



## THE PEARL FROM TEMPELHOF - ROARING 20ies AT IST BEST

Kaiserin-Augusta-Str. 30/31 & Gäßnerweg 77/79/81

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# TEMPELHOF

## THE HARBOUR, THE PARKS & A RELAXED NEIGHBOURHOOD

Tempelhof is world-famous - the airport, the airlift, the Raisin Bombers and chocolate on handkerchief parachutes - for years, these were the images that came to mind when thinking of Tempelhof.

And yes, Tempelhofer Feld is spectacular. But a little further south, the Tempelhof district also has a neighbourhood gem to offer. The dreamy and green neighbourhood between Alboinstraße and Tempelhofer Damm has mainly been enjoyed by its residents.

What a beautiful part of Berlin! That's the first impression you get when you enter the streets around Bosepark, Lehnepark and Alter Park between the motorway and IKEA access road Alt-Tempelhof and Tempelhofer Damm.

Pretty old buildings gleam with small gables and quaint front gardens, hidden cafés invite you to take a break, the streets are narrow and have little traffic. You wouldn't expect it to be this tranquil just a few metres from Tempelhof Town Hall.

The three parks, which form the centre of the neighbourhood and connect with Franckepark on the other side of Tempelhofer Damm to form a beautiful green corridor, are particularly inviting for a stroll on a sunny afternoon - a wonderful place to spend a few relaxing hours.

Living here is very relaxed and yet not far from the hustle and bustle of the big city in a relaxing tranquillity. This Tempelhof neighbourhood has various schools and many kindergartens, as well as a wide range of sports facilities.

The shops and various service providers in Alt-Tempelhof and along Tempelhofer Damm as well as the well-known "Tempelhofer Hafen" shopping centre are just a few minutes away and offer everything that makes modern, urban living attractive.

Located directly on the waterfront, the "Tempelhofer Hafen" with its various cafés and restaurants also offers a real little holiday feeling.

The Kaiserin-Augusta-Str. underground station or the Tempelhof underground and S-Bahn station as well as various bus routes are just a few minutes' walk away. From here, you can be at Potsdamer Platz or in the centre of Berlin in around 10 to 15 minutes. The nearby B96 also offers excellent connections to the city motorway and the surrounding area of Berlin. Parking is available in the street.





Tempelhof



# KAISERIN-AUGUSTA-STR. 30

## BAUHAUS IDEAS FOR YOUR LIVING COMFORT

The 1920s in Berlin - were more than just a time of Charleston, of much-needed emancipation with a bobbed head and a cigarette holder. Images from series such as "Babylon-Berlin" characterise our perception of this time of upheaval.

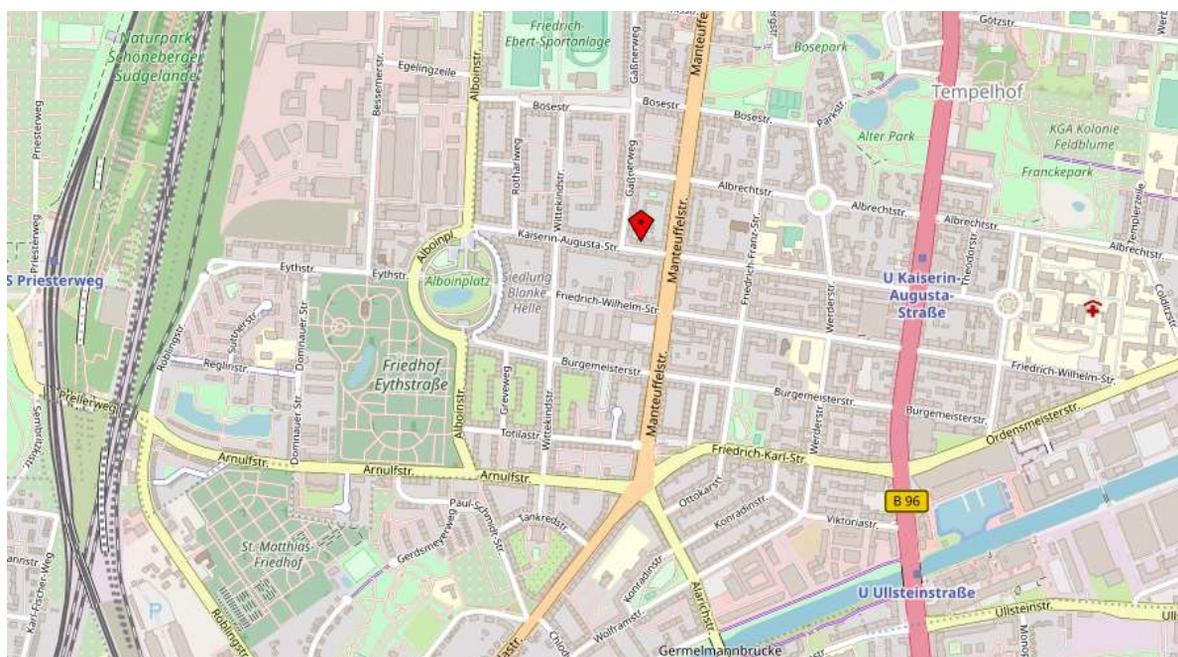
The "Roaring Twenties" in Berlin, the booming metropolis of the time, were above all a time of architectural and urban redevelopment.

Dark rear courtyards and side wings were a thing of the past - light-orientated and well-ventilated perimeter development were the keywords of this period. The Bauhaus, with its ideas in terms of room layout and utilisation of space, became a style-defining influence on residential construction at this time. The construction of the Kaiserin-Augusta-Straße / Gäßnerweg ensemble also falls precisely into this phase.

All flats have a modern and efficiently designed floor plan, which is also a model for today's new buildings. All units are 3-room flats with a spacious kitchen and full bathroom on 62-65m<sup>2</sup>.

The façade of the corner building shines in a fresh old-white colour, the striking Hanseatic gable is a real eye-catcher and gives the building a touch of the old building style. The entrance area and staircases have been stylishly refurbished. All necessary maintenance work on the building has been carried out continuously. The windows overlooking the courtyard were replaced in 2015, as were the boiler and the doorbell system.

The building is located in a social conservation area.



Quelle: openstreetmap.de

# OFFER

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<b>Type of object</b>	Condominiums in apartment block
<b>Year of construction</b>	1926
<b>Location</b>	Kaiserin-Augusta-Str. 30/31 & Gäßnerweg 77/79/81 12103 Berlin-Templehof
<b>Flat sizes</b>	From 62,5 to 65m <sup>2</sup>
<b>Rooms</b>	3
<b>Balcony</b>	Most flats have a balcony
<b>Lift</b>	No
<b>Availability</b>	Please refer to the specified flat descriptions to find out whether the flats are handed over free or rented
<b>Condition</b>	Modernised in common property / Flats in actual condition
<b>Energy efficiency</b>	115 kWh/(m <sup>2</sup> /a)
<b>Purchase prices</b>	From 4100,- €/m <sup>2</sup> to 5500,-€/m <sup>2</sup>
<b>Other information</b>	The units are handed over in inspected condition.

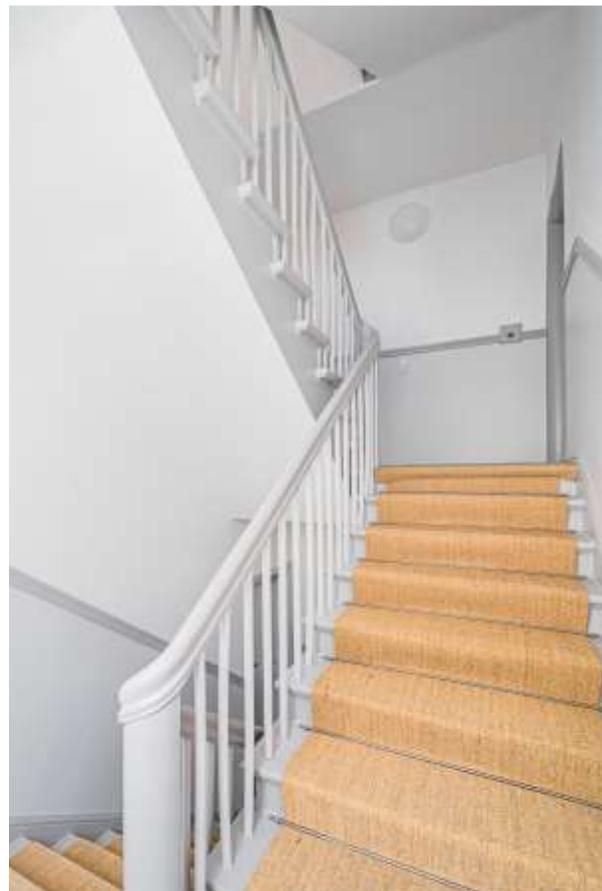
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Object images



Object images



Object images





Object images

# CONTACT PERSON

## CONTACT

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All costs associated with the purchase (except the brokerage fee) are to be borne solely by the purchaser.

### Business conditions

With this sales task we offer you the designated object. The content of the exposé was compiled with care. It corresponds to the current state of planning, the legal and other regulations and provisions at the time of preparation. Changes to the information are also possible after publication (e.g. due to technical and other requirements as well as official conditions). They do not constitute grounds for a reduction in value. The agreements made in the notarial purchase contract, the associated declaration of partition and in other written contracts between the seller and the buyer are authoritative. Exact measurements are to be taken on site. All documents were made available to us by the seller and no guarantee is assumed for their correctness. The place of jurisdiction is Hamburg.

### Privacy policy

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