



LIVING IN ALT-MOABIT – A QUIET NEIGHBOURHOOD WITH THE SPREE AROUND THE CORNER

Thomasiusstraße 9 - 10557 Berlin-Moabit

CONTACT

Frank Jaskorski

jaskorski@werde-eigentuemer.de

www.werde-eigentuemer.de

Mobil 0172 – 380 45 84

Telefon 030 – 341 53 84



**WERDE
EIGENTÜMER**

Living close to the Spree

Light-flooded flats between Mitte and Tiergarten

Just beside Hansaviertel and Tiergarten lies the Thomasiusstraße. Local residents enjoy the luxury of the peaceful greenery around the Spree and still being in the middle of the hustle and bustle of the big city.

The neighbourhood around the Thomasiusstraße thrives on its dynamism and diversity. Whether you want to stroll along small shops and boutiques or prefer to enjoy a quiet picnic in the beautiful Tiergarten: In the immediate vicinity of your new flat you will find everything your heart desires. Due to the well-known sights, such as Bellevue Palace or the Victory Column, one meets a variety of inspiring people in the area, which makes life in a pulsating city like Berlin so interesting. Nevertheless, Thomasiusstraße and its surroundings have retained their Alt-Moabit charm and neighbourly atmosphere.

If you are looking for a culinary temptation to top off a lovely evening, you will definitely find what you are looking for in the nearby Kirchstraße.

You can enjoy the Pizzeria "Da Ponte" and its welcoming host or get dinner on the restaurant ship "Patio" - the view of the Spree is guaranteed.

But Turmstraße, two streets away, also has its charms. It invites you to take a stroll and offers many nice cafés.

After a short walk along the Spree, you will definitely find the best ingredients for your home-made evening meal at "LPG-Biomarkt": a regional cheese counter, fine wines and wonderfully fragrant bread will whet your appetite just by looking at them.

It goes without saying that this location has excellent connections to all forms of public transport. If you move to Moabit, you will live in the heart of Berlin and be in many of the city's most popular places in no time.







THOMASIUSSTRASSE 9

Symbiosis of the turn of the century and the 90s

The front building, which at first glance appears to be a classic old building, turns out to be an absolute architectural rarity with a second look!

This part of the building dates back to 1990 and was built with three-metre ceilings in the latest construction method.

For the residents, this means the living comfort of a modern building with the feeling of spaciousness that is otherwise only found in flats in old buildings.

The garden house at Thomasiusstraße 9 has been given a new lease of life in recent years through numerous renovation works. In the process, however, the Wilhelminian style building has by no means lost its characterful face but continues to impress with stylistic elements typical of the time, such as elegant parquet flooring and stucco elements.

Both parts of the building thus have their very own charm.

The front house and the garden house received new façade painting and finishes in the course of the current modernisation.

In addition, the staircases were professionally renovated and new bell systems with optional video intercom were installed.

Most of the windows in the garden house were replaced and the quiet inner courtyard was redesigned to provide sufficient parking space for the residents' bicycles.

Further building measures of the WEG are currently being carried out or are in the final planning stage



OFFER

Type of object Condominiums in front and garden house

Year of construction Gardenhouse ca. 1900/Fronthouse ca. 1990

Location Thomasiusstraße 9, 10557 Berlin-Moabit

Flat sizes from 44m² to 140m²

Rooms 1-3

Balcony Some units have balconies

Lift Available in the fronthouse

Availability Please refer to the specified flat descriptions to find out whether the flats are handed over free or rented.

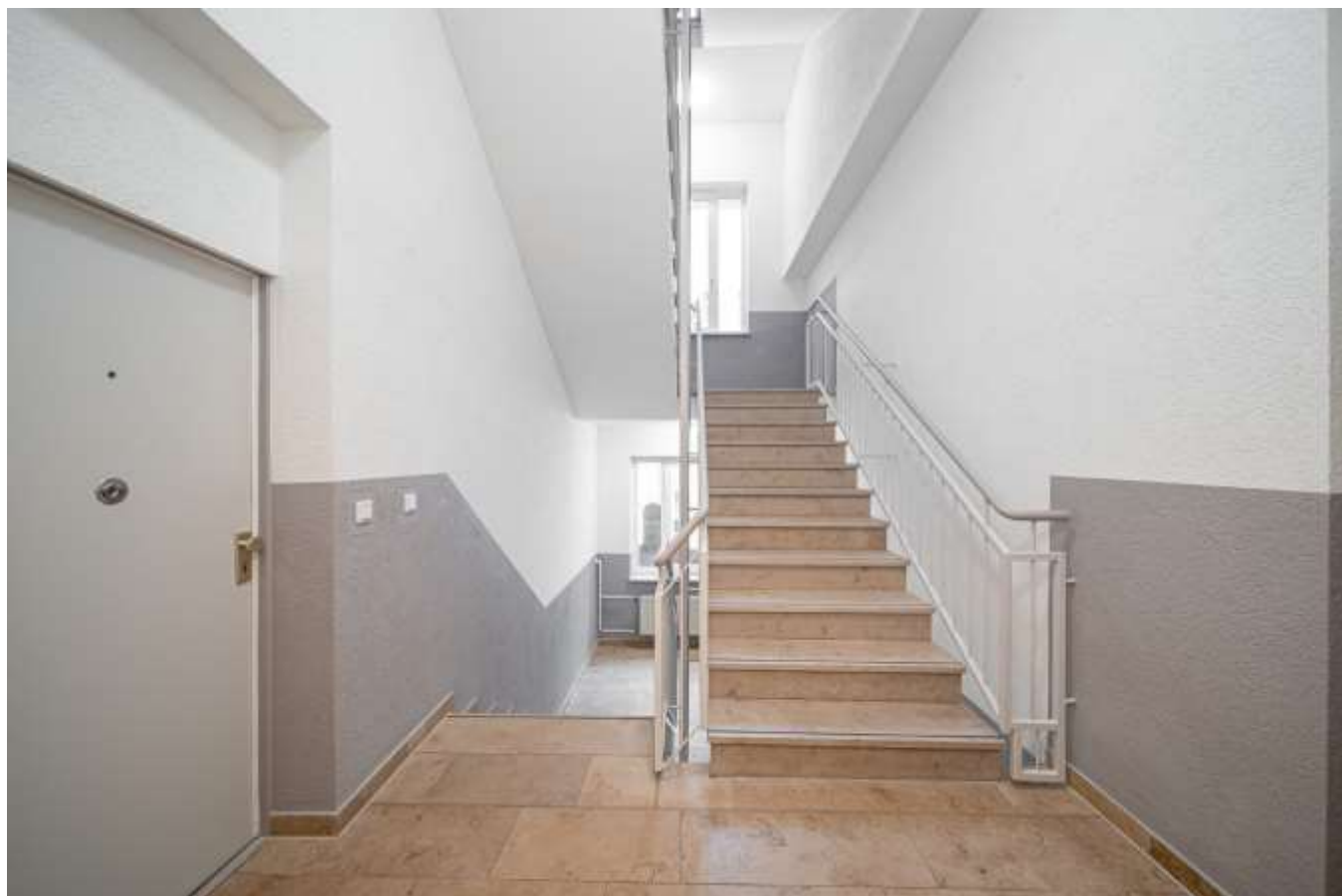
Condition Modernised in common property /
Flats in actual condition

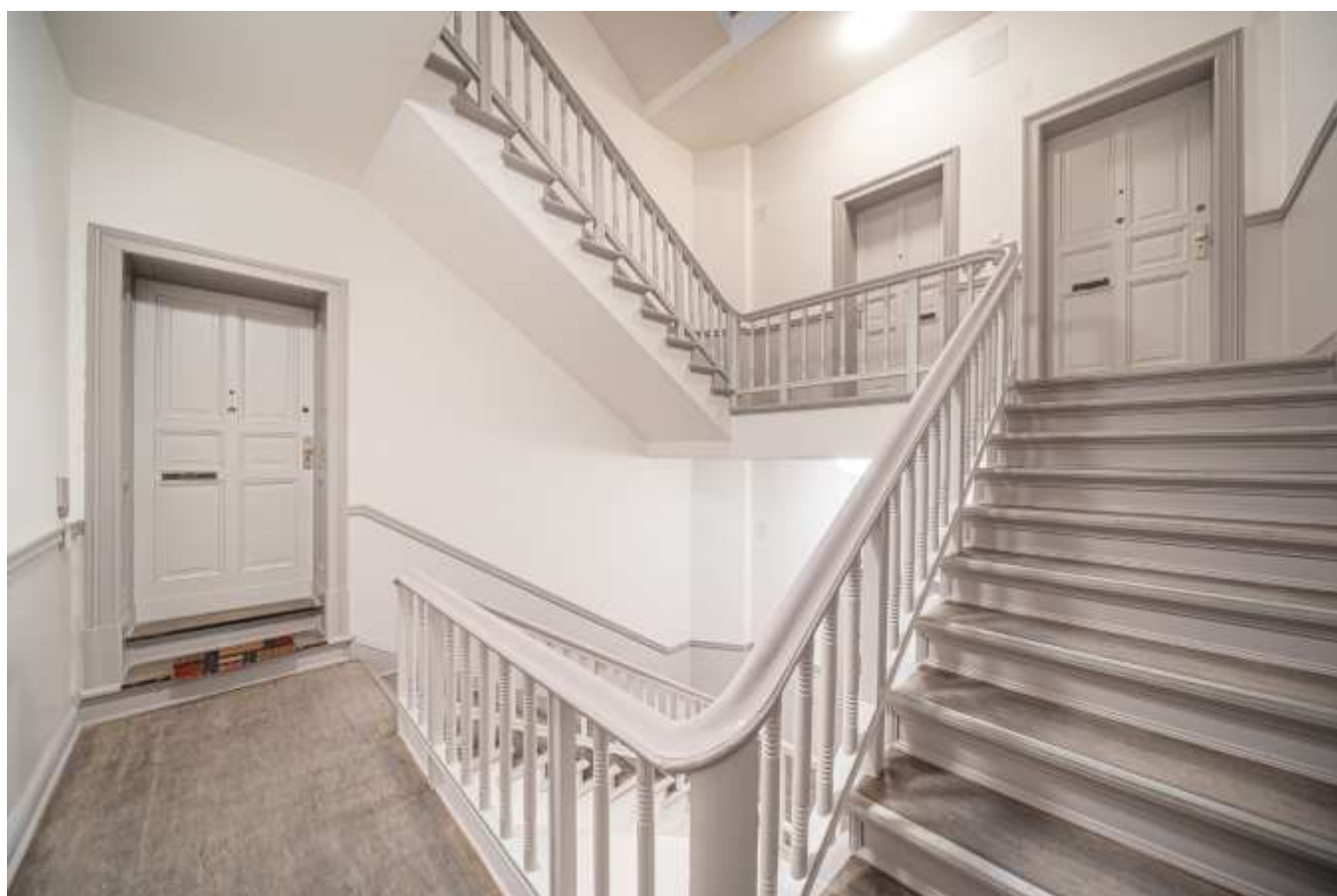
Energy efficiency 117 kWh/(m²/a)

Purchase prices Between 4.300,- €/m² and 6.200,-€/m²

Other information The units are handed over in inspected condition









Empty flát/ WE 4, Fronthouse 1. OG



Empty flat / WE 21, Gardenhouse 2. OG



Empty flat / WE 26, Gardenhouse 3. OG

CONTACT PERSON

CONTACT

Herr Frank Jaskorski

Tel: 030 341 53 84
Mobil: 0172 380 45 84
Fax: 030 34 09 65 36
E-Mail: jaskorski@werde-eigentuemer.de

Vertretungsberechtigter: Frank Jaskorski
Berufsaufsichtsbehörde: Bezirksamt Berlin Hellersdorf/Marzahn Gewerbeamt
Premnitzer Str. 11, 12681 Berlin
Umsatzsteueridentifikationsnummer: DE172829285
Berufskammer: IHK

IN COOPERATION WITH

Werde Eigentümer GmbH

Töpferwall 2a
17207 Röbel/Müritz
www.werde-eigentuemer.de

GeschäftsführerInnen: Susanne Crawford-Anton
& Frank Hengsbach
Handelsregister: Cottbus HRB 14677 CB
Berufsaufsichtsbehörde: Gewerbeamt Schönefeld,
Hans Grade Allee 11, 12529 Schönefeld
Steuernummer: 049/122/03587

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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.

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