



## Live, Work & Invest - Perfect for Cafe & Creative Business near Tempelhofer Feld



### Emlakçı Bilgisi

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
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| Şirket Adı:       | First Citiz Berlin                                                  |
| Ülke:             | Germany                                                             |
| Experience since: | 2014                                                                |
| Hizmet tipi:      | Selling a Property, Buying a Property                               |
| Specialties:      | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:    | Apartments, Houses, Commercial Property                             |
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### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 465,261.59 |

### Konum

|                      |             |
|----------------------|-------------|
| Ülke:                | Germany     |
| Eyalet/Bölge/ Şehir: | Land Berlin |
| Şehir/İlçe:          | Berlin      |
| Posta kodu:          | 12051       |
| Yayınlandı:          | 06.10.2025  |

### Açıklama:

This attractive mixed-use property is located in a sought-after area by Tempelhofer Feld in the popular Berlin district of Neukolln - just steps from Hermannstrasse S-Bahn station and close to the vibrant Schillerkiez, Kornerpark, and Richardplatz.

The property features a spacious, bright commercial space, ideal for a cafe, studio, practice, or retail shop.

Adjacent to the commercial area is a tastefully designed one-room apartment with an integrated kitchen and terrace, offering direct access to a beautifully landscaped communal courtyard - perfect for personal use or as an Airbnb rental. The space is complemented by a large private storage room in the basement, providing ample extra storage.



The location impresses with excellent transport connections and a diverse local infrastructure right on your doorstep: numerous cafes, bakeries, small shops, and fitness studios are all within easy reach. The neighborhood is characterized by charming historic buildings, tree-lined streets, and a pleasant urban atmosphere. The expansive Tempelhofer Feld is just an 11-minute walk away - ideal for walks, sports, or outdoor leisure activities.

This property offers an ideal combination of living and working space - with great potential for creative uses and a location highly sought after by both locals and visitors.

For more information or to arrange a viewing, the First Citiz team is happy to assist you.

## Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. 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 subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 3,57% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Located in the south of Berlin, Neukölln is a cosmopolitan and bohemian neighborhood. The numerous stalls of the mythical Sonnennallee and the colorful market of Maybachufer testify to the important multicultural community. There are also trendy young people from around the world, especially around the Weserstrasse, which is full of bars, vegan restaurants and designer boutiques. In the heart of Neukölln, the large Hasenheide park, between Hermannplatz from and the former Tempelhof airport, will delight outdoor enthusiasts. To the south of the town hall, Rixdorf is a charming neighborhood with the airs of villages around the Richardplatz. There are many small cafes, cobbled walks, and urban houses. For several years Neukölln has experienced unprecedented economic and property development. Every year, the famous "48 hours of Neukölln", open doors of workshops, are the opportunity to meet the many artists living in this neighbourhood.

The displayed property location is approximate

## Features and amenities

Spacious, bright commercial space - ideal for a cafe, studio, practice, or shop  
Separate residential unit with private access  
One-room apartment with integrated kitchen - perfect for Airbnb or personal use  
Large storage room / private basement with ample space, located in the lower ground floor  
Excellent transport connections - just a few minutes' walk to Hermannstrasse S-Bahn station  
Diverse local infrastructure right outside your door - cafes, shops, gyms, and more  
Close to Schillerkiez, Kornerpark, and Richardplatz



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

Only an 11-minute walk to Tempelhofer Feld

Yıl: 1900

## Genel Bilgiler

Yatak odası: 1  
Banyo: 2  
Bitmiş metrekare: 71.26 m2

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.594.139

