

Reinickendorf

Graf-Haeseler-Straße 28 in  
13403 Berlin  
WE 8

**Key Facts**

Object type	Location	Livig Space	Room	Status
Condominium	Second floor	81 sqm	3,5	rented
Build in	Heating	Balcony	Elevator	
1911	gas floor heating	yes	no	

**Purchase Price**

**255.000,00 €**

**FORTICA Real Estate GmbH**

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



## Object Description

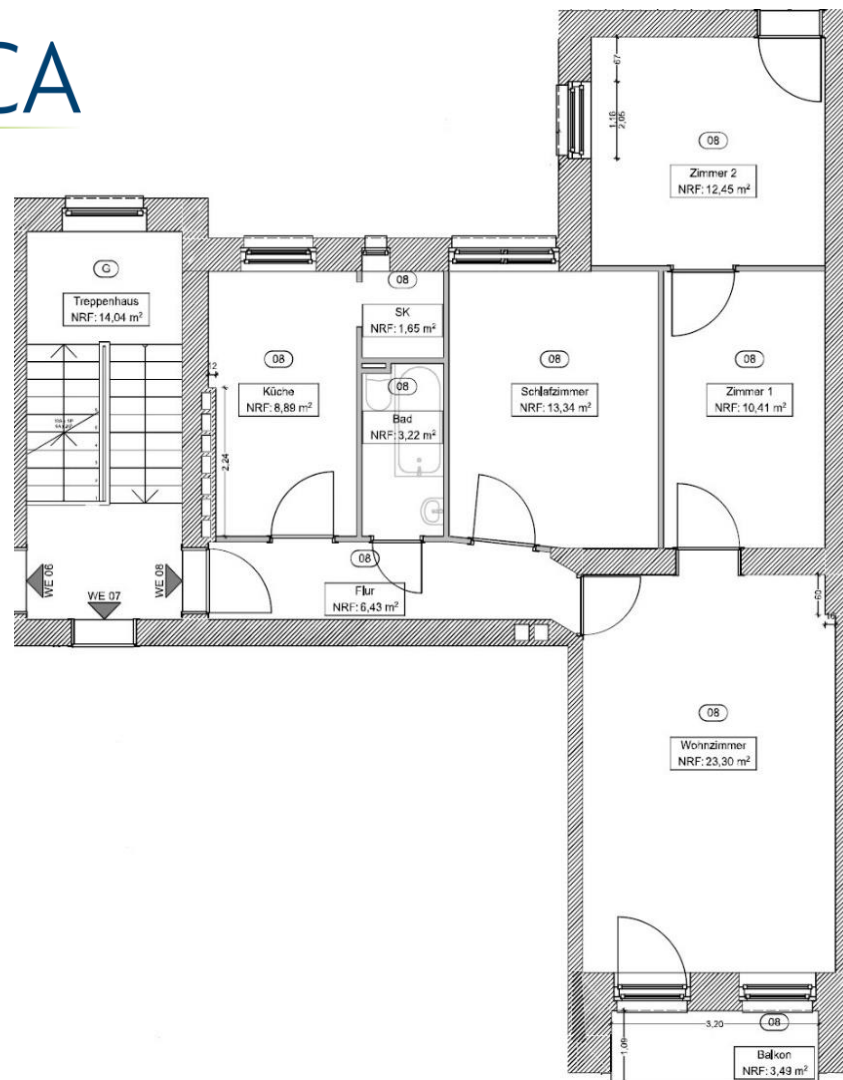
The multi-family house was built in 1911 on a plot of approx. 708 sqm and has 18 apartments with an area of approx. 30 m<sup>2</sup> – 90 m<sup>2</sup> and 1 – 4 rooms, which are distributed over 4 floors as well as an undeveloped attic, which is sold separately for development.

The property is located in a milieu protection area that will be established in 2021. What does Milieuschutz mean? The milieu protection ordinance serves to preserve the composition of the residential population. The demolition, alteration or change of use of structural facilities require the prior approval of the district office. A property under milieu protection may not be converted into residential property unless the owner agrees to sell only to tenants for 7 years. Since the subdivision of Graf-Haeseler-Straße 28 already took place in 2019, the sale is not affected by this lock-up period.

The light-flooded apartments with their characteristic high ceilings and classic wooden floors offer plenty of space and will meet different living dreams. Some of the apartments have balconies.

**FORTICA Real Estate GmbH**

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

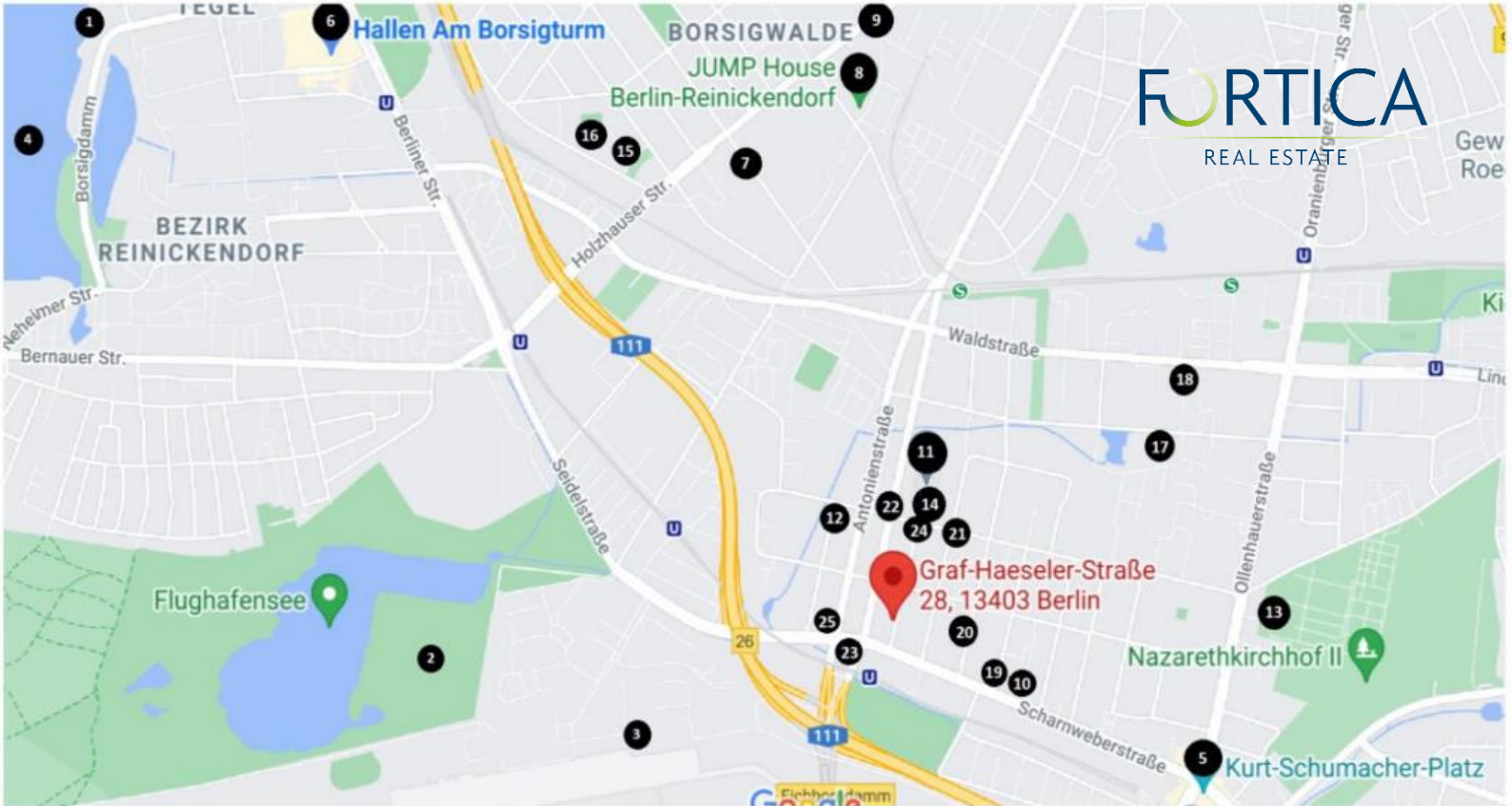


## Apartment Description

- 3,5 rooms approx.81 sqm
- Bathroom with bathtub
- Balcony with east orientation
- Gas floor heating
- Aluminium double windows
- Storage room
- House allowance 250,50 €/month
- Net rent: 747,00 € / month
- Operating costs prepayment:105,00 €/month
- Condition: well maintained
- The tenancy excited since 1977
- Notice of own use possible after approx. 10 years

### 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



**Park/Hobby:** 1. Greenwichpromenade, 2. Jungfernheide, 3. Ehemaliges Flughafengelände Tegel, 4. Tegeler See **Shopping/Culture:** 5. Kurt-Schumacher-Platz, 6. Hallen Am Borsigturm, 7. Umspannwerk Reinickendorf, 8. Jump House **Schools/Kindergarten/Healthcare** 9. Vivantes Klinikum, 10. Kita Simba, 11. Katholische Kindertagesstätte, 12. AWO Kita, 13. Kita Nemo, 14. Max-Beckmann Oberschule, 15. Benjamin Franklin Oberschule, 16. Reineke-Fuchs Grundschule, 17. Herman-Schulz Grundschule, 18. BBG-Berliner Bildungscampus **Restaurant/Bar:** 19. Einflug, 20. Chill Out Bar, 21. Old Sloth, 22. Sultan Restaurant, 23. Burger City, 24. Hubertha Restaurant, 25. ASADO Restaurant

## Location Description

The district of Reinickendorf is located in the green northwest of Berlin and borders on the neighboring districts of Spandau to the southwest, Charlottenburg-Wilmersdorf to the south, Mitte to the southeast and Pankow to the east. The entire north, on the other hand, borders on the Brandenburg district of Oberhavel. On its outskirts, the district is crisscrossed by forests and bodies of water, making it the green paradise of the capital.

The first records of Reinickendorf date back to 1345. At that time, Reinickendorf was still a village and consisted of 13 small farms. To date, Reinickendorf has reached a population of over 266,000 and continues to grow. Public transportation is well developed in Reinickendorf. Numerous bus, S-Bahn and U-Bahn lines such as the S1, S25, U8 and U9 cross the district. From Scharnweberstraße station, you can reach Friedrichsstraße in just 15 minutes with the U6 subway line. The A111 city highway and the 96 federal highway provide good access to the Berlin ring road, which in turn offers good connections to the city center. But also numerous stores for daily needs as well as restaurants, bars, doctors, daycare centers and school does not search in vain in Reinickendorf. The nearby Kurt-Schumacher-Platz and the halls Am Borsigturm offers everything you need to live.

Due to the recent closure of Tegel Airport, Reinickendorf is still facing a major change. In the next few years, a research and industrial park for urban technologies is to be built on the site of the former airport: "Berlin TXL – The Urban Tech Republic".

### FORTICA Real Estate GmbH

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



**FORTICA Real Estate GmbH**

Director: Friedemann Weck | Procurist: Sandra Richter

Hardenbergstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B

Web: [www.fortica.de](http://www.fortica.de) | Fon: 030 – 403 684 290 | Tax Number: 27/289/31768

Notes

---

---

---

---

---

---

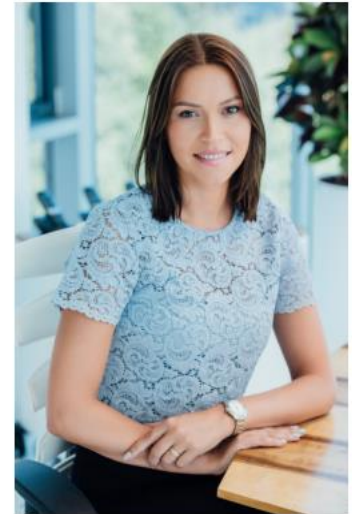
---

---

---

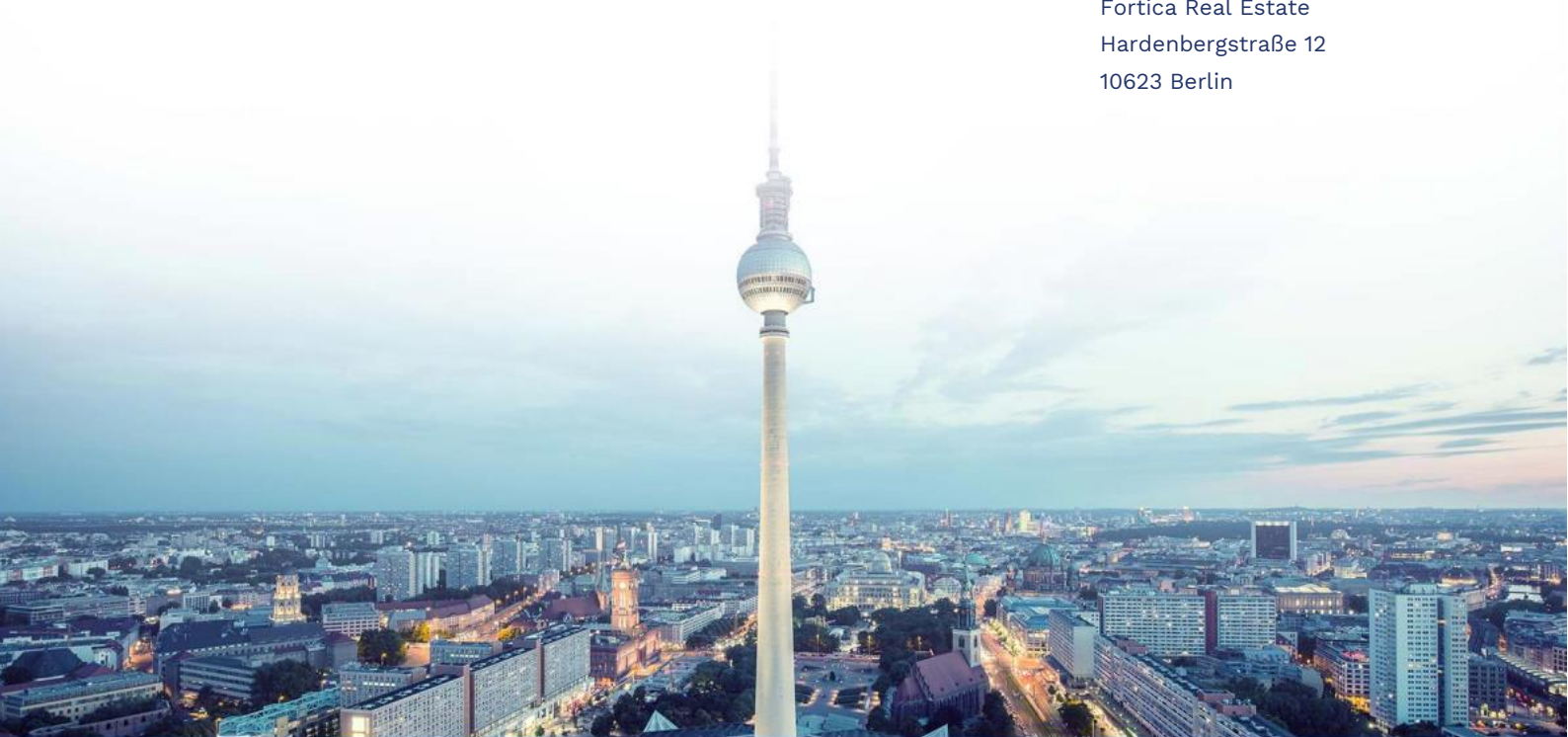
---

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. Furthermore, our general terms are appended.

**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