



LIVING IN BEAUTIFUL WEISSENSEE...

Caseler Str. 2&2a / 13088 Berlin-Weissensee

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WEISSENSEE

COMBINING THE BEST: IDYLIC LIVING WITH PRENZLAUER BERG IN THE NEIGHBOURHOOD

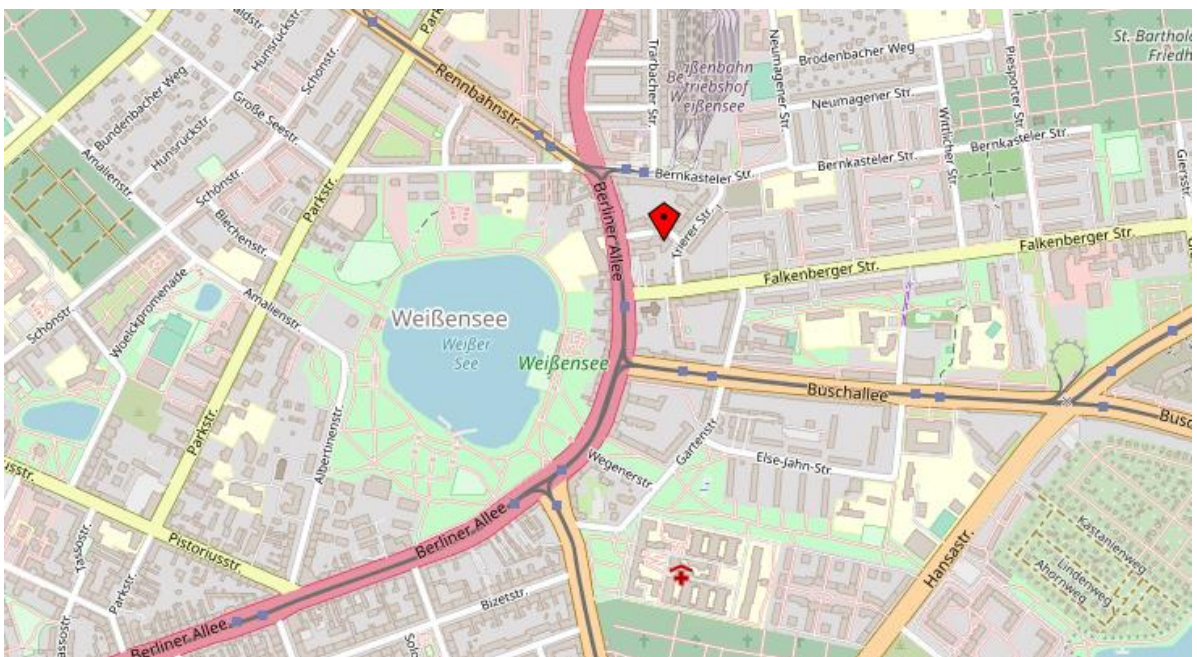
Caseler Straße is Berlin-Weissensee at its best: idyllic and peaceful, yet right in the middle of it all. "Weissensee" - most Berliners may associate it with the beach. And indeed, the Weissensee bathing beach - this little piece of nature in the middle of the big city - is also directly in your future neighbourhood.

It's not quite as cool as Prenzlauer Berg, but it's much more relaxed and laid-back.

The icing on the cake: it's only four stops to Prenzlauer Berg by tram to Hufelandstraße, and thus right into the heart of the lively Bötzowviertel.

On Berliner Allee, all daily needs are met and errands can be run by foot. In addition, at the weekly market on Antonplatz, 15-20 traders offer almost exclusively quality products twice a week, with a focus on organic production.

The fact that there are a number of daycare centres, primary schools and gymnasiums within walking distance, as well as sports facilities for young and old, is just one more pro on the list that speaks for Weissensee. The tram stop Falkenbergstr./Berliner Allee with four lines (M1/M2/M4/M13) is less than a 3-minute walk away.



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



Weissensee

CASELER STRASSE 2 & 2A

Listed building lovingly staged

Caseler Strasse 2 & 2a is a piece of Weissensee's architectural history. At the beginning of the 20th century, Weissensee was one of many Berlin suburbs with ambitions.

Berlin was the emerging metropolis of Europe, and the village of Weissensee wanted to participate in the development, improve its own status and be recognised as a city itself. In order to manifest this architecturally, the ensemble at Caselerstr.1-5 was built under the auspices of the city building councillor and architect Carl James Bühring. Its architecture was intended to express the direction in which Weissensee wanted to move: modern metropolitan development, flats for the sophisticated bourgeoisie and all surrounded by light greenery.

Today you can benefit from these urban visions!

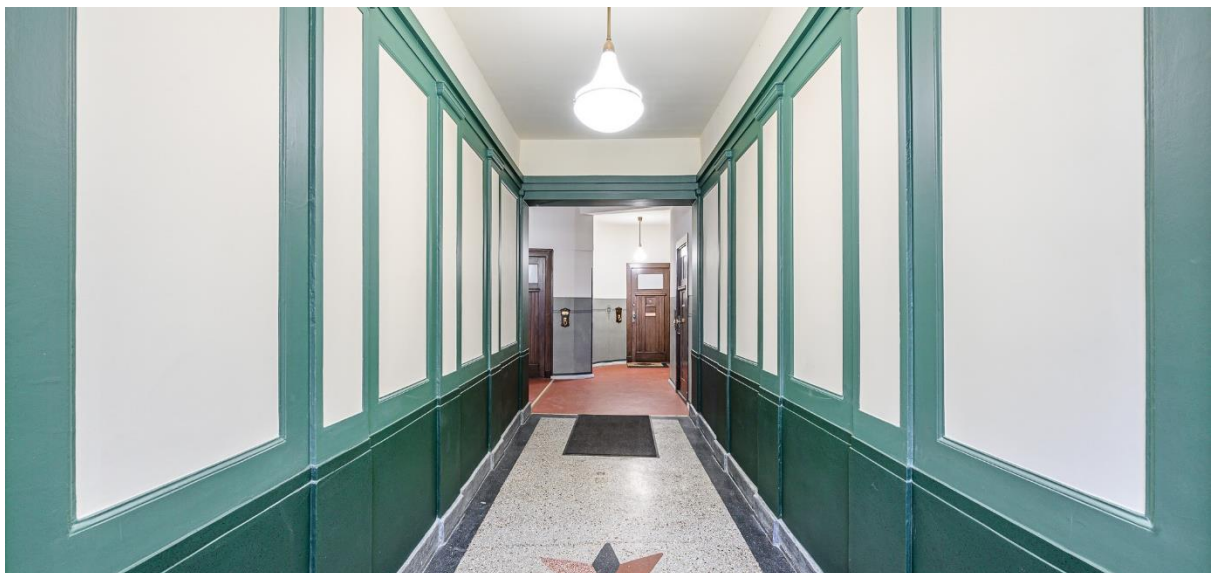
The house in Caseler Straße lay dormant for several years, but now it is being awakened all the more elegantly. The staircase is restored to its original, reconstructable state in close consultation with the monument conservation authorities.

The turn-of-the-century paintings were painstakingly uncovered, details were preserved and all technical aspects were brought up to today's standards. The result is a staircase that is well worth seeing and welcomes every resident in style.

The flats impress with their generous floor plans, spacious rooms, high ceilings and many old ornamental elements. With flat sizes of up to 140m², dreams of family life in the city can also be realised here. All flats have floorboards or parquet flooring, good lighting and modern windows.

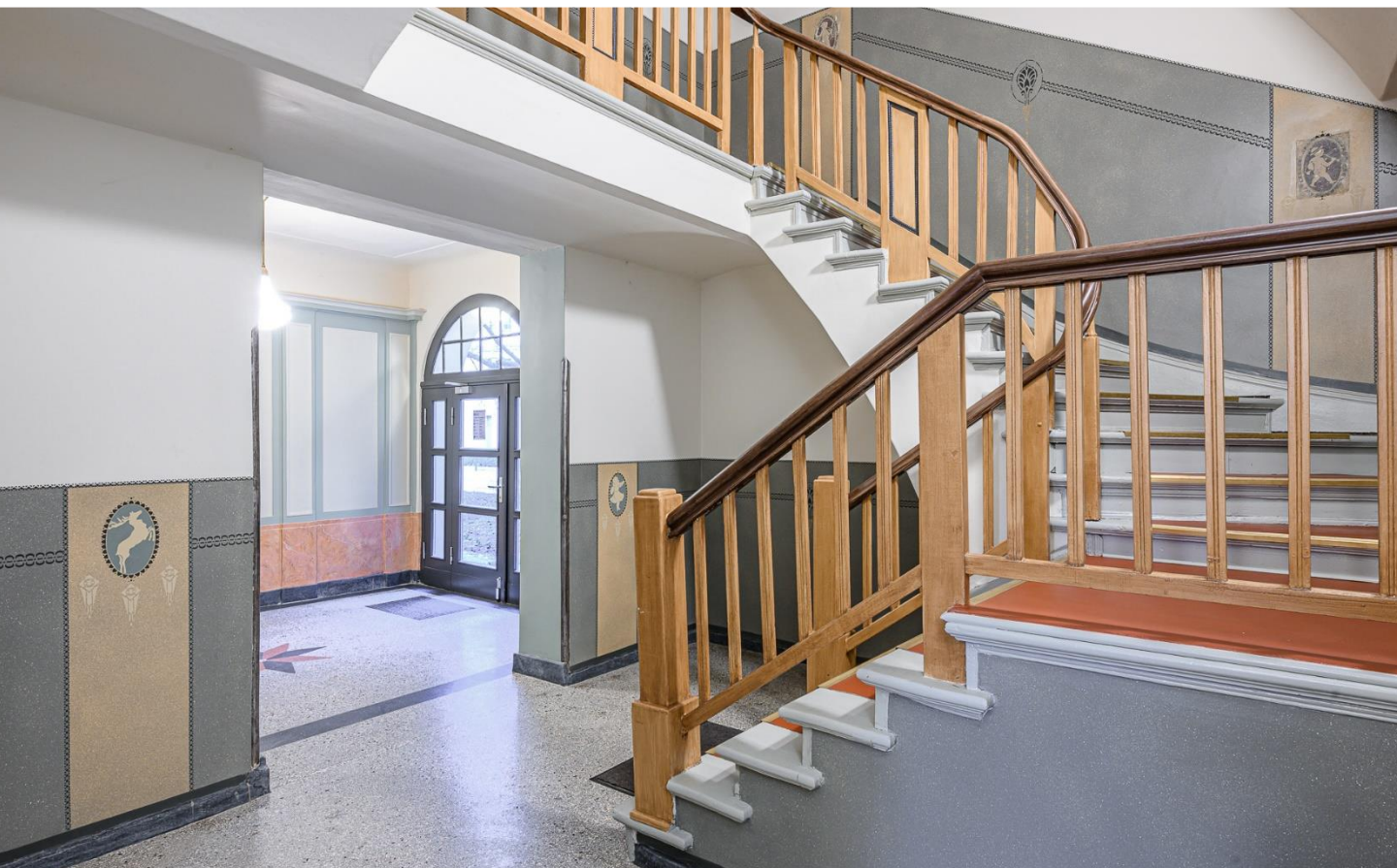
The outdoor areas make life more comfortable: covered bicycle parking spaces with power connection for your e-bike and a newly designed waste disposal area.

You will receive all information on the measures currently taking place in a building description upon receipt of your enquiry. The flats are handed over in the condition in which they were viewed - we set no limits to your ideas of a beautiful home!



OFFER

Type of object	Condominiums and commercial units
Year of construction	Ca. 1911-1912
Location	Caseler Str. 2 & 2A, 13088 Berlin-Charlottenburg
Flat sizes	From 75m ² to 145m ²
Rooms	2-5
Balcony	Some units have a balcony
Lift	No, because the ensemble is a listed building
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	99,97 kWh/(m ² /a) district heating
Purchase prices	Between 4300,- €/m ² and 5700,-€/m ²
Other information	The units are handed over in inspected condition





Flat in Object (WE12)



Flat in Object (WE7)



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.