



## LIVING IN THE HEART OF BERLIN

SÄCHSISCHE STRASSE 69/69A 10707 BERLIN-WILMERSDORF

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# WILMERSDORF

## Green oasis and casual comfort

It's the laid-back lifestyle with the cute coffeeshops, the local grocer around the corner and the arthouse cinema, that make Wilmersdorf so special.

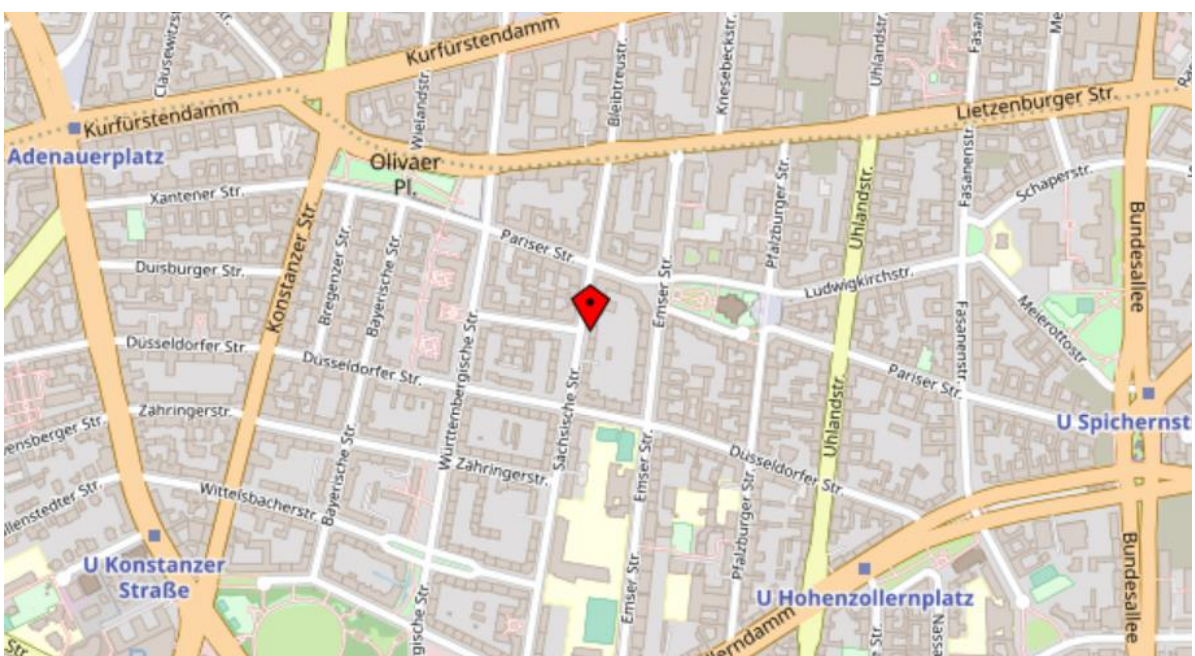
It may be not as cool as Kreuzberg or Neukölln, but much more sophisticated and relaxed.

This is the atmosphere you will find at the Ludwigkirchplatz und the Olivaer-Platz, the heart and soul of the district. In front of charming Wilhelmanian-style facades and lovingly maintained green spaces, people enjoy the sun in fine restaurants and innovative cafés. Meanwhile children enjoy the playground, skate or play table tennis.

The demographic has changed little in relation to other inner-city locations in Berlin. Many sports clubs and music schools have a long tradition here and are visited by several generations.

A vast variety of architectural and cultural features is what makes Wilmersdorf so attractive. In addition to the picturesque side streets, the district also includes a section of the magnificent and lively Kurfürstendamm, as well as the Volkspark Wilmersdorf, which offers plenty of space for resting in the parks and on the waterfront.

Three underground lines as well as the S-Bahn trains of the Ringbahn and the city motorway just around the corner make the district easily accessible.



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





Wilmersdorf

 WERDE  
EIGENTÜMER

# SÄCHSISCHE STR.69 & 69A

## Energetically renewed with visual finesse

Sächsische Str. 69 and 69a are a showcase of finest 60ies architecture: efficiency and light combined with solid materials reminisce the Bauhaus style.

The new condominium owners' association in the "Sächsische69" is formed by 34 flats accessible through two separate entrances.

A thermal insulation composite system was installed in 2016 on the front and the back of the building, all painted in a fresh white colour. This builds a nice contrast with the light grey windows, which were installed in 2014.

The WEG has also renewed the entrance doors, including the canopies, as well as the doorbell and letterbox system, which was conveniently relocated to the redesigned entrance area just outside the building

The staircase was recently painted, and new lights were installed, to give everyone a warm welcome entering the Sächsische Str. 69.

Every flat has its own storage room in the basement, which is very comfortable.

Speaking of comfort: The flats are heated via a central gas heating system which was set up in 2008. The hot water supply is decentralised via electric instantaneous water heaters, as is typical for this kind of building.

Most of the units are 1- or 2- room flats with an extra room for the kitchen and a bathroom. As a nod to the Bauhaus roots: every flat has its own balcony. They were renovated in 2016 with new railings and flower holders.

To improve the living value, WEG 2022 has carried out a complete renovation of the lines, as well as a renewal of all necessary pipes within the bathrooms.

The courtyard will get its own make over, with new bicycle stands and a new waste disposal area.



# OFFER

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**Type of object** 34 Condominiums

**Year of construction** 1962

**Location** Sächsische Str. 69, 69a, 10707 Berlin

**Flat sizes** from 35m<sup>2</sup> to 68m<sup>2</sup>

**Rooms** 1-3

**Balcony** Every unit has a balcony

**Lift** available

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

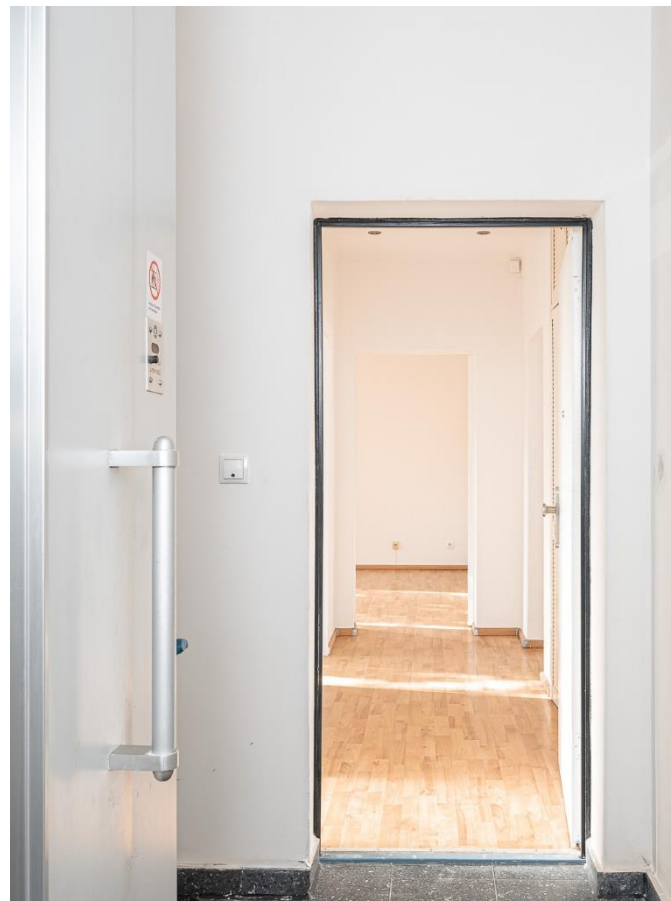
**Condition** Modernised in common property /  
Flats in actual condition

**Energy efficiency** 110,5 kWh/(m<sup>2</sup>/a) Gas central heating

**Purchase prices** Between 5550,- €/m<sup>2</sup> and 7200,-€/m<sup>2</sup>

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

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Flats in the property







Flats in the property

# CONTACT PERSON

## CONTACT

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