

Reinickendorf

Graf-Haeseler-Straße 28 in
13403 Berlin
WE 19

Key Facts

Object Type	Location	Living Space	Rooms	Status
Condominium	2nd Floor	approx. 33 sqm	1	vacant
Build In	Heating	Balcony	Elevator	
1911	gas floor heating	yes	no	

Purchase Price

145.000,00 €

FORTICA Real Estate GmbH

Director: Friedemann Weck | Procurist: Sandra Richter
Hardenbergstraße 12, 10623 Berlin | Register Court Charlottenburg | HRB: 164630 B
Web: www.fortica.de | Fon: 030 – 403 684 290 | Tax Number: 30/130/75610



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.

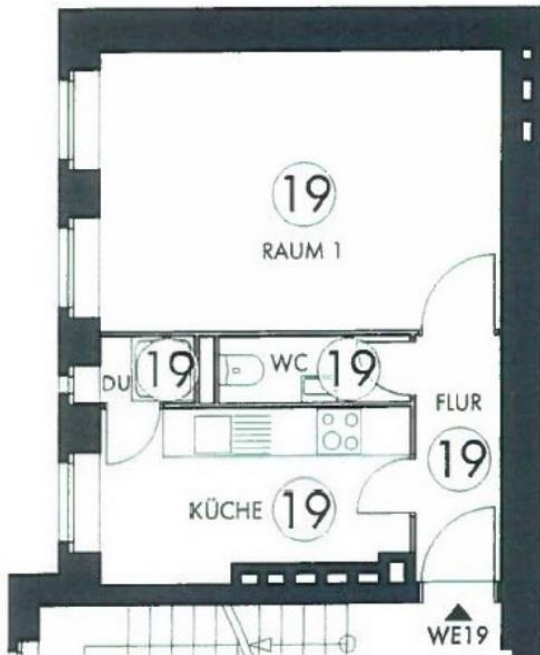
The first records of Reinickendorf date back to 1345. At that time, Reinickendorf was still a village and consisted of 13 small farms. To date, Reinickendorf has reached a population of over 266,000 and continues to grow. Public transportation is well developed in Reinickendorf. Numerous bus, S-Bahn 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-Schuhmacher-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”.

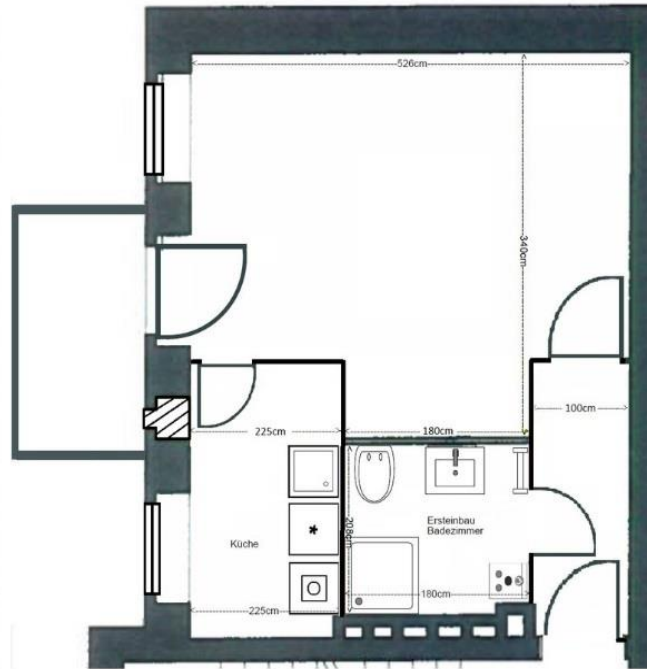
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current floor



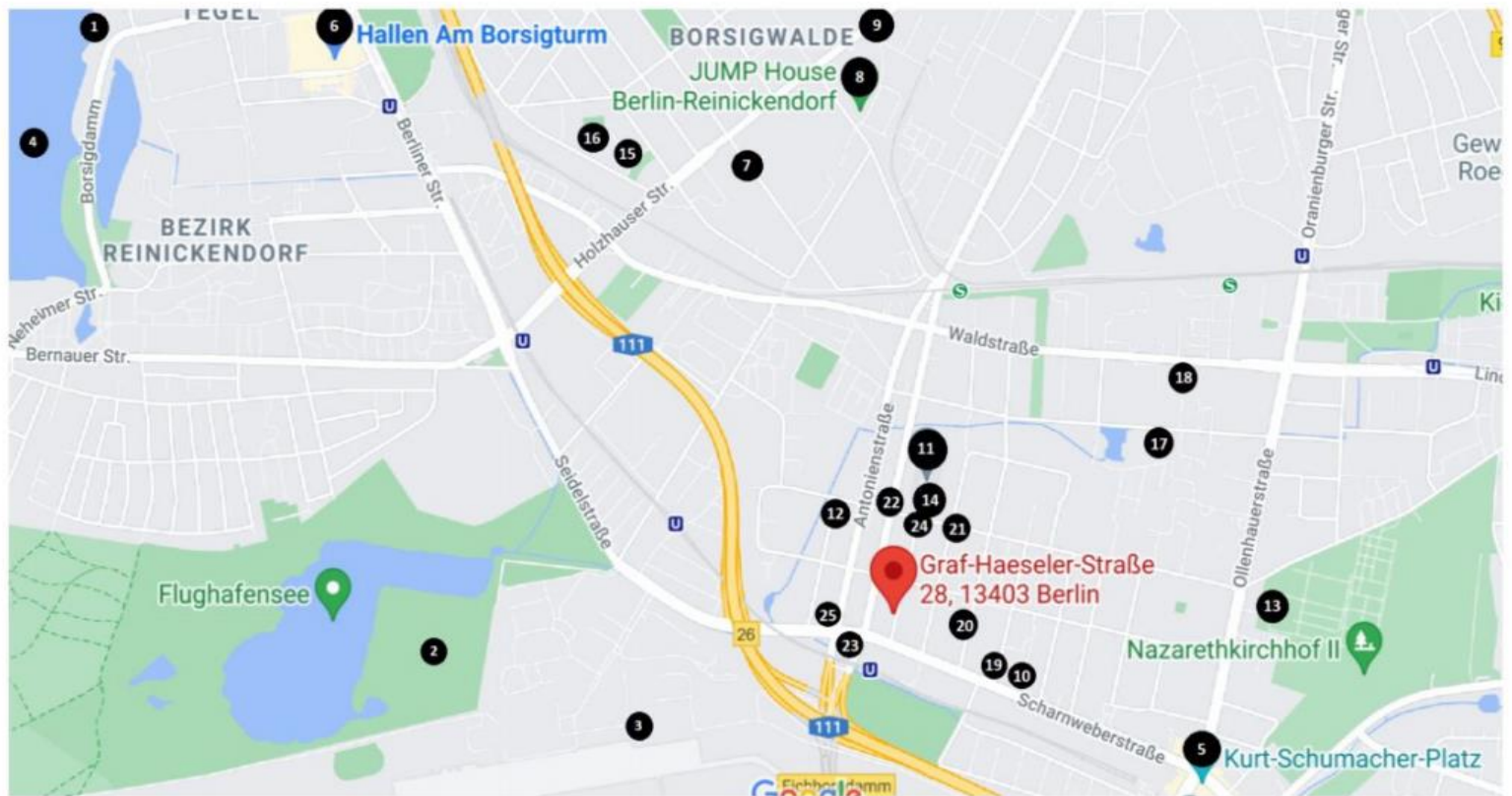
Proposal floor plan optimization



Apartment Description

The empty 1-room apartment on the 2nd floor of the side wing impresses with the following features:

- 1 room approx. 33 m²
- newly built balcony tower with south-west orientation
- new plastic windows
- Type of heating: gas floor heating
- Condition: need of renovation
- Housing benefit: 115,89 € / month
- Application for proposed floor plan change has been approved



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 Oderschule, 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

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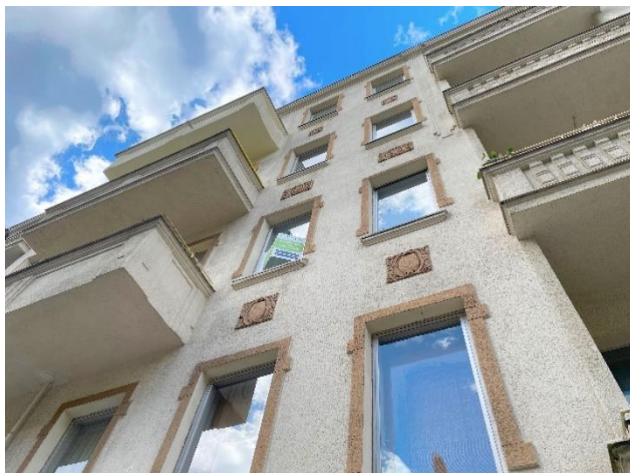
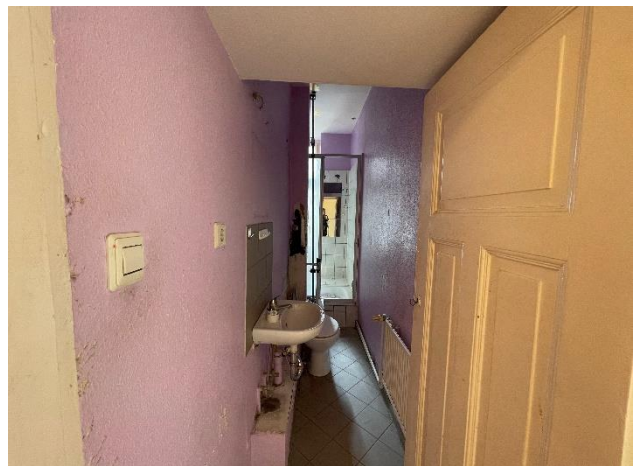
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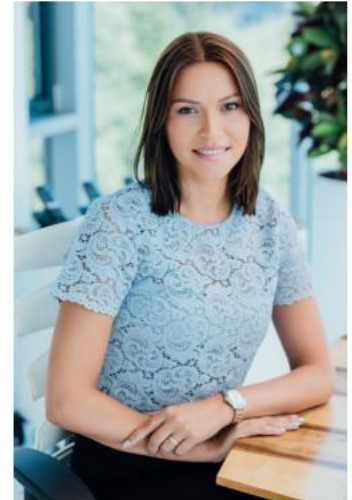
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Notes

Your Contact



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Fortica Real Estate
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10623 Berlin



With the use of our service, between us, Fortica Real Estate GmbH, Blücherstraße 22, 10961 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.

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