

NeuHouse at Checkpoint Charlie: Symbiosis of Old & New

From January 2017 David Borck Immobiliengesellschaft is responsible for the exclusive distribution of 75 apartments and six retail units that will be build in the refurbished historic monument and in the new building near Checkpoint Charlie in spring 2017

The renovated monument at Enckestrasse looks back to an eventful past: it was built in the immediate vicinity to the Neue Sternwarte in 1847/48 and right next to the Hotel Imperial. Until 1945, the square was dominated by the Central Flower Market which has been rebuilt after its destruction and houses the academy of the Jewish Museum today. Checkpoint Charlie and the Friedrichstrasse are also in walking distance and the Besselpark is located directly opposite the house. Looking at the building today, one would not believe the former beauty of the 150 year old house. But this is about to change in spring 2017: The new owner **Stadtgrund Bauräger GmbH**, a subsidiary of the Münchner Grund Immobilien Bauräger GmbH, will start to refurbish the monument and begin with the construction on the adjacent open spaceland. **David Borck Immobiliengesellschaft mbH** starts the exclusive distribution of the 75 apartments and six retail units in January 2017.

The project developer especially engaged a conservationist for the restructuring of the historic monument who contributes with his analyses and research that the building regains a design close to its **original appearance**. The old building will still be accessed via a historic arched door with windows. All four storeys can be reached via an elevator. 14 new apartments in the monument are especially attractive for singles and couples who enjoy the typical charm of an historic building with its more than three meter high ceilings and parquet flooring. The upper floors are especially designed: One maisonette is provided with an internal stair which connects the study or bedroom located immediately under the roof with the living room. The neighbouring apartment has its own roof exit with terrace. Some apartments are equipped with back-fitted balconies. And on the roof of the monument “floats” a two-sided glass penthouse which is accessed via the new building and has been planned as connecting link to it by the responsible architects **Gewers & Pudewill**. As a part of the **city repair** the new and old building form a closed ensemble around a new **central courtyard including green composition**.

Like its surroundings, the new building with its six retail units and 61 apartments presents itself very diverse: Small apartments alternate with big penthouses and provide a mixed inhabitant structure. A slightly offset façade grid creates a lively display of the building’s upper floors. Five maisonettes on the ground and the first floor include a terrace as well as a separate entrance which makes them very attractive for families. “The architectural concept for NeuHouse was developed by **Gewers Pudewill** who gave the ensemble a timeless and clear look and focused on high comfort and functionality on the inside,” says David Borck, managing director and owner of David Borck Immobiliengesellschaft which is responsible for the exclusive distribution. Borck adds: “The apartments in the new building have a **multilayer parquet, underfloor heating** in all rooms, most modern house technology, and are generously glazed in most parts.” Besides two-room apartments, there will also be bigger apartments with up to 149 square meters which are located on the sixth floor. On the upper floors, the stories are created as stepped levels and have approximately three meter set-offs – enough space for a sun deck with south exposure and a view over Kreuzberg. Via the underground parking space and an elevator the building is barrier-free for all residents. **Six retail units** will also be developed on the ground floor.

„The area around Besselpark and the former Central Flower Market has developed into a new and hip art district and education quarter,” explains Caren Rothmann, also managing director and owner of David Borck Immobiliengesellschaft who often advises developers about the right site selection. “Many galleries, start ups, and publishing houses have settled here in the last years because its so close to Friedrichstrasse und Checkpoint Charlie. Trendy cafés and restaurants followed and also another playground will be build,” the property expert sums up.

Location

The northern part of Friedrichsstrasse is worldwide famous as a shopping boulevard. But the southern part presents itself totally different. Here, modernity and urbanity meet artists and the fancy world of advertising agencies. NeuHouse will be developed at this lively interface as a symbiosis of a renovated monument and a new building with a view of the Besselpark and the Jewish Museum.

Realisation & Concept

The architectural concept was developed by Gewers & Pudewill. Stadtgrund Bauträger GmbH, a subsidiary of Münchner Grund Immobilien Bauträger GmbH, realizes the project. David Borck Immobiliengesellschaft is responsible for the exclusive distribution.

Facts:

- 61 apartments including 5 maisonettes as well as 6 retail units in the new building
- 14 apartments including one maisonette in the historic monument
- 34 underground parking spaces with four filling stations for electric cars
- timeless, clear architectural language with high requirements in terms of convenience, equipment, and functionality as well as generous floor plans
- apartments with balconies, loggias, terraces or roof terraces, mostly with park view
- apartment sizes with 1 to 5 rooms and 25 square meters to 149 square meters living space
- full baths by renowned manufacturers mostly with level-access showers and guest bathroom
- floor heating in all rooms of the new building, characteristic wall heaters in the monument
- modern building services including video intercom, broadband cable, and telephone line in all rooms
- access to all units via elevator
- barrier-free access to the new building
- Sales launch via David Borck Immobiliengesellschaft in January 2017
- Opening of the Showroom by David Borck Immobiliengesellschaft in January 2017

Showroom Schlüterstraße 45, 10707 Berlin (January 2017)

Date according to agreement under telephone 030 / 887 742 50 or neuhouse@david-borck.de.

About Bauherren Stadtgrund Bauträger GmbH:

Stadtgrund Bauträger GmbH is a subsidiary of Münchner Grund Immobilien Bauträger GmbH which belongs to the Austrian UBM Development AG. As a real estate developer, Münchner Grund Immobilien Bauträger GmbH operates throughout Germany. Their focus lays on the asset classes hotel, retail, office, and living. Münchner Grund draws on 50 years of experience and only constructs high-value and profitable properties for owner-occupancy or capital investment.

About David Borck Immobiliengesellschaft:

When Caren Rothmann and David Borck founded the David Borck Immobiliengesellschaft mbH in 2010, both managing owners already had substantial knowledge about the real estate sector. Their vision: property management with innovative thinking. They wanted to offer their clients a one-stop service solution from financing up to a marketing concept. Whether old or new building, general distribution or retail sale – David Borck Immobiliengesellschaft takes on the complete project marketing and develops tailor-made marketing strategies. Since its founding, David Borck Immobiliengesellschaft found the perfect owners for over 1.000 living units. In 2016, David Borck Immobiliengesellschaft again received the best marks at the Capital real estate compass.