



## WELL-BEING IN WILMERSDORF - IN THE CITY AND YET IN THE GREEN

DURLACHER STRASSE 21/21A/21B 10715 BERLIN-WILMERSDORF

### CONTACT

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# WILMERSDORF

## RELAXED LIVING WITH PARK ACCESS

As a residential district, Charlottenburg-Wilmersdorf is one of the most popular addresses in Berlin. And the beautiful Volkspark Wilmersdorf with the idyllic Fennsee lake is not only centrally located in the district, but also right outside your window, so to speak: the entrance to the park is less than 100 metres from your front door. Whether you are a sports enthusiast or looking for a place to relax, you will feel completely at home in this inner-city oasis with its beautiful jogging trails, sunbathing lawns, mini golf course and large playground.

It's the relaxed way of living with stylish cafés, it's the small grocery store around the corner and it's the arthouse cinema, where not only the big Hollywood films are shown - all this characterises Wilmersdorf.

It's not as hip here as in Kreuzberg or Neukölln, but it is much more bourgeois and relaxed. The population structure here has changed very little compared to some other Berlin city centre locations. Many sports clubs and music schools have a long tradition and have been in use for several generations.

It is the diversity that makes Wilmersdorf so attractive. There are numerous shops within walking distance on Wexstraße and Bundesallee. The market at Rathaus Schöneberg and Schloßstraße are also not far away for shopping.

Durlacherstr.21 offers excellent transport connections across the board. While the slip road to the A100 motorway is just one minute away, the nearest underground stations for the U4 and U9 at Innsbrucker Platz and Bundesplatz are only a few hundred metres away.



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





Wilmersdorf



# DURLACHER STRASSE 21, 21A&B

## WITNESS OF THE DECADES

Durlacher Strasse 21, 21a&b represents an architectural mix from past decades. While the front building is a classic post-war construction in which the architects were motivated more by pragmatism than innovation, the rear building dates back to 1898 and impresses with the classic stylistic elements of this construction period: Plank floors, high ceilings, etc..

The new condominium community at Durlacher 21 consists of 32 flats spread over three separate entrances. The front and rear façades were painted in light lemon yellow, creating a beautiful contrast to the newly installed light grey insulated windows.

The vendor also renovated the entrance doors as well as the doorbell and letterbox system. The stairwells were repainted to create a cosy feeling as soon as you enter the Durlacher.

The ensemble has a full basement and each flat has an allocated cellar room. The cellars are conveniently accessible via a separate entrance.

The flats are heated by a new central gas heating system from 2022, while hot water is supplied decentrally via electric instantaneous water heaters.

Most of the units are highly functional 1- and 2-bedroom flats with a separate kitchen and bathrooms with bathtubs. To improve the quality of living, the owners' association has also decided to add balconies to numerous units. The costs for the new building are already included in the purchase price.

On top of this, the entire courtyard has been unsealed and provided with a new waste disposal area, new bicycle stands, a well thought-out pathway and greenery in the courtyard.



# OFFER

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|                      |   |
|----------------------|---|
| Type of objects      | Condominiums  |
| Year of construction | ca. 1898 and 1954   |
| Location             | Durlacher Straße 21, 21a, & 21b, 10715 Berlin   |
| Flat size            | from 30m <sup>2</sup> to 115m <sup>2</sup>  |
| Rooms                | 1-5   |
| Balcony              | Some units have a balcony   |
| Lift                 | Not 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 /<br>Flats in actual condition  |
| Energy efficiency    | 111,4kWh(m <sup>2</sup> /a)   |
| Purchase prices      | Between 3500,- €/m <sup>2</sup> and 6100,-€/m <sup>2</sup>  |
| Other information    | The units are handed over in inspected condition  |

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Flats in object (unrenovated)



Flat in object (renovated)





Flat in object (renovated)

# CONTACT PERSON

## CONTACT

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Berufskammer: IHK

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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.