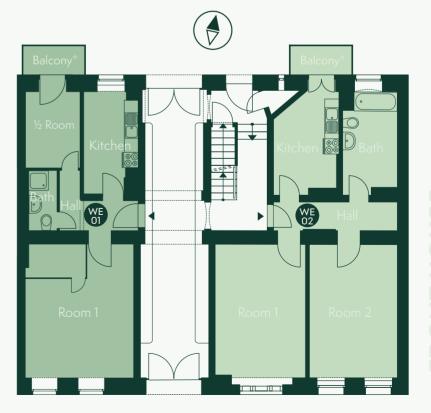
The apartments are being sold as is.

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 APPROX. 35,03 M² GARDEN* 1 ROOM WE 14 2¹/₂ROOMS APPROX. 69,80 M² GARDEN*

FRONT HOUSE

WE 01	1 ¹ / ₂ ROOM	APPROX. 50,10 M ²	BALCONY*
WE 02	2 ROOMS	APPROX. 66,85 M ²	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.

GARDEN HOUSE

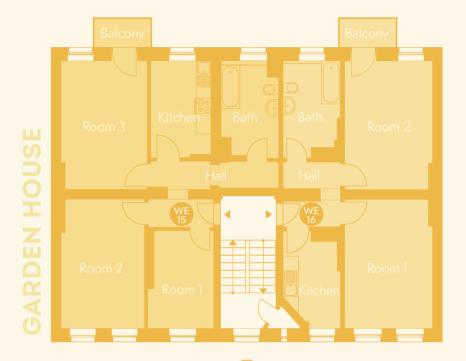
WE 15 3 ROOMS APPROX. 76,35 M² BALCONY* WE 16 2 ROOMS APPROX. 61,99 M² BALCONY*

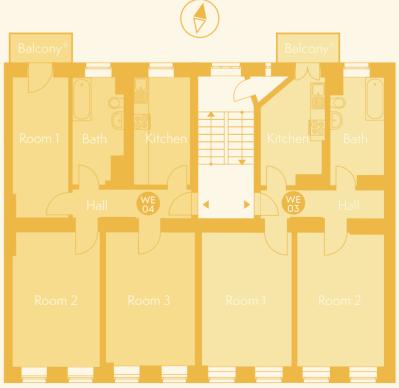
FRONT HOUSE

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

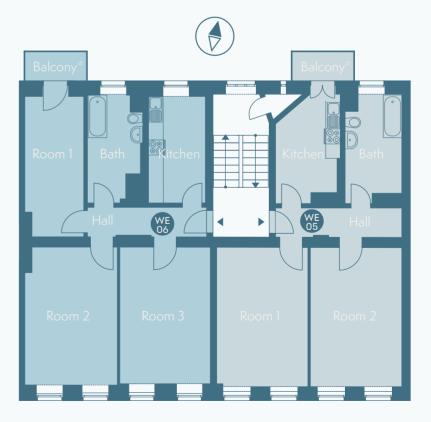




FRONT HOUSE



Bacony Bath Ba



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

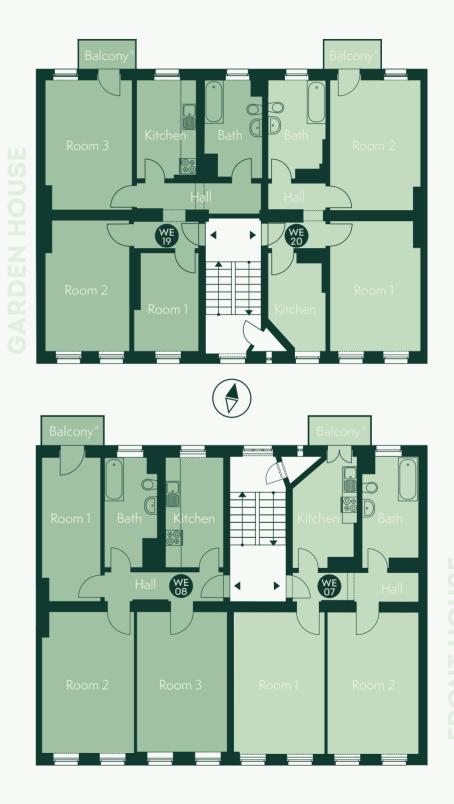
WE 19 3 ROOMS APPROX. 75,77 M² BALCONY* WE 20 2 ROOMS APPROX. 63,23 M² BALCONY*

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





GARDEN HOUSE

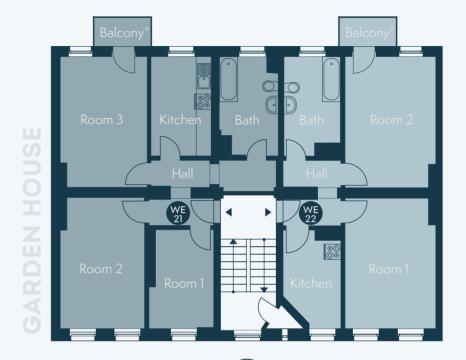
WE 21 3 ROOMS APPROX. 76,84 M² BALCONY* WE 22 2 ROOMS APPROX. 63,77 M² BALCONY*

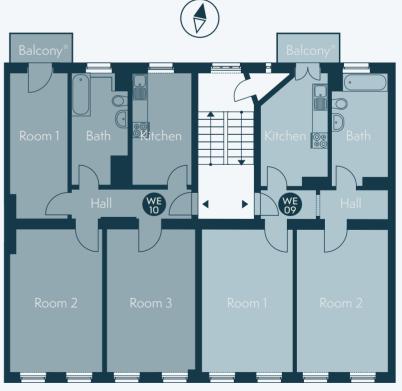
FRONT HOUSE

WE 09 2 ROOMS APPROX. 73,15 M² BALCONY* WE 10 3 ROOMS APPROX. 84,96 M² BALCONY*

* 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 4TH FLOOR





GARDEN HOUSE

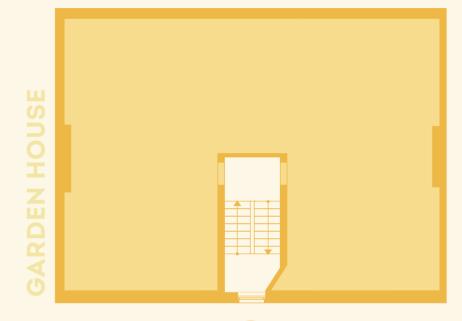
The attic floor in the garden house is currently not developed. An extension is under consideration.*

FRONT HOUSE

WE 11	1 ROOM	APPROX. 58,22 M ²	TERRACE
WE 12	2 ROOMS	APPROX. 67,74 M ²	TERRACE

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

APARTMENTS 5TH FLOOR







FRONT HOUSE

BERLIN-NEUKÖLLN RIXDORF



BERLIN-NEUKÖLLN | 18

With an address at Schöneweider 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 attract 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

BERLIN-NEUKÖLLN | 19

RICHARDPLATZ KÖRNER PARK KARL-MARX-STRASSE HERTZBERGPLATZ

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.



INVESTMENT | 20

The outstanding location and their well-cared-for state can make the apartments in Schöneweider 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.

COMMISSION

The brokerage agreement with us is either by written agreement or as soon as you use our activity as broker on the basis of the received Exposés and its conditions. If the object we have introduced to you is already known, please inform us immediately. The brokerage fee of 7.14% on the total expenditure (purchase price plus potential cost shares) price incl. VAT is payable upon the notarized purchase contract and has to be paid by the purchaser to Vandenberg Immoconsult GmbH. Any existing tenant pre-emption right does not preclude the due date of the brokerage fee. When claiming the right of first refusal and thus entering the tenant in the purchase contract, the tenant has to pay the brokerage fee.

RIGHT OF WITHDRAWAL - BROKERAGE AGREEMENT

You have the right to withdraw from this contract within fourteen days without giving any reasons. The revocation period is fourteen days from the date of the contract.

To exercise your right of withdrawal, you must inform Vandenberg Immoconsult GmbH (eg a letter sent by post, fax or e-mail), Kurfürstendamm 104, 10711 Berlin, Tel: 030 - 233 203 980, Fax: 030 - 233 203 989,

E-Mail: info@vandenberg-berlin.com, with a clear statement about your decision to cancel the contract.

In order to maintain the cancellation period, it is sufficient for you to send the notification of the exercise of the right of withdrawal before the expiry of the withdrawal period.

CONSEQUENCES OF THE CANCELLATION

If you withdraw from this contract, we shall reimburse you for any payments we have received from you without delay and at the latest within fourteen days from the date on which we received the notification of your cancellation of this contract. For this repayment, we use the same means of payment as you used in the original transaction, unless otherwise agreed with us; In no case will you be charged for this repayment fees. If you have requested that the service shall be commenced during the cancellation period, you must pay us a reasonable amount equal to the proportion of services already provided by the time you inform us of the exercise of the right of withdrawal in respect of this contract compared to the total volume of services provided for in the contract. If these standards are interpreted differently, the German version shall orevail.

Consultant will advise you in detail.

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 Karime Benzakour-Knidel



Vandenberg Immoconsult GmbH Kurfürstendamm 104 | 10711 Berlin T +49 30 233 203 980 vandenberg-berlin.com info@vandenberg-berlin.com

If the purchase contract is concluded between 1 July and 31 December 2020, the reduced VAT rate will be applied; accordingly, a lower gross price will be incurred and taken into account when invoicing.