

Lichtenberg

Parkau 36 in 10367 Berlin

WE 4.4

Key Facts

Object Type	Location	Living Space	Rooms	Status
Condominium	4th floor	approx. 108 sqm	3	rented
Build In	Heating	Balcony	Elevator	Net Rent
1890	gas central heating	yes	no	893,28 / Month

Purchase Price

450.000,00 €
(plus 2,38 % commission)

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
Hardenbergstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B
Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 27/289/31768



Object Description

Built in 1890, this imposing apartment building on the corner of Möllendorffstrasse and Parkaue stands out from afar with its oriel tower. The typical architecture of the Art Nouveau period, which has its own unique charm, is evidenced by ornaments on the monumental listed facades and the bright entrance area. In the staircases, one finds beautiful details typical of old buildings, such as wooden railings and original, wooden apartment entrance doors.

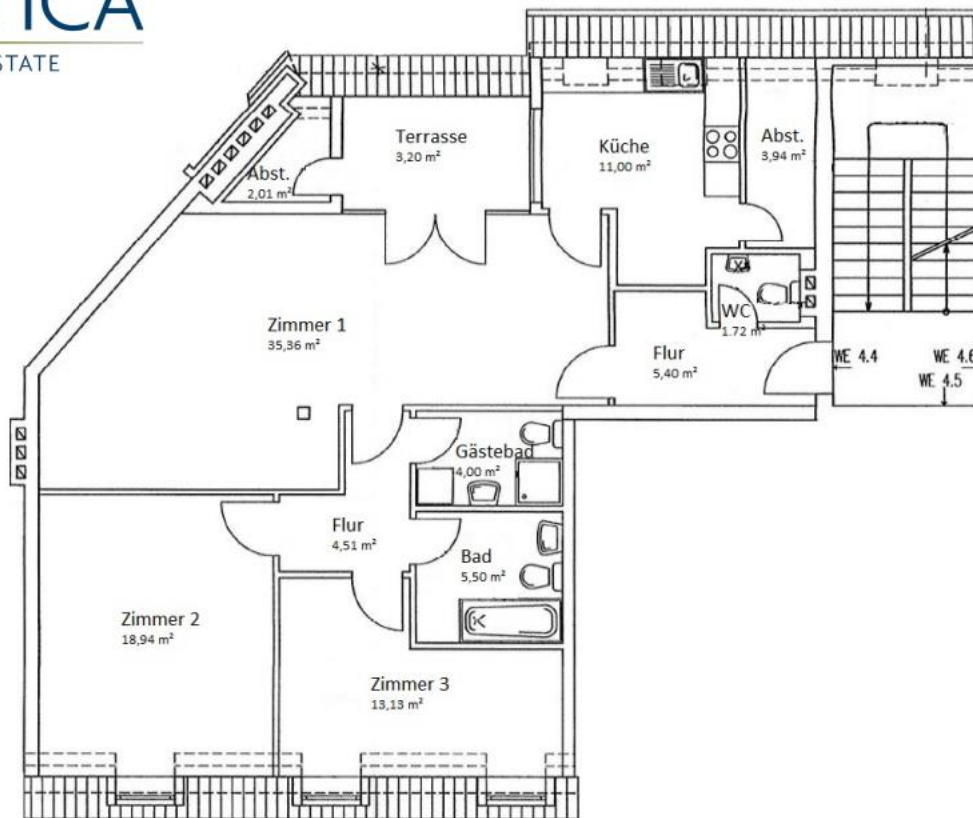
The spacious, landscaped backyard offers plenty of bicycle parking and a seating area with a table for chatting with neighbors and friends.

The corner building includes 4 floors with 21 apartments and 5 commercial units. The sizes vary from 2 to 5 rooms with about 40 to 195 m². Heat is supplied by a gas central heating system, as well as a central hot water supply.

The apartments are bright and sunny, many have balconies or terraces that invite you to relax. The high ceilings and large windows, which let a lot of light into the representative rooms, convince of the typical old building charm. The practical daylight bathrooms have either a shower or a bathtub. Additional comfort is provided by the guest WCs, most of which are available. Storage rooms in most apartments and a cellar compartment offer additional storage space.

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
Hardenbergstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B
Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 27/289/31768



Apartment Features

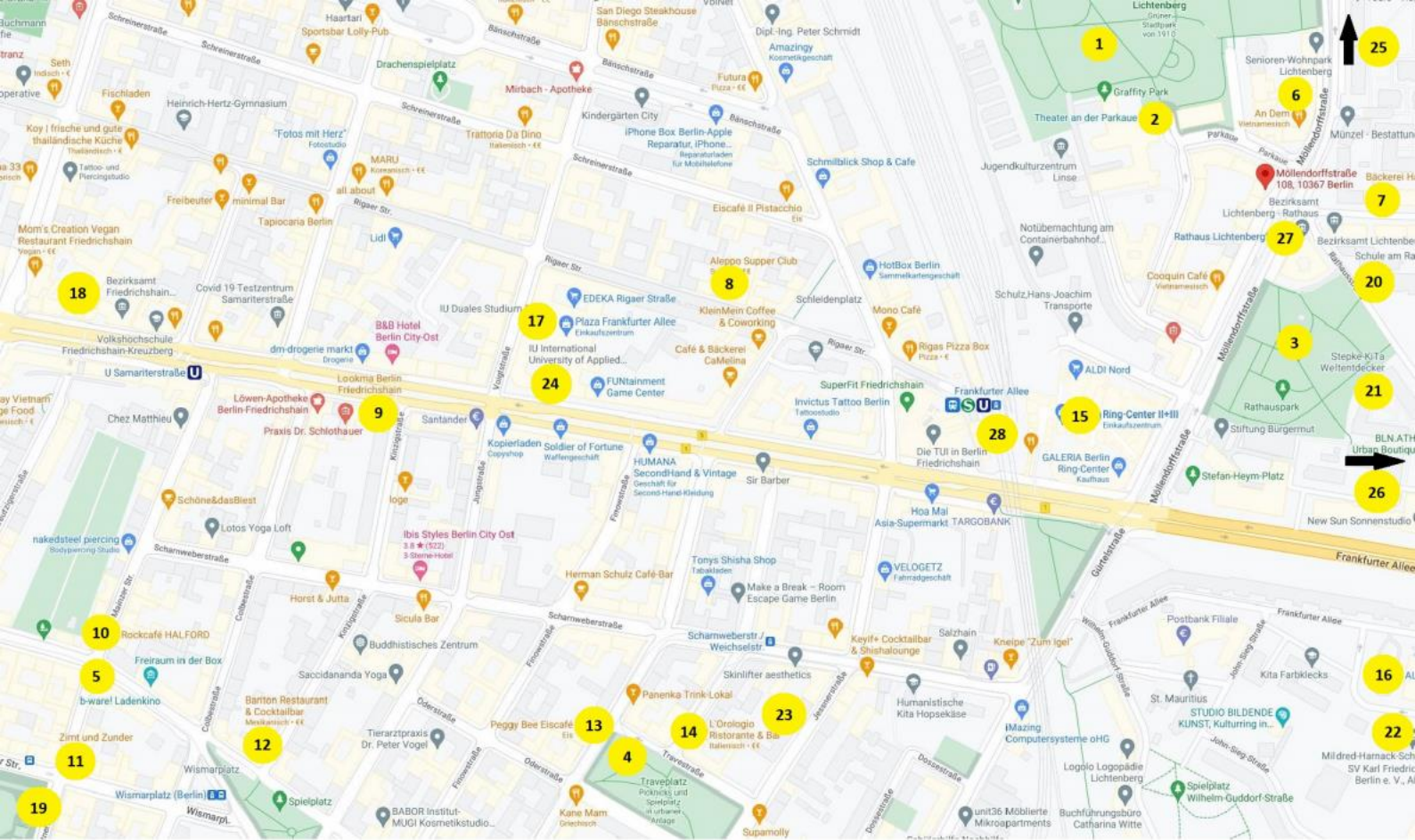
The rented 3-room apartment is located on the top floor of the front building and boasts the following features.

- 3 rooms approx. 108 m²
- Storage room and pantry
- 2 tiled bathrooms with shower and bathtub
- guest WC
- Balcony facing the inner courtyard with south-west orientation
- Gas central heating
- Laminate flooring
- ISO windows made of wood or plastic
- cellar room
- Net rent: € 893.28 / month
- Service charge advance payment: € 295.00 / month
- Housing benefit: € 324,69 / month
- Condition: well maintained

It should be possible to register personal use, taking into account the legal requirements and in compliance with the statutory notice periods. It is the buyer's responsibility to check whether the requirements are met in each individual case.

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
Hardenbergstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B
Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 27/289/31768



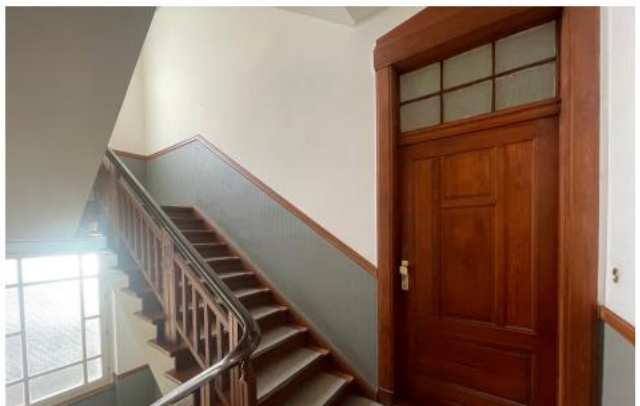
Parks/Freizeit: 1. Stadtpark Lichtenberg, 2. Theater an der Parkaue, 3. Rathauspark, 4. Traveplatz, 5. b-ware! Ladenkino **Restaurants&Bars:** 6. An Dem – Vietnamesisches Restaurant, 7. Bäckerei Hannemann, 8. Aleppo Supper Club, 9. Lookma Berlin, 10. Rockcafé Halford, 11. Zimt&Zunder, 12. Bariton Restaurant&Cocktailbar, 13. Peggy Bee Eiscafé, 14. L’Orologio Ristorante&Bar **Shopping:** 15. RingCenter, 16. Aldi Nord, 17. Plaza Frankfurter Allee, 18. Rigaer Passage, 19. Wochenmarkt Boxhagener Platz **Bildung&Kitas:** 20. Schule am Rathaus, 21. Kita Stepke Weltentdecker, 22. Mildred-Harnack-Schule, 23. Grundschule am Traveplatz, 24. Berufsschule für Sozialassistenten (WBS Schulen) **Gesundheit:** 25. Ärztezentrum Möllendorffstraße, 26. SANA Klinikum Lichtenberg **Mobilität:** 27. Bus- & Straßenbahnhaltstelle Rathaus Lichtenberg, 28. S+U Bahnhof Frankfurter Allee

Location description

Located directly at the Lichtenberg city park, the corner building Möllendorffstraße 138,139 / Parkaue 36 with its beautiful bay window tower is visible from afar. Directly opposite is the Lichtenberg town hall, which also houses the district’s registry and citizens’ office. If you walk from here in the direction of Frankfurter Allee, you will reach the Ring Center, a popular shopping center with many shopping opportunities, after only 2 minutes. If you don’t want to walk, you can alternatively use the streetcar lines M13 and 16, which stop right outside the front door. Also the subway line U5, which goes via the station Alexanderplatz to the main station and the ring trains S41 and S42, as well as the S Bahn 8 in the direction of the science location Adlershof are within a few minutes walking distance and connect Lichtenberg very conveniently not only with the city center. The aforementioned Stadtpark Lichtenberg offers opportunities for walking, picnicking and lingering, especially in the summer months. A small pond, a hill for sledding in winter and the newly built playground attract especially the children of the neighborhood. Directly adjacent is the small “Theater am Park”, which not only performs plays for children, but also regularly offers entertaining art for adults. If you drive along Möllendorffstraße, you can reach the medical center after only 2 stops by streetcar, which offers a variety of specialists. Also various supermarkets can be reached quickly on foot or with the nearby “Öffis”. Due to the family-friendly residential area, various daycare centers and a school have also settled here. Lichtenberg and especially the neighborhood around Möllendorffstraße are not only popular with young families and couples who want to settle here for the long term.

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
 Hardenbergstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B
 Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 27/289/31768

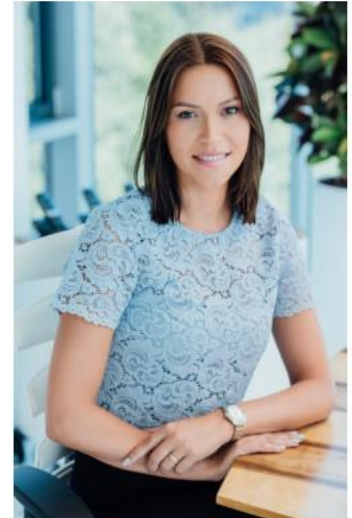


FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
Hardenbregstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B
Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 27/289/31768

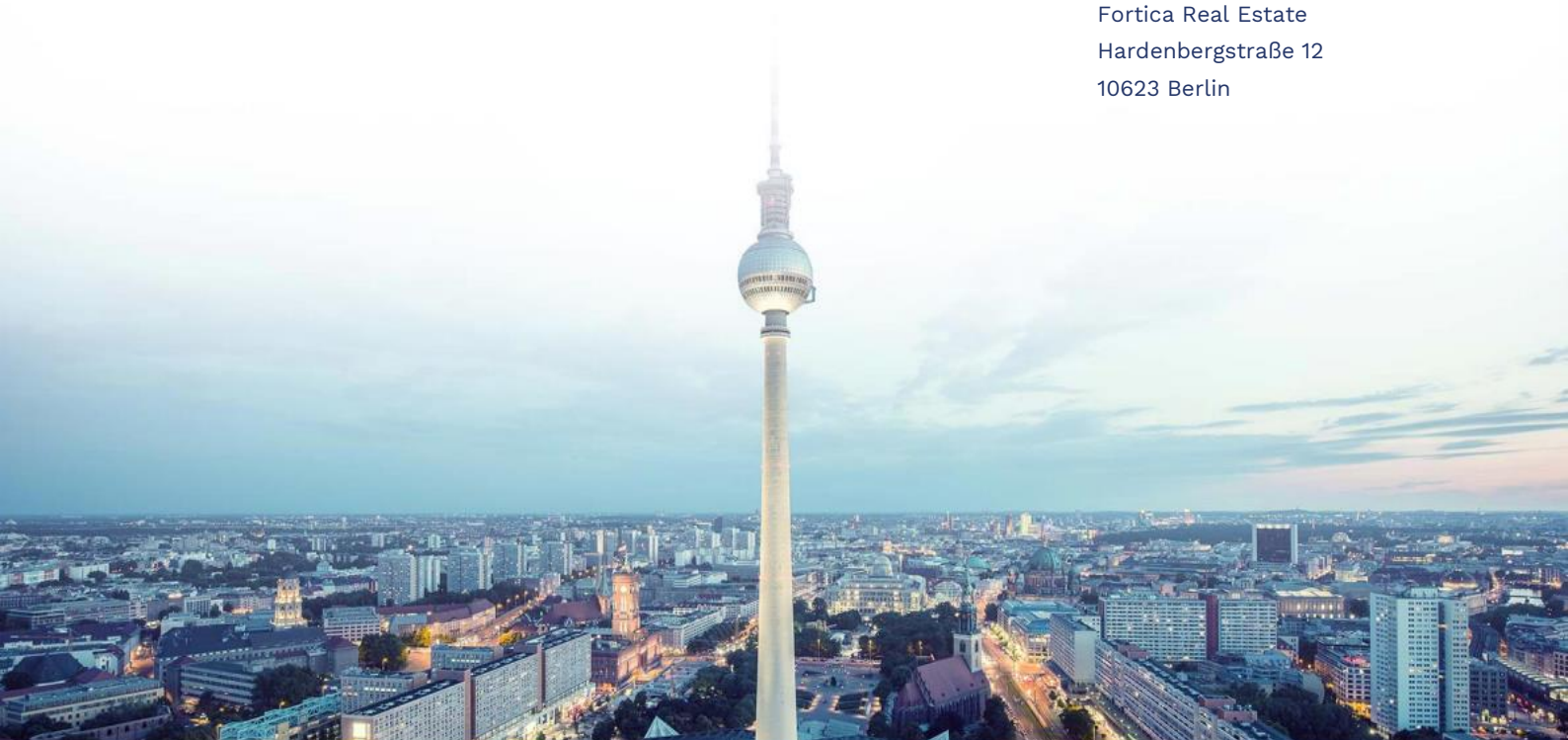
Notes

Your Contact



Sandra Richter
Telephone: +49 30 403 684 290
E-Mail: s.richter@fortica.de

Fortica Real Estate
Hardenbergstraße 12
10623 Berlin



With the use of our service, between us, Fortica Real Estate GmbH, Hardenbergstraße 12, 10623 Berlin, and you a broker agreement is concluded. You entrust us with the proof of the opportunity to conclude a purchase contract on the above described in the exposé or another, according to your requirements, appropriate plot of land (hereinafter “property”) or with the mediation of the conclusion of a sale of the property. Upon signing purchase agreements for the property, commission of 2,38 % incl. VAT of the purchase price, is to be paid by you. Furthermore, our general terms are appended.

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
Hadenbergstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B
Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 27/289/31768