



## HISTORIC CHARM WITH FANTASTIC VIEWS

Wildenbruchplatz 4&5 / Finowstr.17, 12045 Berlin

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## THE WILDENBRUCHPLATZ, THE SHIPPING CANAL & LOTS OF NEIGHBOURHOOD CHARM

The neighbourhood around Wildenbruchplatz 4/5 in Berlin-Neukölln is a vibrant corner of the city that offers a fascinating mix of tradition and modernity. Surrounded by historic buildings and a lively street scene, this place is a melting pot of cultures and a popular destination for residents and tourists.

Wildenbruchplatz, with its small cafés and restaurants on the corners, offers a social mix that has become rare for Berlin city centre districts. People with very different incomes and social backgrounds still meet here on the meadows and paths. This gives the square a magical tension that is currently disappearing from many places in Berlin.

The previously rather hidden area was redeveloped in the early 2020s so that the meadows and trees of the rectangular, football pitch-sized square between the canal and the Nord-Neukölln cooperative block no longer lie dormant behind weed hedges.

For culture-loving residents of Wildenbruchplatz, the Galerie im Körnerpark offers a variety of fascinating exhibitions of contemporary art. Here, visitors can discover local talent and be inspired by innovative works. There are also plenty of opportunities for shopping: from vintage boutiques to modern designer shops, there is something to cater for every taste.

For gourmets, the neighbourhood offers a wide range of restaurants with international cuisine. From authentic Vietnamese dishes at Restaurant Saigon to traditional Italian pizza at Pizzeria Napoli, there is something for every palate.

Or in the afternoon, the popular Café Blume, which not only serves delicious coffee and homemade cakes, but also offers a cosy ambience in which to relax and enjoy the atmosphere of the neighbourhood.

All in all, Wildenbruchplatz 4/5 is more than just a lively and versatile place. It is a real neighbourhood that invites its residents to experience the unique atmosphere of this dynamic district.



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# WILDENBRUCHPLATZ 4&5

## TURN-OF-THE-CENTURY ELEGANCE RESTORED

Wildenbruchplatz not only boasts a diverse culinary and cultural environment, but also a strikingly beautiful ensemble of buildings, characterised by house numbers 4 & 5. 39 flats are waiting for new owners behind the sand-coloured façade of this lovingly refurbished old building. These include both vacant and already rented units - as well as one commercial unit.

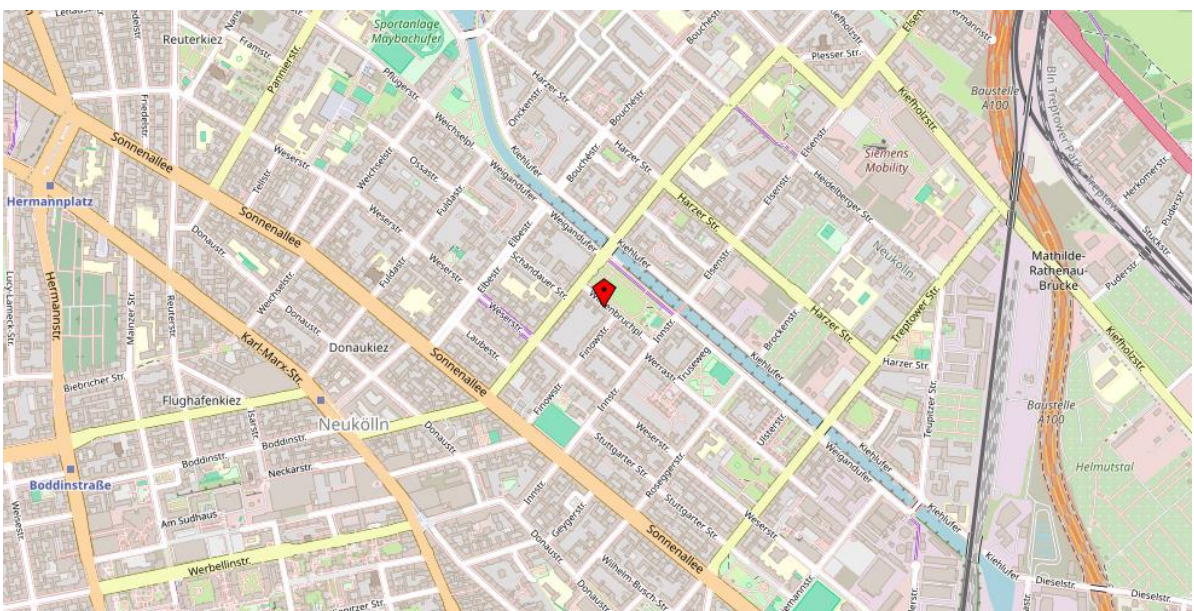
Particular attention was paid to the technical and stylish refurbishment of the communal property in the stairwell, the façade and the balconies of this imposing building.

The first impression: almost "manorial"! From the renewed doorbell signs to the inviting coconut carpet, the freshly painted wall surfaces, the stairwell lamps, the elaborately refurbished stairwell windows - every detail has been carefully coordinated.

You will feel at home here as soon as you enter the house.

The balconies on the street side are currently undergoing a thorough and professional refurbishment. The façade will also be extensively refurbished and repainted in 2024. The flat windows facing the square will also undergo a thorough overhaul once the façade work has been completed.

In terms of energy, Wildenbruchplatz is on a solid footing: connected to the district heating network (for heating), the consumption value is more than good for old buildings of this age.



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

# OFFER

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**Type of object** 39 Condominiums and 1 commercial unit

**Year of construction** Ca. 1910

**Location** Wildenbruchplatz 4&5 / Finowstr.17, 12085 Berlin

**Flat sizes** From 31m<sup>2</sup> to 136m<sup>2</sup>

**Rooms** 1-4

**Balcony** On some flats, on the corner units bay windows and none on the ground floor.

**Lift** No

**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** 125 kWh/(m<sup>2</sup>/a) district heating

**Purchase prices** Between 4900,- €/m<sup>2</sup> and 6750,-€/m<sup>2</sup>

**Other information** The units are handed over in inspected condition

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Flats in the object





Flats in the object

# CONTACT PERSON

## CONTACT

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# 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.