



Happy in Mitte

ANKLAMER STR.32

30 Condominiums / 4 Lofts / 2 empty rooftop attic areas
in 10115 Berlin-Mitte

CONTACT

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Between the popular Kollwitzkiez and Brunnenviertel

EVERY DAY IS A PLEASURE!

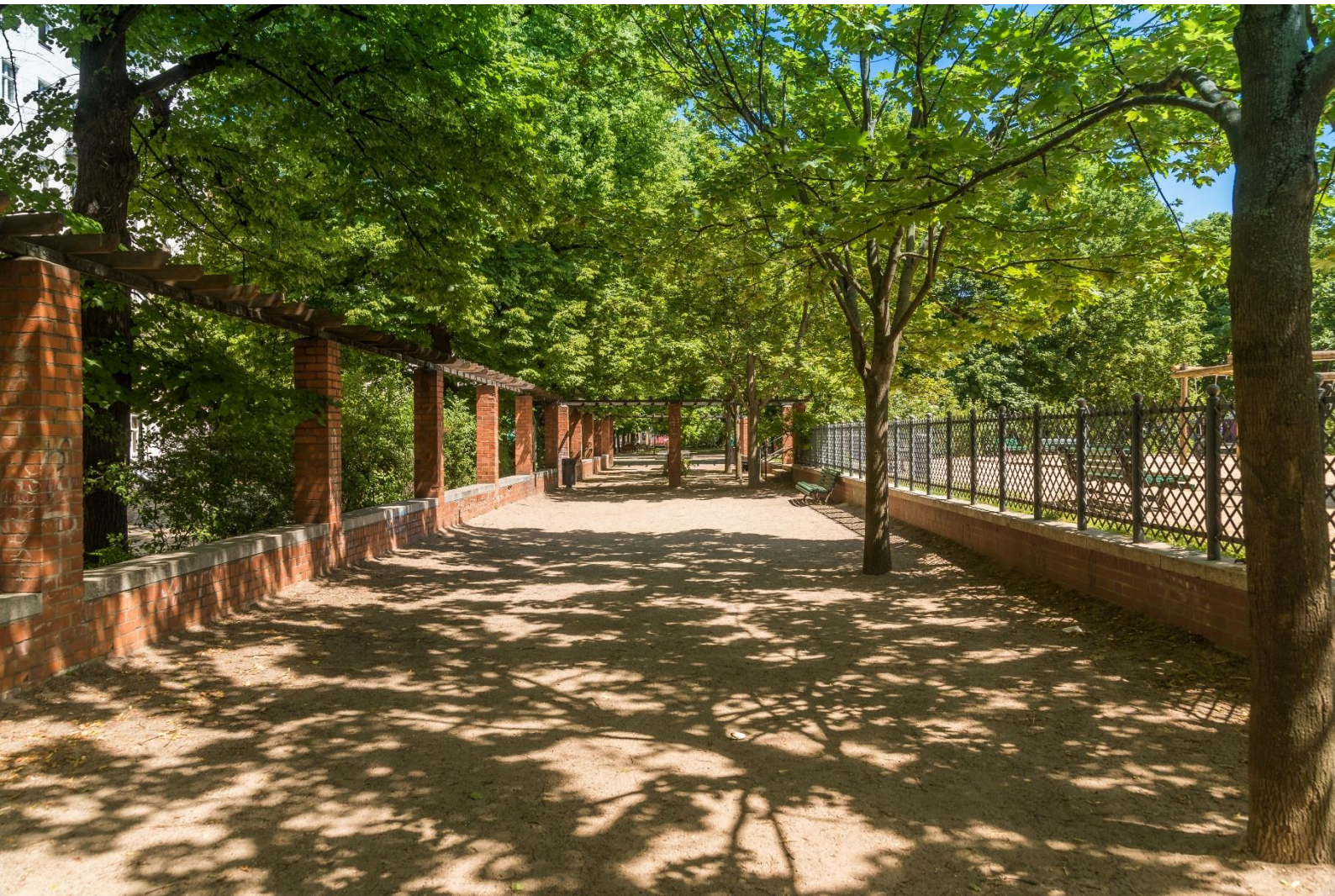
The Anklamer Straße is Berlin in its purest form: legendary shops next to Kindergardens, neighborhood cafes and star studded restaurants. A green oasis in between historical buildings over 100 years old. This area is not as „hip“ as Kreuzberg or Neukölln, it's more mature and more relaxed. This is an area where after a long day at work, the neighboring house invites you to train and relax in your choice of over 90 yoga classes. In the neighboring Fehrbellinerstr. The local italian restaurant „Alimentari“ seduces you with its sweet aromas of pasta and lasagna. It's rumored that the „Kitchen Mama“ gets moody off and on but you won't mind after enjoying your delicious meal, topped with one of the best olive oils in Berlin.

A life for pleasure lovers

Whether you take a short trip to the organic- and farmers market at the Zionskirchplatz, drink a refreshing lemonade at the „neuen Weltempfänger“ around the corner or enjoy your cappuccino with

their „world famous“ cheesecake at the „Fräulein Dietrichs“ on the Fürstenbergerstrasse, the selection of culinary delicacies in the direct neighborhood is impressive. Let's not forget the multitude of day to day necessities like Kindergardens, elementary- and high schools, cultural and sports venues as well as a variety of shopping possibilities all within a short walking distance.

The Anklamer Strasse in the Rosenthaler Vorstadt has developed into a very popular central city neighborhood, while keeping much of its historic charms. Picturesque scenes of historic building facades nestled in between lots of green areas define this neighborhood jewel.



Kaffee
Kuchen
Tee
Frühstück
Suppen
Salate
...täglich frisch!





Anklamerstraße 32

A SHINING JEWEL IN THE MIDDLE OF BERLIN!

More than a century ago, this is where the fine society enjoyed their afternoon tea in the shadows of the Zionskirche while busy small business owners went about their work. About 100 years later, up until and after the fall of the Berlin wall, these buildings became run down and neglected. As Berlin reunited and rejuvenated, it was of utmost importance for the local city authorities and for local investors to return this area to the beauty and vibrancy of past days. This too, was the utmost goal of the owners renovating this building.

The Anklamer 32 radiates beauty and joy!

The facade shines in a refreshing light blue. The elegant white plaster around the windows and on the street level make for a complimentary contrast in color. The attention to detail in the reconstruction of the stucco elements, highlight the passion with which the craftsmen went about their work.

This focus on quality continues with the building entrances and the stairwells.

While renovating, the craftsmen used a mixture of classical elements with modern forms and materials. In the building entrance the classic terrazzo floor compliments the modern video and doorbell tableau.

In the courtyard, modern stainless steel cubes accentuate the beauty of the building. The highest quality standards and the mix between historic and modern, were also the priority in the renovation of the stairwells. The banisters forms are based on historic designs, while also having the modern but elegant color mix of white, anthracite and wood tones.

The plaster in the stairwell has been completely renewed, while the stairs are covered with a beautiful „Sisal“-carpet. The light and fresh impression will increase your pleasure in coming home.

A new courtyard design should be completed by the late summer of 2018.

The design and renovation of your new apartment will be decided by you, since your freedom of expression should have no limits!

OFFERS

Apartments

Property types:	Condominiums / Lofts / Empty rooftop attics
Year of construction:	ca. 1900
Location:	Anklamerstrasse 32, 10115 Berlin-Mitte
Living space:	40 m ² bis 200 m ²
Rooms:	2-6
Balcony/ terrace:	partially
Elevator:	Yes (Front building & Rear Building)
Availability:	Most of the apartments will be sold free of tenants
State of condition:	The common property will be renovated/ The private property will be sold unrenovated
Energy consumption:	Front building & Rear Building 1: 141 kWh/m ² Rear Building 2: 147 kWh/m ²
Purchase price:	from 3750.-€ to 5875.- € pro m ² plus 5.95% commission (incl. VAT) For more detailed information, please see our price list
Short facts:	<ul style="list-style-type: none">• Renovated historic building ensemble with front building, two side wings, center building and Loft-House• Various layouts ranging from 40m² to 200m²• extensively reconstructed stucco facade• Redesigned courtyard with green plant areas• Renovated Stairwells• Elegant building entrances• Modern Video and doorbell tableau• Renovated inner courtyard facade• new lighting concept for the entrance, courtyard and stairwells• Classic historical style elements• Wooden double-boxed windows in the front building• Best location in Berlin-Mitte• friendly environment



PICTURES front building 3rd floor





PICTURE: side wing 1 / 2nd floor

PICTURE side wing 1 / 3rd floor



Pictures on this side: center building1 2ndfloor



CONTACT

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Represented by: MCRAE Immobilien

Occupational Supervisor Authority: Bezirksamt Berlin Charlottenburg-Wilmersdorf

Hohenzollerndamm 174-177

10713 Berlin

Sales Tax Identification number: DE296650272

Professional Chamber: IHK

In cooperation with:

Werde Mieter/Eigentümer GmbH

Zeppelinstraße 1

12529 Schönefeld

www.werde-eigentuerer.de

General manager: Hannes Heinemann

Commercial register: Cottbus HRB 11961 CB

Occupational Supervisor Authority: Gewerbeamt Schönefeld, Hans Grade Allee 11, 12529

Schönefeld

Tax Nr.: 45/767/01573



TERMS AND CONDITIONS OF BUSINESS

Commission

In the event of a purchase, the purchaser must pay commission of 5,95 % incl. statutory VAT.

General terms and conditions of business

1. Liability

The information contained in the sales particulars consists solely of the details provided by the vendor, by authorities or other third parties. We therefore accept no liability for the correctness and completeness of the information contained in the sales particulars. We would like to specifically point out that we have not checked this information in terms of its factual or legal correctness, and recommend that you consult experts or seek legal advice in this respect if necessary.

The agent's liability is limited to grossly negligent and deliberate actions, unless the breach of duty leads to loss of life, bodily injury or damage to the health of the client.

2. Obligation to pay commission

The requirement to pay commission arises when the main contract is concluded on the basis of our evidence or our mediation.

The requirement to pay commission in the amount of the percentage stated in the sales particulars plus statutory VAT falls due on the day the contract is concluded, and must be paid within 14 working days of invoicing. In the event of default, interest must be paid on arrears in the amount of 5% above the base rate of the European Central Bank.

The client must also pay the agreed fee if a contract other than the proposed contract is concluded, the content of which is identical. Insignificant differences of a factual, commercial, financial or legal nature do not compromise it and still justify the payment of the agreed commission.

If the actual sales contract concluded is different in content to the object of the sales particulars, but achieves commercially the same result, the requirement to pay the original commission still exists.

The requirement to pay commission also arises and becomes due if the sale is made with another party with whom the client has a particularly close personal relationship or a strong relationship either commercially or under company law.

3. Non-binding nature of the offers

Our offers are non-binding. The vendor expressly reserves the right to make a prior sale, or to rent and lease, unless a special agreement has been made in respect of this.

4. Dual agency

The agent is entitled to also work for the other contractual partner on a commission basis.

5. Completeness of the agreements

The recipient confirms that no other implicit or oral side agreements over and above the sales particulars and these terms and conditions of business have been made.

6. Confidentiality

The content is confidential. Neither the offer nor individual details in it may be passed on to third parties without our consent. Any unauthorized passing on to third parties, including authorized representatives or clients of the interested party, will result in the requirement to pay commission in full.

7. Allocation of costs

All costs associated with the purchase must be borne by the purchaser alone.

8. Ineffective clauses

If one or several of the existing conditions are invalid, this does not affect the effectiveness of the other conditions. If conditions do not form part of the contract or are ineffective, the content of the contract will observe the statutory provisions.

9. Place of jurisdiction

The place of jurisdiction is Hamburg.

Right of revocation

You have the right to withdraw from this contract within 14 days without stating grounds. The revocation period is 14 days from the date of the conclusion of the contract.

To exercise your right of revocation, you must relay your name and address to us (Werde Mieter/Eigentümer GmbH, Zeppelinstraße 1, 12529 Schönefeld, Tel: 030 340 965 36) by means of a clear statement (such as a letter sent by mail, fax, or email) of your decision to revoke this agreement. You can use the attached example form of revocation/withdrawal, which is however not required. To comply with the revocation period, it is sufficient that you submit the notice of exercising your right of revocation before the revocation deadline.

Consequences of revocation:

If you withdraw from this contract, we will repay all payments we received from you, without delay, and at the latest within 14 days from the day of receipt of the notice of your withdrawal from this contract. For this repayment, we will use the same means of payment you used in the original transaction, unless otherwise agreed upon. In no case will fees be charged because of this repayment. If you have requested the services to begin during the revocation period, you will have to pay us an appropriate sum equivalent to the portion of services already provided until the time of receipt of the notice of your withdrawal from this contract, corresponding to the total amount of services provided for in the contract. End of legal instruction on the right of revocation.

Example form of revocation/withdrawal:

If you want to withdraw from the contract, please fill out this form and send it back.

To: Werde Mieter/Eigentümer GmbH, Zeppelinstraße 1, 12529 Schönefeld, info@werde-eigentuemmer.de, Fax: 030 340 965 36:

I hereby withdraw from the contract concluded by me for the provision of the following services:

"Proof and/or mediation of real estate", Name:, Address:, Date:.