

Spacious pre-war building in the heart of Berlin seeks new owners

David Borck Immobiliengesellschaft launches marketing of 23 condominiums at Gitschiner Strasse 93

Classic Berlin charm meets urban city flair! This residential building at Gitschiner Straße 93 combines the best of new and old Berlin: stucco elements and high ceilings are combined here with trendy interior designs with a concrete look, new parquet floors, open kitchens and modern floor plans. In the extensively modernized 19th-century building, there are 23 residential units for sale that are ready for occupancy. Highlights are the two newly developed loft apartments on the fifth floor with their spacious roof terraces. David Borck Immobiliengesellschaft has taken over the exclusive marketing.

This Wilhelminian style building from 1860 consists of a front house as well as a right side wing with a one-story shed and a left side wing with a two-story annex. The units comprise one to four rooms or offer approx. 38 to 132 square meters of living space and are thus suitable for a mix of singles, couples and families. The entire building is currently undergoing extensive modernization and upgrading. In the process, all the residential units are also being converted to modern living standards and will, for example, feature open-plan kitchens and, in some cases, new balconies upon completion. The front building will also have an elevator at the rear. For the smallest residents, there will be playgrounds and green areas in the inner courtyard. The solar system on the roof will sustainably support the central hot water supply.

The building is in a prime location in Berlin-Kreuzberg and benefits from a lively and international environment. Directly in front of the door, Böcklerpark and its green spaces attract visitors and the popular Landwehrkanal invites you to relax. In the nearby Oranienstrasse and around Paul-Linke-Ufer, on the other hand, you will find numerous restaurants and charming bars and cafés. Art and culture enthusiasts will find a variety of galleries and exhibitions in the area or can browse at the trendy weekly market on Maybachufer. The Gitschiner 93 project is also well connected to public transportation: The Prinzenstraße subway station is just a few meters from the building, and the Gneisenaustraße subway station is also only a 10-minute walk away.

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 2,300 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.

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