

# New construction: family flat right next to Berlin's Ostbahnhof railway station – Berlin Friedrichshain

10243 Berlin, Apartment for sale

Object ID: 1.4.23



Living area approx.: **125.32 m<sup>2</sup>** - Rooms: **4** - Purchase price: **1,089,281 EUR**



## New construction: family flat right next to Berlin's Ostbahnhof railway station – Berlin Friedrichshain

Object ID	1.4.23
Property Type	Apartment
Address	(Berlin Friedrichshain-Kreuzberg - Friedrichshain) 10243 Berlin Berlin
Floor	4
Floors in the house	6
Living area approx:	125.32 m²
Rooms	4
Schlafzimmer	3
Condition	First occupation
Total parking spaces	1
Tiefgaragenstellplatz	45,000 EUR (Amount: 1)
Features	Cellar, Underground car park
Buyer's commission	commission-free for the buyer!
Purchase price	1,089,281 EUR



## Objektbeschreibung

For many years, the site at Franz Mehring Platz has lain derelict, neglected and exposed to the elements, patiently waiting to finally be used again as a central living space in the neighbourhood. The aim of the new building project is to replace the existing dilapidated structure with a new multi-family house with modern retail, thus upgrading the entire neighbourhood.

A structure with seven full storeys will be built on three sides of the streets Franz-Mehring-Platz, Rüdersdorfer Straße and Singerstraße.

In order to avoid significant parking traffic in the neighbourhood, parking spaces for the residents will be built below the building in the form of an underground car park. Above this, on the ground floor, there will be a commercial food sales area of one of the major German retailers as well as designated customer parking spaces.

The new residential units provide a contemporary response to the individual needs of modern lifestyles. Different wishes were taken into account and futuristic-oriented changes are incorporated. The result is an urban module that enriches the further development of the existing urban quarters with the most diverse character in today's Berlin.

The newly emerging project with its mixed use will benefit both the neighbourhood and the residents living there, eliminate the existing ruined building and, of course, also offer Berliners a new home in the neighbourhood.

## Sonstiges

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We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

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The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

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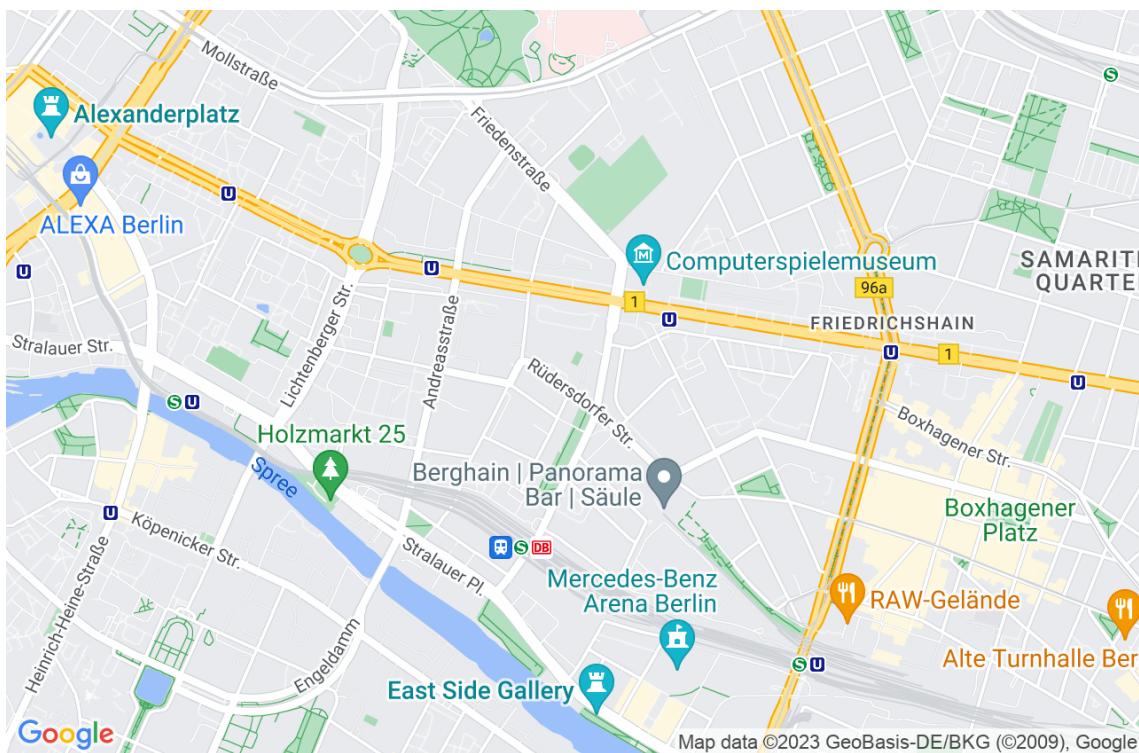


## Location

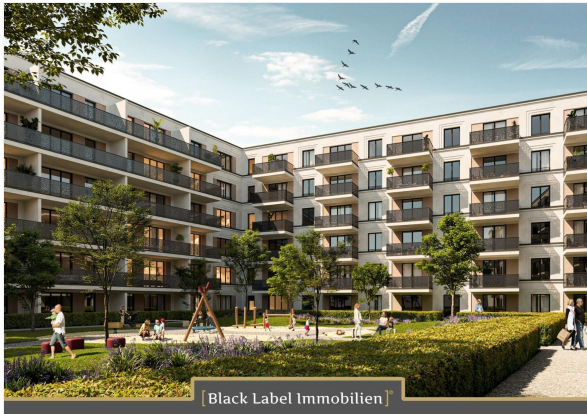
Hardly any other district exudes as much charm and diversity in Berlin as trendy Friedrichshain. Originally shaped by creative people, the district with its diverse historic neighbourhoods is now one of the most sought-after places to live within the capital. Along the Spree, the "Mediaspree" quarter has emerged, giving the former industrial area between Ostbahnhof and Oberbaumbrücke a new character with a mix of living and working and attracting large companies.

Located on the border of Mitte and Kreuzberg, the residential ensemble at Franz-Mehring-Platz blends into its lively surroundings. The surrounding neighbourhoods, such as around Boxhagener Platz, entice with alternative retail, culinary specialities and bars and leave nothing to be desired.

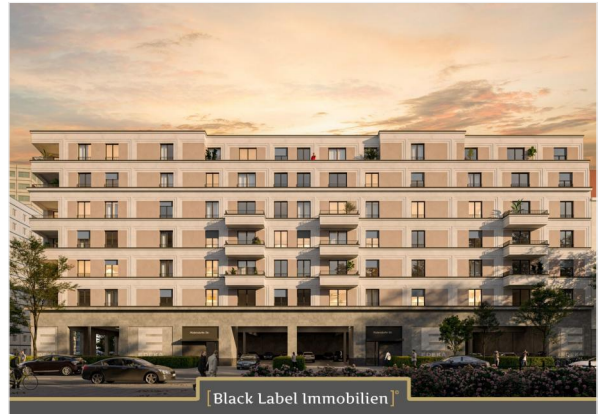
The residential complex is the perfect place to live for young professionals and families alike, with the advantages of a lively East Berlin feel and permanent proximity to City West.







Courtyard and garden



Facade



Facade



Location and living area



## Grundriss

Floorplan

