



**FRIEDENAU -
UP-AND-COMING CULTURAL OASIS
NEAR THE CITY CENTRE**
Homuthstraße 8 12161 Berlin-Friedenau

CONTACT

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Living in Friedenau

In the footsteps of historic artists

The up-and-coming Friedenau district is located in the west of the popular Tempelhof-Schöneberg district and the house on offer in the quiet Homuthstraße is right in the centre of it. Homuthstraße not only impresses with its direct proximity to the centre of Friedenau, but also with the diverse culinary offerings in the immediate vicinity.

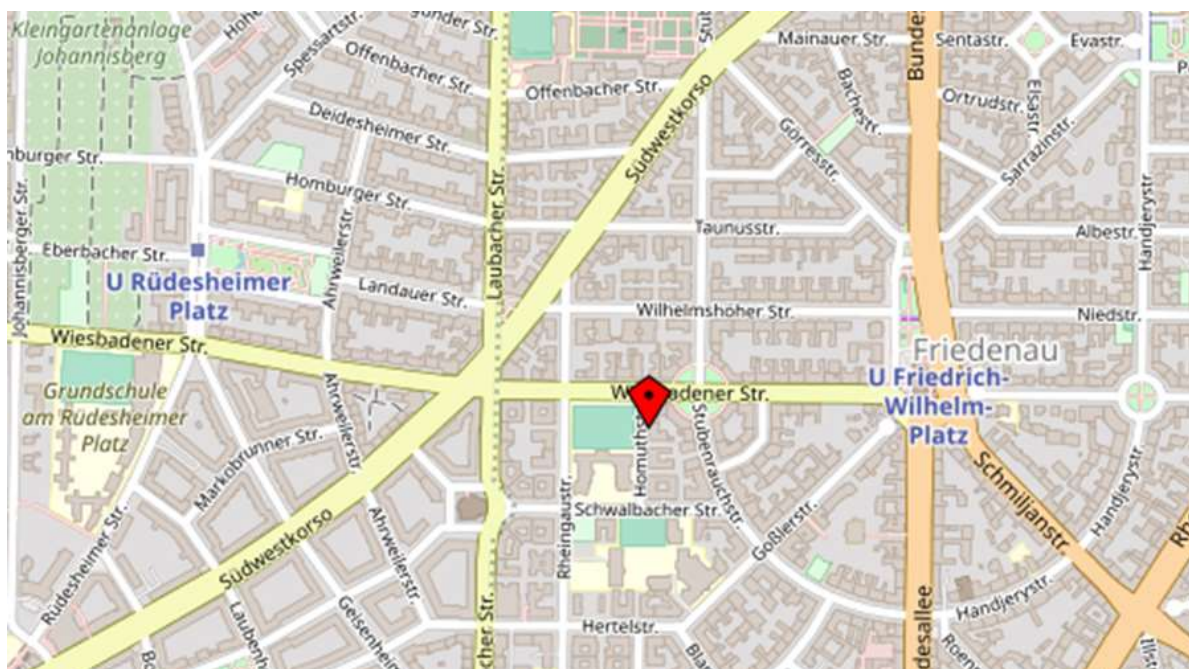
If you are looking for ingredients for a home-cooked dinner, you are sure to find what you are looking for at the Bio Grande Naturkost shop (just 70 metres away). But even if you want to be catered for, the choice is diverse. Whether you want to be tempted by the Mediterranean delicacies of the "Como en Casa" around the corner (on Schillerplatz, 100 metres away) or opt for the sushi or burger shop a street away - there is something for everyone here.

You shouldn't miss out on a detour during your Sunday stroll either, because the desserts and coffee at the "Aperitivo Café", also located on Schillerplatz, are simply heavenly.

The public transport connections in Friedenau are exceptionally good. Despite the quiet location, the infrastructure is outstanding. Not only can you take the bus from your front door, but the underground stations Rüdeshheimer Platz and Friedrich-Wilhelm-Platz are within walking distance of the underground lines U2, U3 and U9.

Trips to Schlosstraße, Kurfürstendamm or even a relaxing day in the Botanical Gardens can be completed in under 15 minutes, either by public transport or by bike.

So there are plenty of reasons why you should move to Friedenau. This artistic neighbourhood is one of the most promising in Berlin. Come to Friedenau and follow in the footsteps of many historic artists, such as Max Frisch, Erich Kästner and many others, who have elevated Friedenau to an outstanding cultural district.



Quelle: [openstreetmap.de](https://www.openstreetmap.de)



Friedenau





Homuthstr.8

Old building charm meets modern accents

The house, built in the Wilhelminian period, is a pleasant mix of a classic old building and modern accents that add the finishing touches to the expertly renovated house.

The rear building was preserved with all its charm. The front building, on the other hand, was rebuilt in 1958 after partial destruction. However, the ceiling heights were restored from the second floor upwards, giving the flats a great old building character.

The entrances to both parts of the building as well as the stairwells have been carefully redesigned.

You enter the units in the front building through the newly installed flat entrance doors, all of which will be handed over in their current condition so that you can give free rein to your design wishes.

The façades in the building's inner courtyard have also been repainted and the front garden, which like the rest of the building is maintained by the reliable caretaker, has been spruced up.



OFFER

Type of object Condominiums in the front building and side wing

Year of construction Side wing ca. 1906 / front building 1958 rebuild

Location Homuthstraße 8, 12161 Berlin-Friedenau

Flat sizes Between 33 and 86m²

Romms 1-3

Balcony Balconies partially available

Lift no

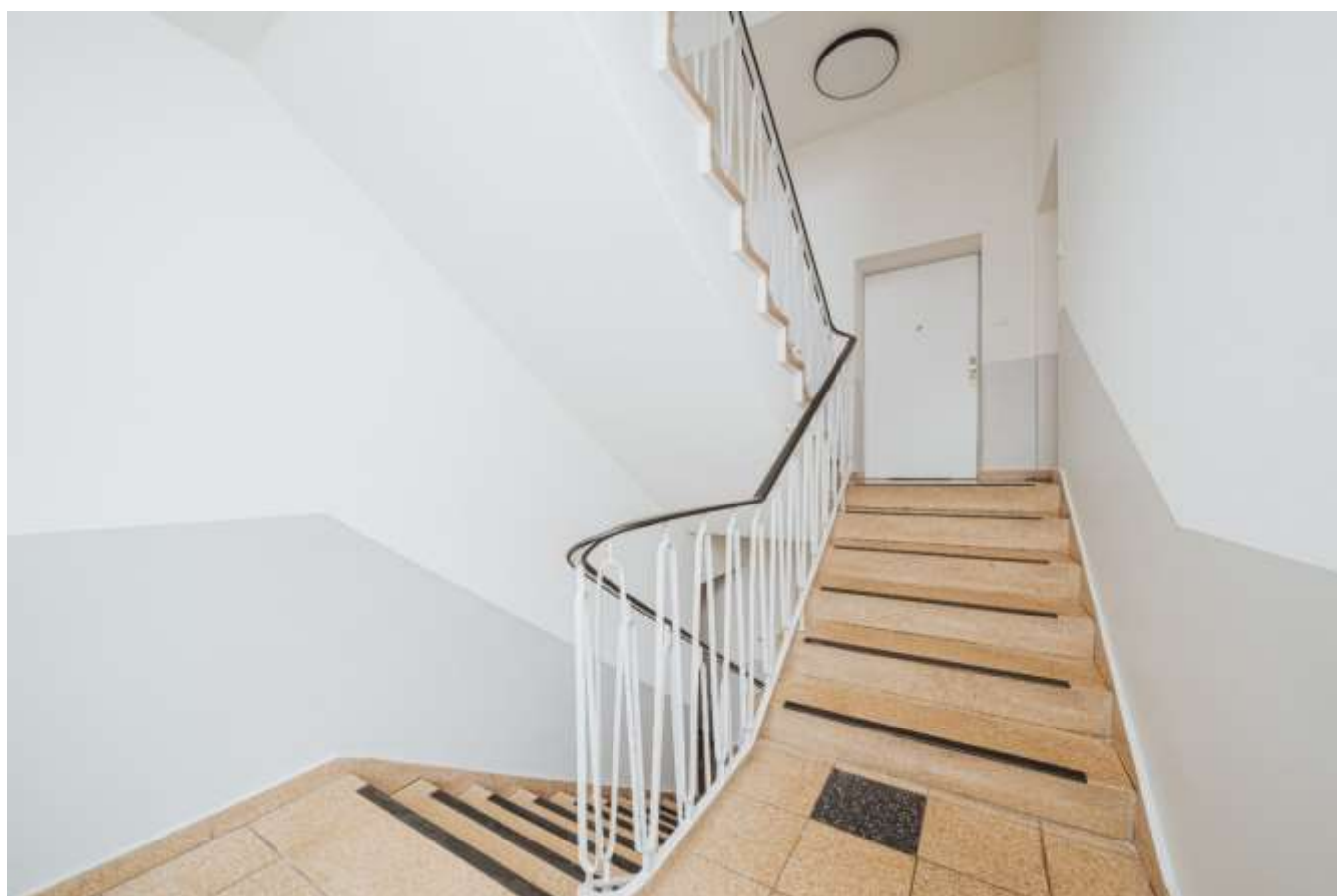
Availability Please refer to the specified flat descriptions to find out whether the flats are handed over free or rented.

Condition Modernised in common property /
Flats in actual condition

Energy efficiency 171,7 kWh/(m²/a)

Purchase prices From 3.500,- €/m²

Other information The units are handed over in inspected condition



Staircase front building



Staircase side wing



Flats in the building



Flats in the building



Flats in the building

CONTACT PERSON

CONTACT

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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.