



PREISMEYER

Purchasing directly from the owner

## Townhouse in Berlin-Kreuzberg

Neuenburger Str. 17

Own Private Entrance

Total Space            278,91 m<sup>2</sup>

Three floors    Three Bedrooms

Two Terraces    Front Garden

Fully Developed Basement

Adjacent Storeroom for  
Outdoor Equipment, Motorbike  
or as an Atelier





**PREISMEYER**

## Location

The building Neuenburger Str. 17 is located in a pleasant calm spot of Berlin Kreuzberg, next to the Landwehrkanal and the historic building of the German Patent Office. The Townhouse, a former printing press, stands in a spacious, still closed area, a perfect combination of comfort, privacy and most authentic Berlin living.

The special Kreuzberg atmosphere of restaurants, cafés, galleries and shops, as well as city parks are quick to reach. A perfect connection to the public transportation network is provided by 3 bus lines and 4 metro lines (U-Bahn), so that almost any Berlin destination is reachable within shortest time. Thanks to the central location you can use your bicycle or car to reach any destination within the Berlin City Ring.



Central Station	15 min. drive
BER Airport	35 min. drive
KaDeWe (Ku-Damm)	17 min. drive
Brandenburger Tor	13 min. drive
Gendarmenmarkt	7 min. drive
Bergmannkiez	6 min. drive





**PREISMEYER**

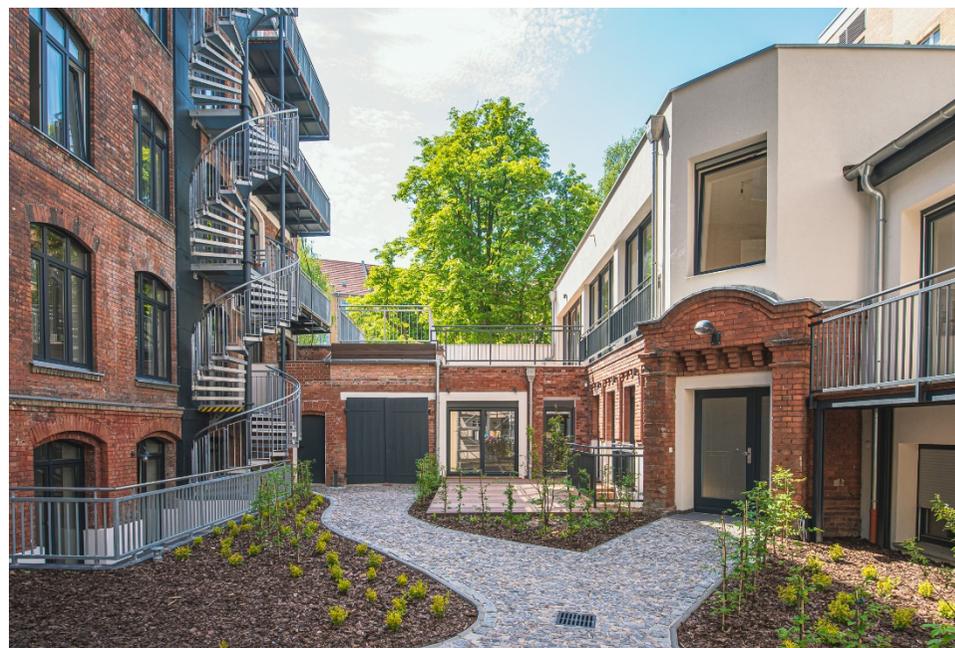
## The Townhouse

... is built at the back of Neuenburger Str. 17's inner yard. The side wing of the front building is a low building, current company seat of an architecture office, connecting the front house to the townhouse. The opposite side of the yard is a modern loft building. The red bricks façade of both buildings completes the picture of the backyard.

All three buildings in the backyard are completed and ready for living. The front building, facing the street, is currently under renovation.

During 2020/2021 the townhouse was completely renovated in high standard and the two terraces were built. To the property belongs a storeroom, left to the house's front garden, as an extra unit. Equipped with light and electricity it can be used as an Atelier or a storage for outdoor goods.

The highly renovated wide basement includes a shower bath and extra lavatory. A sauna can be mounted in the basement.



Loftbuilding

Townhouse



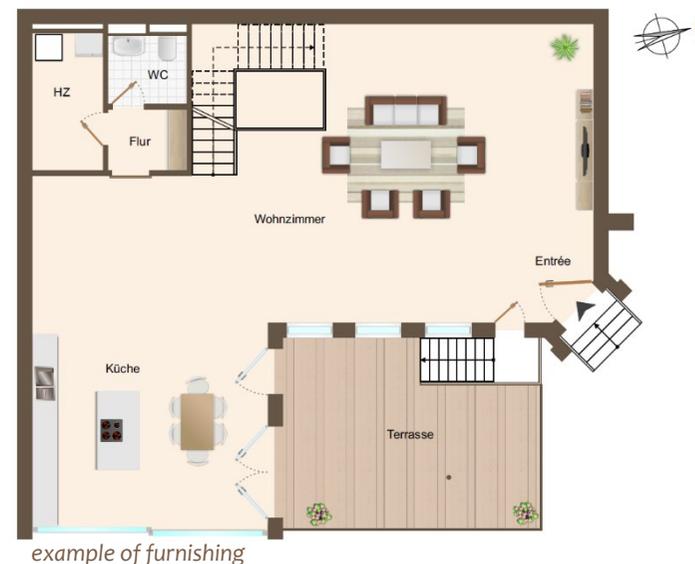
PREISMEYER

## The Townhouse – Inner Space

### Ground Floor

The main entrance with the original classic red bricks from the 19<sup>th</sup> century, leads as entrée to the spacious 112 sqm ground floor area. The large floor designed for a wide living room and an open space kitchen and dining area. Two wide glass doors and a third service glass door are leading from the kitchen area to the open terrace in the front garden. The guest-WC is located in the back side of the ground floor. All bathrooms have floor-heating.

The high quality oak parquet floor and wide modern French windows with electric blinds complete the warm welcome feeling.





**PREISMEYER**

## Upper Floor

The 86 sqm large upper floor with 3 bedrooms is reached through the modern staircase. All bedrooms are equipped with high quality oak parquet floor and wide glass doors that provide plenty of light and air and can be closed by using the electric blinds.

The main suite has 28 sqm and direct access to a comfortable bathroom, offering bathtub and separate shower. The wide glass doors open to the broad 23 sqm terrace. The other two bedrooms are served by a second bathroom with a large shower. Next to the second bathroom the utility room with all necessary water and electricity connections is placed.

4 skylights are installed in the ceiling of the upper floor, all windows have electric blinds.





**PREISMEYER**

## Basement

The 79 sqm basement can be entered from the main floor over the staircase as well as from a separate entrance located next to the front terrace. The floor is covered with modern stone tiles, which highlights the former industrial character of the building.

The modern wastewater system serves the two fully equipped bathrooms. An extra space of the basement enables to mount a sauna.

The stairs designed in a metal-wood construction with glass balustrade, combines traditional industry and modern style, providing the right sense of high quality living.



*example of furnishing*



**PREISMEYER**

## Key Figures

Living space ground floor (50 % Terrace)	112,83 m <sup>2</sup>
Living space upper floor (50 % Terrace)	86,98 m <sup>2</sup>
Basement effective space	79,09 m <sup>2</sup>
<b>Total space</b>	<b>278,91 m<sup>2</sup></b>

<b>Price</b>	<b>2.300.000 €</b>
--------------	--------------------

(No broker commission)

For more information and in case you would like to fix a viewing please feel free to contact us.

Preismeyer Verwaltungs GmbH  
Nürnberger Str. 67, 10787 Berlin

**Mr. Eldar Shevach**  
**Tel: +49(0) 160 93 16 80 82**  
**Email: [info@preismeyer.com](mailto:info@preismeyer.com)**

