



## LIVELY, COLOURFUL AND NEVER BORING - SAMARITERKIEZ WITH A FEEL-GOOD FACTOR

Samariterstr.36– 10247 Berlin-Friedrichshain

### Contact

Malcolm McRae & Sebastian Ghesquier

[mcrac@werde-eigentuer.de](mailto:mcrac@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



# FRIEDRICHSHAIN - SAMARITERKIEZ

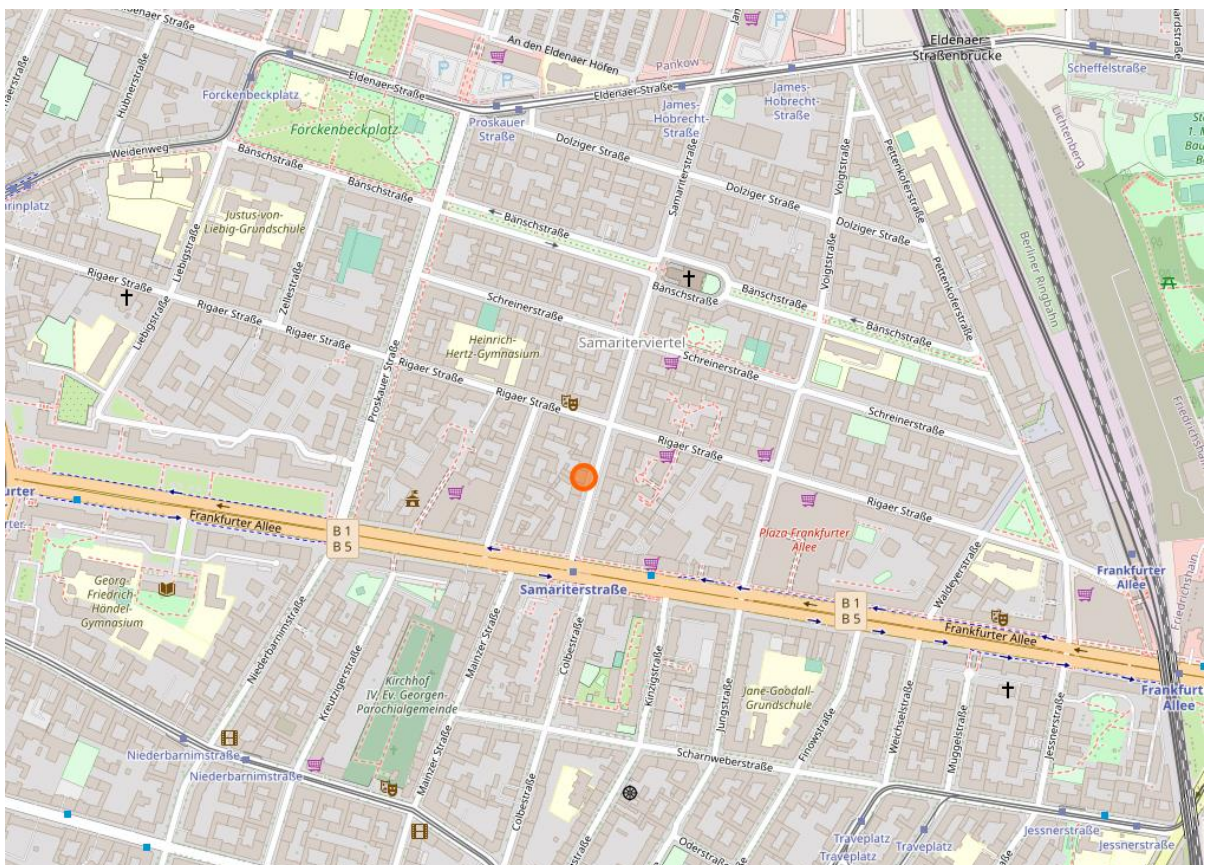
## Multicultural with potential for relaxation

The Samariterviertel is one of the most popular locations in Berlin Friedrichshain, especially among young Berliners and new Berliners.

The neighbourhood, which was built at the beginning of the 20th century, lies to the north of Frankfurter Allee. In 2008, the Samariterviertel was released from its status as a redevelopment neighbourhood. Over 80% of all houses have been renovated.

Renovation and restoration of old buildings, various parks and the friendly neighbourhood feel attract creative people and families to this residential area. The neighbourhood is bordered to the north by the Volkspark of the same name and to the south by the River Spree.

Friedrichshain has blossomed and a diverse bar and restaurant scene has emerged. A colourful flea market is held regularly on Sundays on Boxhagener Platz, which is known far beyond the neighbourhood for its bargains, treats and lively atmosphere.



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



Samariterviertel neighbourhood



Samariterviertel neighbourhood

# SAMARITERSTRASSE 36

## Well positioned and with old building details

Hidden behind the rather inconspicuous façade of Samariterstrasse 36 is a cosy building dating back to 1899. A new homeowners' association is being formed here with 21 co-owners, divided into 1- to 3-room flats in the front building and side wing, as well as two commercial units on the ground floor and a rooftop unit.

All residential units in the front building have a balcony, and in most units you will still find the popular style elements and old building details such as floorboards and ceiling stucco.

In the course of the recent renovations, the dividing owner not only gave the Sam36 a new coat of paint, but also had the façade refurbished - including new plaster on the ground floor. The stairwell was also given a pleasant makeover: new sisal carpeting, a new letterbox system and new lights give the entrance area an appropriate glow.

All the windows in the building have been or will be replaced as part of energy efficiency improvements. A new waste disposal area and an appropriate number of bicycle parking spaces have been created in the inner courtyard, which has a full basement. The courtyard will also be intensively planted with large planter boxes.



# OFFER

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<b>Type of object</b>	Freehold flats / 2 commercial units / one unfinished attic
<b>Year of construction</b>	1899
<b>Location</b>	Samariterstraße 36, 10247 Berlin
<b>Flat sizes</b>	from 27m <sup>2</sup> to 103m <sup>2</sup>
<b>Rooms</b>	1-3
<b>Balcony</b>	Balkone in every unit in the front building
<b>Lift</b>	Not available / not authorised
<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>	171 kWh m <sup>2</sup> /a
<b>Purchase prices</b>	Between 3400,- €/m <sup>2</sup> and 6350,-€/m <sup>2</sup>
<b>Other information</b>	The units are handed over in inspected condition

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Object images





Flats in the building

# CONTACT PERSON

## CONTACT

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

Mobil: 0170 770 5368 & 0177 930 0167

E-Mail: [mcrae@werde-eigentuerer.de](mailto:mcrae@werde-eigentuerer.de)

[ghesquier@werde-eigentuerer.de](mailto:ghesquier@werde-eigentuerer.de)

Vertretungsberechtigter: MCRAE Immobilien

Berufsaufsichtsbehörde: Bezirksamt Berlin Charlottenburg-Wilmersdorf

Hohenzollerndamm 174-177

10713 Berlin

Umsatzsteueridentifikationsnummer: DE296650272

Berufskammer: IHK

## IN COOPERATION MIT

### **Werde Eigentümer GmbH**

Büro Berlin

Otto-Suhr-Allee 13

10585 Berlin

Firmensitz:

Töpferwall 2a

17207 Röbel/Müritz

[www.werde-eigentuerer.de](http://www.werde-eigentuerer.de)

GeschäftsführerInnen: Susanne Crawford-Anton

& Frank Hengsbach

Handelsregister: Neubrandenburg HRB 22060

Berufsaufsichtsbehörde: Amt Röbel/Müritz,

Bahnhofstr.20, 17207 Röbel/Müritz

Steuernummer: 049/122/03587

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