

Sales launch for glass penthouse

93% of units in Berlin's NeuHouse project have already been sold.

On southern Friedrichstrasse, NeuHouse is nearing completion with the final stages of construction now underway ready for the June 2020 completion date. In early summer, the ensemble's listed 1847/48 building and modern new building will come to life as the new first residents move into their luxurious new homes. With less than two months to go, only 5 of the 81 units are still available for purchase. With final completion fast approaching, the marketing campaign for the property's stunning glass penthouse has now been launched by the exclusive marketing agent, David Borck Immobiliengesellschaft GmbH. The property is being developed by Stadtgrund Bauträger GmbH, a company of UBM Development AG. "The penthouse is – in every sense of the word – an absolute highlight. It seems to float above the ensemble's exquisitely renovated older building, creating the perfect link between the newly built and existing sections of the building," explains David Borck, Managing Partner of the David Borck real estate company. The designs for the new building and the penthouse were created by the architects Gewers & Pudewill.

The double-glazed penthouse offers its new residents spectacular views over the rooftops of Berlin, the adjacent Besselpark and the surrounding creative quarter of Kreuzberg. The approximately 26-square-meter, west-facing roof terrace, which is accessible from every room, also invites residents to linger and provides the perfect backdrop for a relaxing sundowner. The penthouse's three rooms extend over a total of 122 square meters and include an en-suite bathroom with freestanding bathtub. The interior features only the highest quality fixtures and fittings throughout, such as underfloor heating, oak parquet flooring and air conditioning. "This penthouse offers its future residents the perfect blend of luxury and urban lifestyle," says Caren Rothmann, Managing Partner of the David Borck real estate company, and adds: "Berlin's artistic and start-up scenes buzz right outside the door with a host of galleries, hip cafés and restaurants, and in the penthouse residents can step back, take a welcome breather and enjoy the city from above."

This symbiosis of apparent contrasts can also be found in the rest of the ensemble: classic architecture combines seamlessly with modern new buildings, large apartments alternate with smaller units. NeuHouse has been conceived as a lively, mixed residential building, whose spatial dimensions also contribute to the urban regeneration of the wider area. The existing building, including its 14 apartments, has been meticulously renovated over the last two years to restore its original appearance. The new building comprises six commercial and 61 residential units, five of which are maisonettes with predominantly separate entrances and family-friendly floor plans.

The history of Enckestraße 4-4a in 10969 Berlin

The listed building on Enckestraße has enjoyed an eventful history. In 1847/48, the apartment building was erected close to Berlin's New Observatory and was soon joined by the Hotel Imperial. Until 1945, the neighborhood's central square was dominated by the wholesale flower market hall, which was rebuilt 20 years after its destruction and today houses the Jewish Museum Academy. Checkpoint Charlie and Friedrichstrasse are also within walking distance, and the newly redeveloped **Besselpark** is directly opposite.

Facts:

- 61 apartments, including 5 maisonettes and 6 commercial units in the **new building**
- 14 apartments, including one maisonette in the **listed existing building**
- 34 **underground parking spaces**, 4 with electric charging station
- Timeless, crisp architecture and the highest standards of home comfort, features and functionality, as well as generous, open floor plans
- Apartments with balconies, loggias, terraces or roof terraces, predominantly with park views
- Apartment with 1 to 5 rooms and floor plans of between 25 sqm and 149 sqm
- Bath tubs from brand name manufacturers, some with floor-level showers & guest bathrooms
- Underfloor heating in all living rooms in the new building, characteristic wall radiators in the existing building
- All units accessed via an elevator, barrier-free access in the new building
- Exclusively marketed by the David Borck real estate company, ready for first residents in summer 2020

About Stadtgrund Bauträger GmbH:

Stadtgrund Bauträger GmbH is a company of UBM Development AG, a listed real estate developer. The company's strategic focus is on three asset classes – residential, hotel and office – in the key European metropolises of Vienna, Berlin, Munich and Prague. With over 145 years of experience, UBM concentrates on its core competence: development. From planning to marketing, services along the entire development value chain are offered from a single source. UBM shares are listed in the Prime Market, the segment with the highest transparency requirements of the Vienna Stock Exchange.

About David Borck Immobiliengesellschaft:

When Caren Rothmann and David Borck founded David Borck Immobiliengesellschaft mbH in 2010, both managing partners already possessed a wealth of real estate expertise. From day one, their vision has been to market real estate with an individual touch and an innovative flair, offering a complete range of real estate services from a single source. Together with their team, they draw on an extensive network of agencies, financing experts, appraisers, lawyers and banks. Whether classic pre-war buildings or new developments, villas or condominiums, portfolios or individual properties, the team of seasoned real estate professionals handles every facet of property and development marketing and develops highly targeted, bespoke marketing strategies. Over the last decade, David Borck Immobiliengesellschaft GmbH has successfully connected more than 2,000 buyers with their dream properties. The company has been repeatedly rated as one of the top real estate agents in Germany by *Focus* magazine and *Capital Maklerkompass* and has also won the European Property Award.

<https://david-borck.de/>