

## **19<sup>th</sup>-century apartments in Berlin-Kreuzberg ready for occupancy**

### **Seven apartments in the beautiful Graefekiez in Berlin-Kreuzberg are looking for new owners**

The Graefe neighborhood in Berlin-Kreuzberg is one of the most fashionable and colorful places to live in Berlin. And here, in the heart of the vibrant City on the Spree, David Borck Immobiliengesellschaft is currently marketing seven units at Schönleinstraße 11 on Hohenstaufenplatz. Set between the Landwehr Canal and the expansive greenery of Hasenheide, this is a perfect residential location for metropolitan nature lovers. And easy access to wide open spaces is not the only attractive feature: The local dining and pub scene also leaves nothing to be desired. And, in addition to a wealth of restaurants and cafés, the Graefe neighborhood also boasts independent stores and weekly markets, as well as popular neighborhood flea markets.

The apartments in this 1876 building all offer between one and three rooms, with floor plans ranging from 39 to 96 square meters. All of the units are ready for immediate occupancy, in a well-kept condition and boast practical layouts for singles, couples and small families. Attractive features include original design details, high ceilings, traditional floorboards and wooden double windows. One 3-room and four 1-room apartments are currently on the market. The 3-room apartment offers three living rooms, a separate kitchen, and a windowed bathroom. The 1-room apartments have either an eat-in kitchen, bathroom and hallway, or a living area, hallway, shower room and separate kitchen. Two further apartments will be available for sale next year.

The apartment building, which has a newly renovated facade, is also well situated for public transport: Schönleinstraße subway station, on the U8 line, is just under 300 meters from the doorstep, while it is a mere 10-minute walk to Hermannplatz subway station, which is served by the U7 line. Kottbusser Tor station provides access to the U1 and U3 lines and is less than one kilometer away. Drivers will also love the location: In just 10 minutes they can be on the A100 highway. And for cyclists, the property is equipped with secure parking spaces in the courtyard.

### **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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