



## HISTORIC CHARM IN THE HEART OF THE CITY

Neue Kantstraße 31, 14057 Berlin

**Contact**  
**Malcolm McRae & Sebastian Ghesquier**  
[mcr@werde-eigentuer.de](mailto:mcr@werde-eigentuer.de)  
[ghesquier@werde-eigentuer.de](mailto:ghesquier@werde-eigentuer.de)  
[www.werde-eigentuer.de](http://www.werde-eigentuer.de)  
Mobil 0177 – 930 0167  
oder 0170 – 770 5368





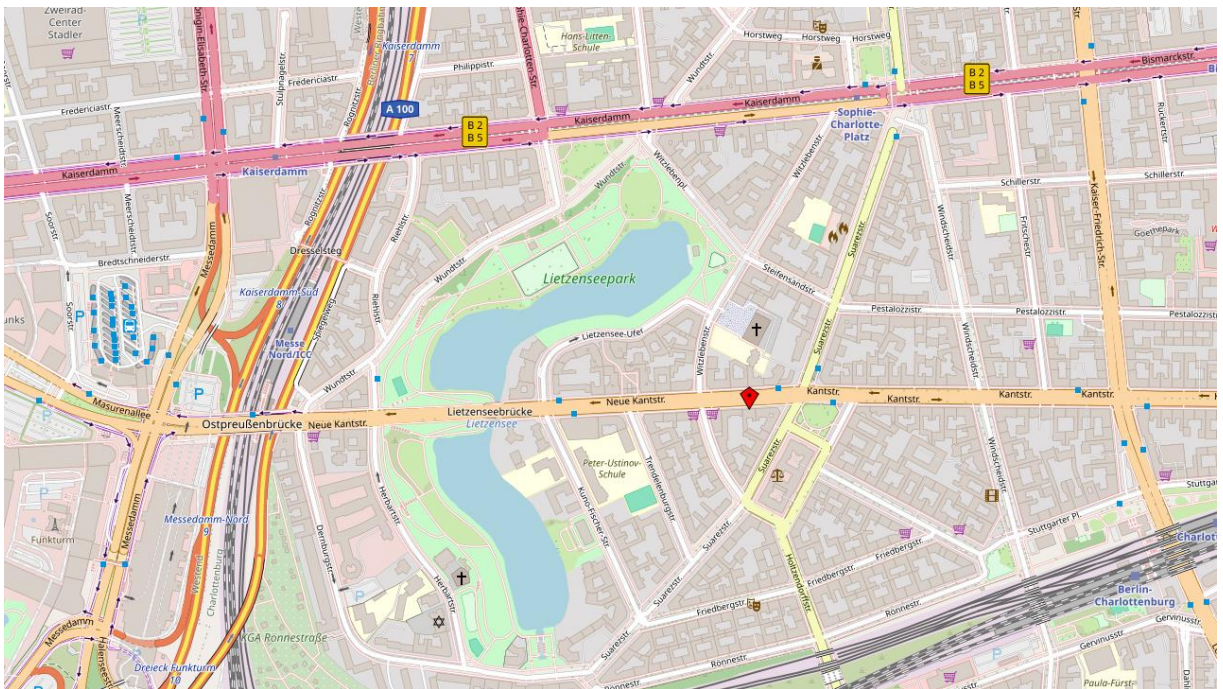
# CHARLOTTENBURG

## KANTSTRASSE, LIETZENSEEPARK & LOTS OF NEIGHBOURHOOD CHARM

Chic, chic, Charlottenburg: this well-kept district in the west of Berlin exudes elegant charm - without appearing arrogant. Here you will find the highest quality of living with old Berlin charm and cosmopolitan elegance. Intellectuals meet successful young entrepreneurs and creative students.

This makes for a varied mix of residents and a relaxed atmosphere.

Well-known shopping centres such as Bikini Berlin and the Schlossgarten as well as a diverse theatre and opera repertoire form the basis for an exciting range of cultural and leisure activities. And those longing for some relaxation and nature will find what they are looking for in Lietzenseepark. The beautiful lake and neighbouring park are perfect for sunbathing, strolling or jogging. There are also good public transport connections. Everyone will find what they need here



Quelle: <https://www.openstreetmap.de/>











# NEUE KANTSTR.31

## Elegance of Art Nouveau lovingly restored

Neue Kantstrasse not only boasts a wide range of culinary and cultural offerings, but also a strikingly beautiful Art Nouveau building, characterised by the house number 31.

15 flats are waiting for new owners behind the sand-coloured façade of this lovingly refurbished old building. These include both vacant and already let units as well as two commercial units, which are likely to be of particular interest to investors. Particular attention was paid to the technical and stylish refurbishment of the communal property in the stairwell and inner courtyard of Neue Kant 31.

From the renewed doorbell signs and the inviting coconut carpet to the stairwell lamps, every detail has been carefully coordinated. You feel at home here as soon as you enter the building.

Most of the vacant units are handed over ready for occupancy. The only thing missing is your furniture!

The inner courtyard has been lovingly landscaped and has a parking space for bicycles. The spacious units in the front building are complemented by cosy 2-room units with balconies in the side wing.



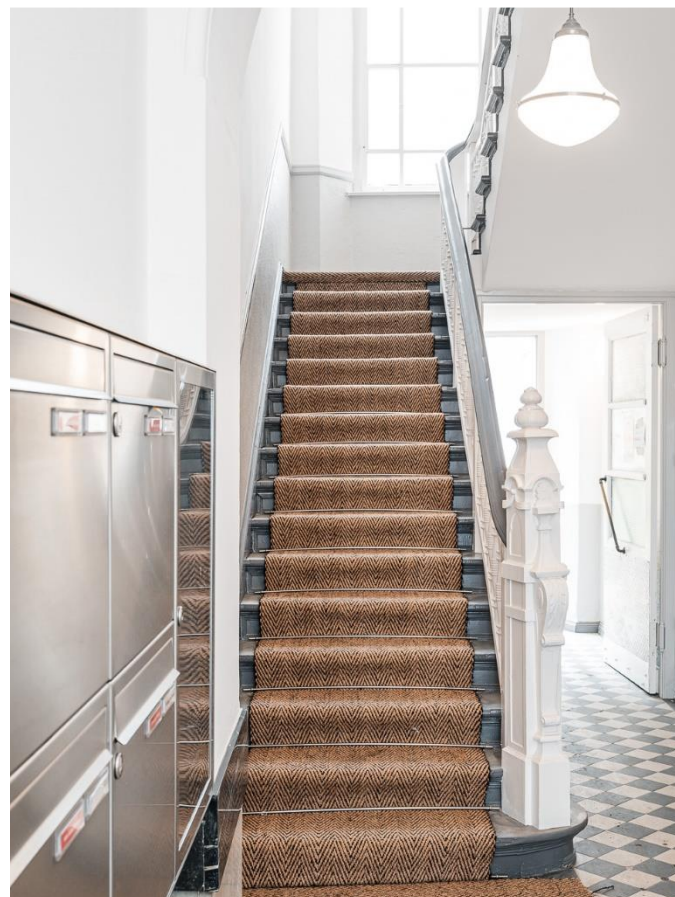
# OFFER

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<b>Type of object</b>	Condominiums & commercial units in front building and side wing
<b>Year of construction</b>	ca. 1910
<b>Location</b>	Neue Kantstr. 31, 14057 Berlin
<b>Flat sizes</b>	from 53m <sup>2</sup> to 152m <sup>2</sup>
<b>Rooms</b>	2-5
<b>Balcony</b>	In all units
<b>Lift</b>	Has been applied for
<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>	172,7 kWh/(m <sup>2</sup> /a) natural gas
<b>Purchase prices</b>	Between 4.200,- €/m <sup>2</sup> and 7.150,-€/m <sup>2</sup>
<b>Other information</b>	The units are handed over in inspected condition

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Flats in object











# CONTACT PERSON

## CONTACT

### **Malcolm McRae & Sebastian Ghesquier**

Mobil: 0170 770 5368 & 0177 930 0167

E-Mail: [mcrac@werde-eigentuemer.de](mailto:mcrac@werde-eigentuemer.de)  
[ghesquier@werde-eigentuemer.de](mailto:ghesquier@werde-eigentuemer.de)

Vertretungsberechtigter: MCRAE Immobilien

Berufsaufsichtsbehörde: Bezirksamt Berlin Charlottenburg-Wilmersdorf

Hohenzollerndamm 174-177

10713 Berlin

Umsatzsteueridentifikationsnummer: DE296650272

Berufskammer: IHK

## IN COOPERATION WITH

### **Werde Eigentümer GmbH**

Büro Berlin  
Otto-Suhr-Allee 13  
10585 Berlin

Firmensitz:  
Töpferwall 2a  
17207 Röbel/Müritz  
[www.werde-eigentuemer.de](http://www.werde-eigentuemer.de)

GeschäftsführerInnen: Susanne Crawford-Anton  
& Frank Hengsbach

Handelsregister: Neubrandenburg HRB 22060

Berufsaufsichtsbehörde: Amt Röbel/Müritz,

Bahnhofstr.20, 17207 Röbel/Müritz

Steuernummer: 049/122/03587



# IMPORTANT INFORMATION

## Terms of purchase, business conditions and privacy policy

### Terms of purchase

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

The client authorises Werde Eigentümer GmbH to store the data related to the brokerage and to transmit it to the contractual partners of Werde Eigentümer GmbH, insofar as this is necessary for the proper performance of the contractual relationships.