



GESUNDBRUNNEN – A NEIGHBORHOOD WITH CHARACTER

STETTINER STR.13 – 13357 BERLIN

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GESUNDBRUNNEN

The beste of both worlds: living between Wedding and Prenzlauer-Berg

Here in Gesundbrunnen, the energy and authenticity of Wedding meet the hipper scene of Prenzlauer Berg. Many describe this neighbourhood as the most beautiful part of Wedding - and there you'll find the Stettiner Straße.

For a long time it was an unnoticeable residential street, only a few hundred metres from the former border at Bornholmer Brücke. But for a few years, something has been happening in the Stettiner Straße in Gesundbrunnen - especially at its south-western end. You can feel that there is a new spirit in the air.

Even in Corona times, the dedicated residents of this neighbourhood are not to be defeated and prove their innovative spirit: Thus, the cult pub "Kugelbahn" is unceremoniously expanded by a "Kulturspäti" (quote:.... From bamboo toilet paper to guitar strings, from Kugelbahn T-shirts to organic chickpea flour, from ice cream scoops to French wine...).

The result: A cult pub with a bowling alley wins the first Germany-wide Corona Ideas Award in June 2020 and is honoured for its "entrepreneurial spirit in times of crisis".

However, if you miss the feeling of seclusion in the metropolis of Berlin, you should go to the northern end of Stettiner Straße. Even before you cross under the railway bridge there, the first allotment gardens begin. The former border area is still quiet and completely unspectacular, except for passing trains.

And no - Wedding is not "coming", it has already been "there" for a long time and is loved as a neighbourhood by its residents in a brash, Berlin-like way.





Surrounding area



Surrounding area

STETTINER STR.13

BEST OF 90ies!

The flats offered here are located in a well-designed residential and commercial building from the late 1990s.

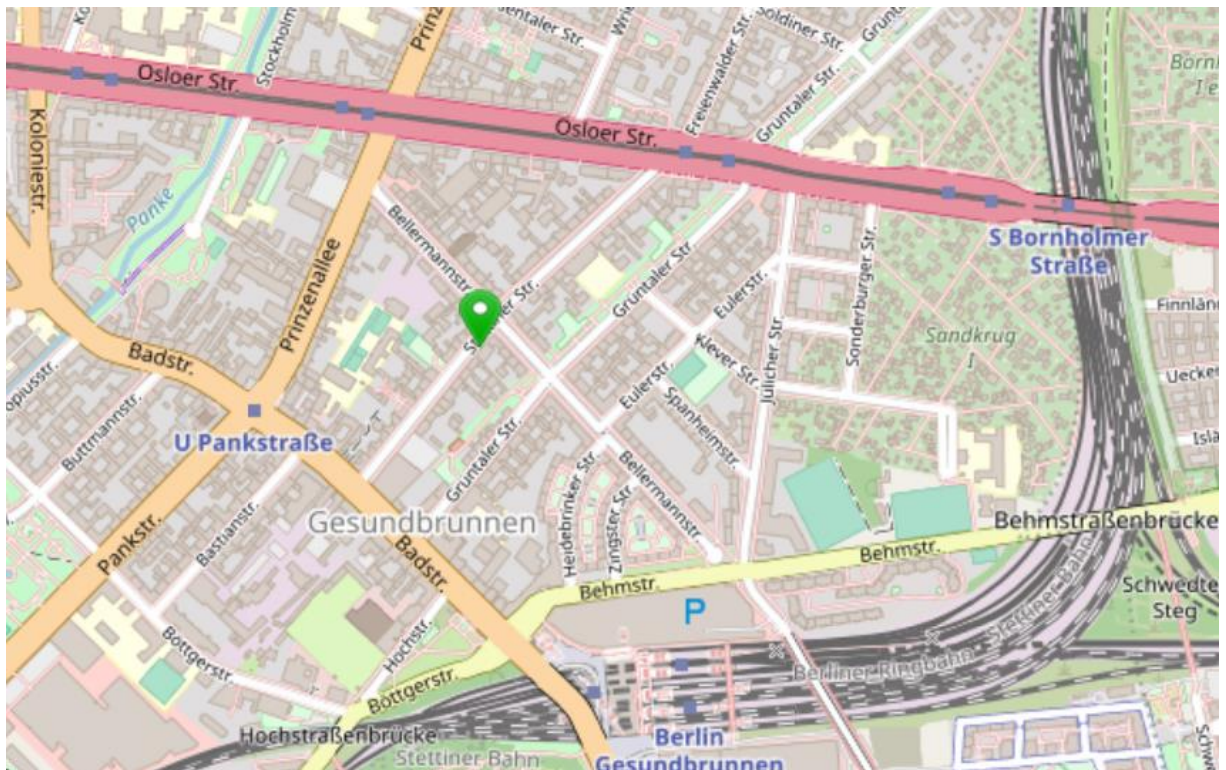
The building offers everything modern living needs:

Lift and underground garage are among the features of the house, as well as parquet flooring in all living areas and balconies or loggias.

The house has been continuously maintained by the owners and has just undergone another refurbishment phase. The lift and heating system have been thoroughly modernised, the staircase has been painted and renovated, and the waste disposal area and bicycle parking spaces have been renewed.

The flats themselves are characterised by very well thought-out floor plans. Both good lighting and effective use of space were considered in the planning.

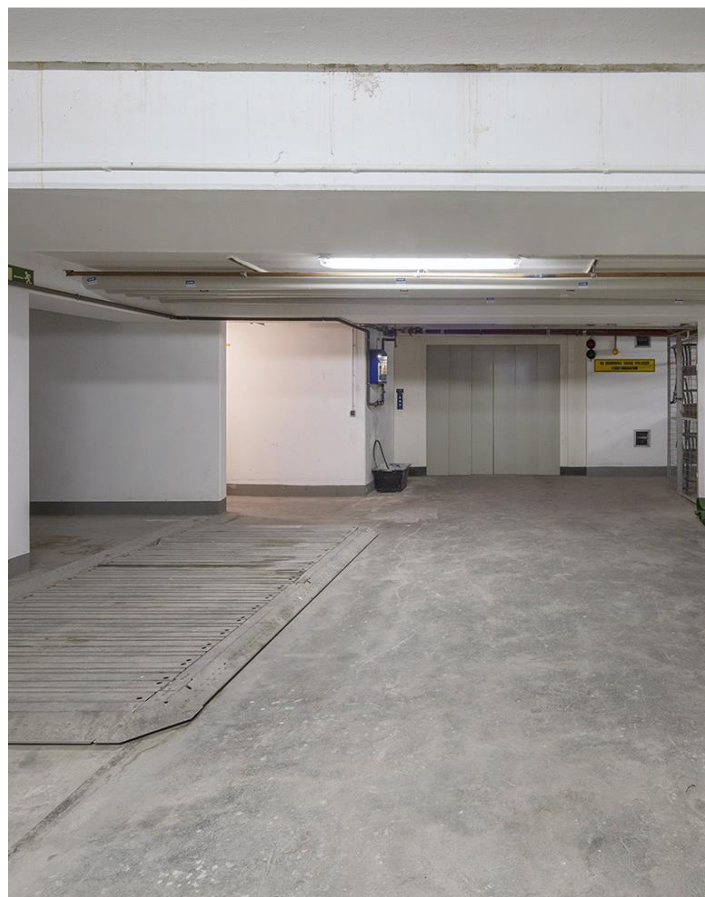
The Gesundbrunnen Centre, Osloerstrasse and Badstrasse offer everything your heart desires. From Gesundbrunnen station, you are not only connected to Berlin, but also directly to the long-distance railway network. Of course, you determine the design of your new home yourself - because there should be no limits to your individuality.



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OFFER

Type of object	22 Condominiums / 2 commercial premises
Year of construction	Ca. 1996-97
Location	Stettiner Straße 13, 13357 Berlin-Gesundbrunnen
Flat sizes	from 60m ² to 123m ²
Rooms	2 - 4
Balcony	Every unit has a balcony or loggia
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	144 kWh/(m ² /a)
Purchase prices	Between 3.600,- €/m ² and 6250,-€/m ²
Other information	The units are handed over in inspected condition



Object images





CONTACT PERSON

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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.