



## Luxurious Living in Kreuzberg: 3-Room Apartment with 2 Balconies for Sale



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,152,811.15

### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Indicatif régional:	10965
Soumis:	17/06/2025

### Description:

Riehmers Hofgarten was built between 1881 and 1899 in the Neo-Baroque style. Master mason Wilhelm Ferdinand August Riehmer designed this residential complex for Berlin's bourgeoisie - consisting of 18 buildings, around 300 apartments, landscaped courtyards, and quiet walkways. To this day, the development remains a sought-after retreat in the heart of Berlin.

The Hofgartenhaus stands out with its elegant architecture, well-designed floor plans, and high-quality features - quickly becoming a place that feels like home. The seven-story building offers 28 exclusive apartments ranging in size from 53 to 133 square meters. Each apartment is bright and airy, with floor-to-ceiling windows and a private outdoor space in the form of a balcony, loggia, terrace, or rooftop terrace.

Features include electric shutters, a modern video intercom system, premium oak parquet flooring, and underfloor heating for added comfort. The bathrooms are fitted with walk-in showers, contemporary



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tiles, and high-quality sanitary ware from renowned German brands. Additional amenities include a spacious elevator, private basement storage, underground parking, and bicycle storage facilities.

The building is located directly adjacent to the listed architectural ensemble 'Riehmers Hofgarten', right in the heart of Kreuzberg - between Yorckstrasse, Hagelberger Strasse, and Grossbeerenstrasse. The car-free environment offers a peaceful living atmosphere despite its central city location.

Our team at First Citiz Berlin will be happy to provide you with further information about this project or to arrange a free consultation.

## Additional Information

All information about this property and this real estate project is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. This offer includes all units located in the same real estate project for which First Citiz GmbH makes all relevant information available, including units' price lists, floor plans and list of still available units for sale. The recipient of this offer has the obligation to inform First Citiz GmbH of the conclusion of a purchase contract for this property or any other property located in the same real estate project.

## City area

Kreuzberg is a central and multicultural district, linked to Friedrichshain by the famous bridge Oberbaumbrücke, listed as a historical monument. Behind the Spree, the Wrangelkiez is a trendy area with many bars and restaurants. To the south of Kreuzberg, the Bergmankiez is a lively district with many shopping streets. There is a large covered market, the Marheineke Markthalle. Viktoriapark, perched on a hill, offers a panoramic view of Berlin. For culture buffs, the Hebbel Am Ufer offers a rich program of contemporary dance and theatre. Several companies, such as Deliveroo, were seduced by the dynamism of Kreuzberg and installed their headquarters. Many old buildings, recently renovated, attract investors from around the world and increased the standing of this neighbourhood.

Die ungefähre Position der Immobilie auf Google Maps ansehen (Link auf externe Website)

## Features and amenities

Exclusive Location in Courtyard Garden Complex

Excellent Transport Connections

Attractive Pricing & Strong Value Potential

Every Unit Features Balcony, Loggia, Terrace or Roof Terrace



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7 Floors with Spacious Elevator

Elegant Entrance Lobby

Premium Oak Parquet Flooring with Underfloor Heating

Designer Bathrooms with German Brand Fixtures

Seamless Walk-In Showers with Modern Tiles

Predominantly Floor-to-Ceiling Windows

Electric Roller Blinds/Vertical Blinds

Modern Video Intercom System

Private Storage Rooms

Underground Parking & Bicycle Spaces

Nouveau:	Oui
Année:	2024

## Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	96.24 m <sup>2</sup>
Floor Number:	2

## Room details

Total rooms:	3
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## Utility details

Heating:	Oui
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## Building details

Building Amenities:	Elevator
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.188.704
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# IMLIX

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