



## CHARMING CHARLOTTENBURG – FEEL-GOOD NEIGHBOURHOOF BETWEEN SPREE AND SCHLOSSGARTEN

Brauhofstr.15 u.16 & Wintersteinstr.16 10587 Berlin-Charlottenburg

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# CHARLOTTENBURG

## A CASTLE, THE SPREE & LOTS OF NEIGHBOURHOOD CHARM

Alt-Charlottenburg would certainly deserve the distinction of favourite neighbourhood. Here, the impulsive Berlin city life combines with the peace and security of the green surroundings - it was, is and remains the best address in the city.

Charlottenburg has always attracted intellectuals, artists, academics and business people. This reflects itself in the higher level of education of the residents and is also mirrored in the immediate surroundings: Charlottenburg has more than 20 schools with different orientations, and there are also international schools. The population structure has changed little in comparison to other inner-city locations in Berlin. Many sports clubs and music schools have a long tradition here and are used by several generations.

The heart of the district, today's Alt-Charlottenburg between the Spree, Zillestrasse and Nehringstrasse, was subject to constant change. Clearly recognisable in the architecture and urban planning is the fact that Charlottenburg was the richest municipality of the Wilhelmine Empire until it was incorporated into "Greater

Berlin" in 1920: the houses convey architectural noblesse, the parks are generous and lush.

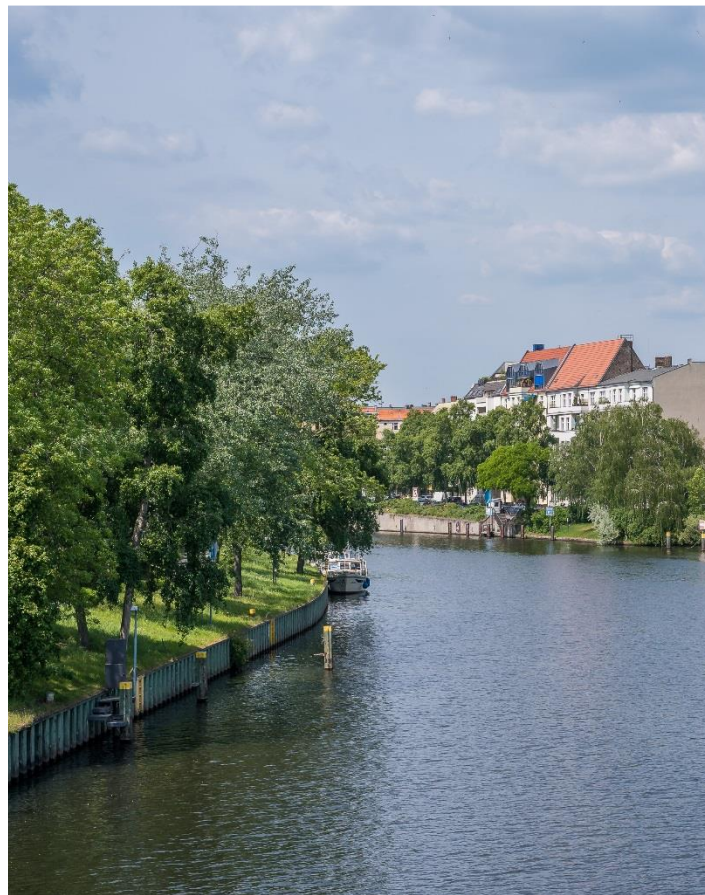
If you take a 10 minute walk to the west along the Spree, you'll find yourself in front of the one and only Schloss Charlottenburg. You can enjoy the Schlossgarten as part of the neighbourhood life.

Even the daily needs are met in the immediate vicinity. Otto-Suhr-Allee with its many shops is about 250 metres away. If the wide range of local shops does not meet all your needs, simply take the U7 or the M45 bus, which stops at the Zoologischer Garten station, among others.

On the way home, you then make a small diversion to say "hello" to the Spree and wonder a little how you ever lived anywhere else - because Charlottenburg is the soul of the city. It embodies an authentic Berlin - just the way visitors and residents want their city to be.



Charlottenburg



Charlottenburg

# BRAUHOFSSTR.15

## BLOSSOMING ENSEMBLE WITH ARTFUL DETAILS

In the imperial era, this is where the high society enjoyed their afternoon tea and a view of the passing carriages of "royalty" on their way to Charlottenburg Palace.

Today, every buyer is rightfully delighted with the generous amount of space and the room height, which in earlier times was reserved only for the better society.

The façade of Brauhofstr. 15 with its freshly reconstructed stucco applications and the sunny light yellow paint shines out at you. The completely new installation of historic wooden windows on the front façade clearly shows how much care was taken here.

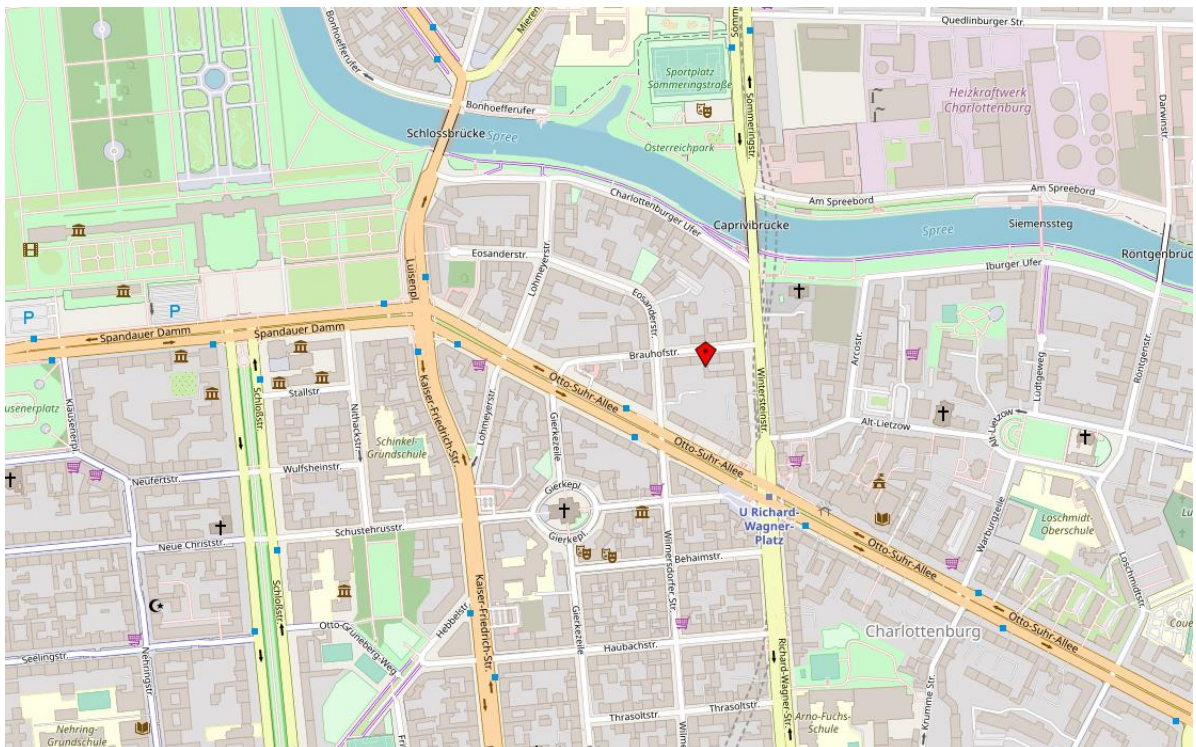
This expert approach is continued in the redesign of the entrance area and staircases.

The renovated doorbell system and the modern entrance doors create a pleasant and welcoming atmosphere.

In the current refurbishment, the restrained restoration of the original character of the building was the declared goal of the measures, which were carried out with great craftsmanship.

Permission has been granted for the addition of a lift.

We will of course be happy to provide you with a detailed building description. You determine the design of your new home yourself - because there should be no limits to your individuality.



# OFFER

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<b>Type of object</b>	Condominiums in an old art nouveau building. Corner building with 5 staircases - three of which are front house and two garden house entrances
<b>Year of construction</b>	ca. 1905
<b>Location</b>	Brauhofstr.15 -16 & Wintersteinstr.15 10587 Berlin-Charlottenburg
<b>Flat sizes</b>	from 48m <sup>2</sup> to 209m <sup>2</sup>
<b>Rooms</b>	2-7
<b>Balcony/Garden</b>	Nearly every flat has a balcony
<b>Lift</b>	Permission granted
<b>Availability</b>	Please refer to the specified flat descriptions to find out whether the flats are handed over free or rented.
<b>Condition</b>	Partly modernised in common property / Flats in actual condition
<b>Energy efficiency</b>	149,3 kWh/(m <sup>2</sup> /a)
<b>Purchase prices</b>	Between 4.300,- €/m <sup>2</sup> und 5.000,-€/m <sup>2</sup>
<b>Other information</b>	The units are handed over in inspected condition

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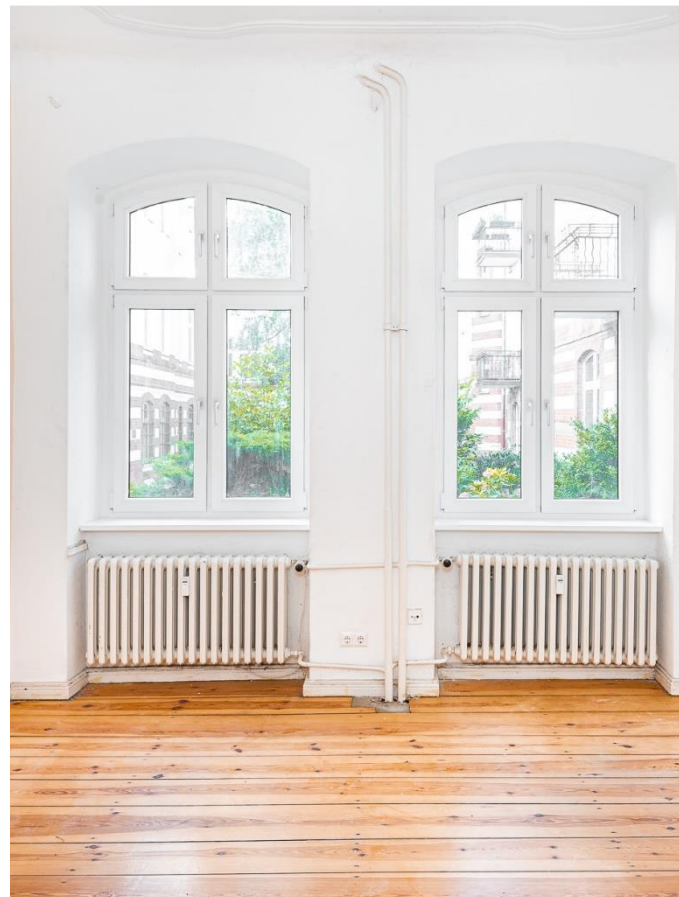




Example of a flat (WE8)



Example of a flat (WE9)



Example of a flat at the side wing

# 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.