

## Newly Renovated Apartments in Trendy Neighborhood Richardstrase 11, 12043 Berlin – Neukolln



### REF NO: BB420

Year Built:	1910- 2018	Price:	169,712.00€ - 756,061.00€
Status:	Available	Price per m <sup>2</sup> :	4,665.00€ - 5,746.00 €
Property size:	36.38 m <sup>2</sup> - 131.58 m <sup>2</sup>		
Type:	Studio – 3 Bedroom Apartment		

## Richardstrase 11 , 12043 Berlin – Neukölln

### LOCATION

The apartment is located in the sought-after neighbourhood in the immediate vicinity of the traditional Richardplatz and Karl-Marx-Str. The main exit of the Neukölln S-Bahn Station takes you out onto Karl-Marx-Straße. Walking through Karl-Marx-Platz and on the other side you'll find Richardplatz with the distinctive Bethlehemskirche, the center of the old Bohemian-Rixdorf Village, and still a beloved part of Berlin history with its small town feel. The smithy in the center of the square is still in use, and houses a women's center and art gallery in its old living quarters. Locals and children populate the square in the warmer months.

This location offers good shopping for daily needs. The numerous and varied dining options, cafes offer a rich cuisine. The underground and S-Bahn stations and various buses 171, 246 and 277 are within walking distance.

Quaint paving stones, beer gardens and café terraces under dense foliage of many trees, historic village center with old forge and around Wilhelminian style buildings: The Richardkiez in Neukölln Rixdorf is one of the oldest parts of Berlin and is one of the most popular residential areas of the city.

Every now and then a stage is set up somewhere and music sounds through the streets, whether at intercultural neighborhood festivals or events like the Rixdorfer Festspiele. A highlight to which not only Neuköllner, but Berliners from all over the city, is the Alt-Rixdorfer Christmas market. Then it smells like candied apples on the illuminated Richardplatz, grilled sausage and mulled wine, and artisans and small merchants offer treasures for pre-Christmas shopping.

Incidentally, Berlin's most popular green area, the Tempelhofer Feld, can be reached in just ten minutes by bike. Where once an airport was housed, Berliners today go longboarding and kitesurfing, fly kites, run urban gardening or barbecues. The sunsets on the wide open space are breath-taking. Currently, the street and its immediate environment is developing into one of the most popular scene highlights and even overtaking the very popular Weserstraße.



## Richardstrase 11 , 12043 Berlin – Neukolln

### OBJECT AND BASIC DETAILS

Brand new apartments, completely renovated in 2018 and tastefully furnished, with attention to details, modern colors, designer lighting and high quality accessories.

Permitting you to enjoy the classical Architecture with a fully modern Apartment.

- J Fitted kitchen including Siemens & AEG technology
- J Kitchen merges with dining merges with living. The effect is simultaneously airy and comfortably live able space.
- J Spacious rooms filled with light, and convenient living space.
- J The abundance of natural light adds to the ambiance of the space, helping it feel warm and cozy
- J Tripled glazed sound proof insulated windows.
- J Italian floor tiles, new construction made of soundproofing stones
- J Underfloor heating
- J Original doors and Features
- J Walk in rain showers from Hans Grohe
- J Bespoke furniture.
- J Made-to-measure bathtub
- J New Electrical fittings, Videophone, Elevator
- J Oak wooden floorboards
- J Optional room dividers



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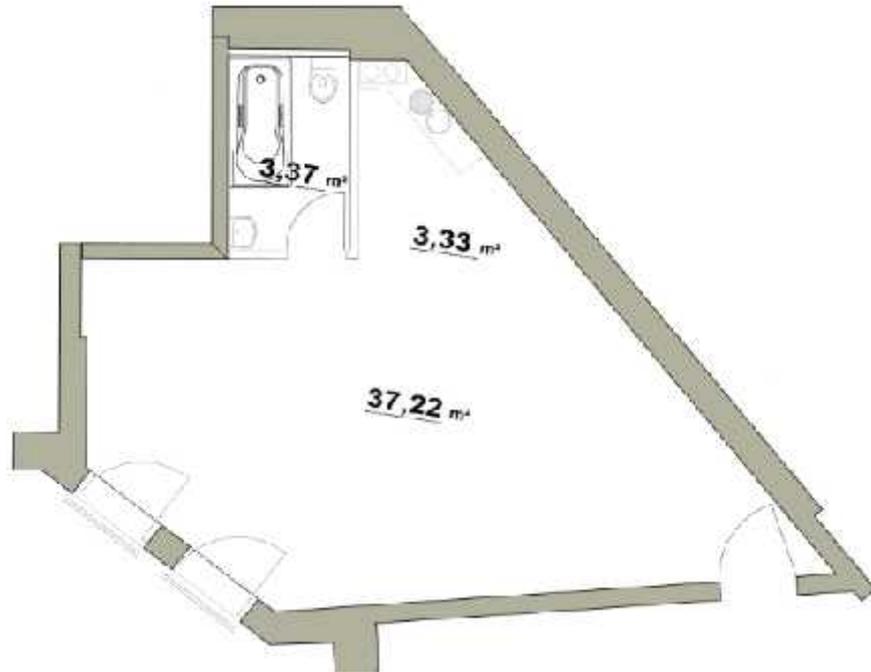
Apartment WHG 32

Floor: 3OG

Size: 43.68 m<sup>2</sup>

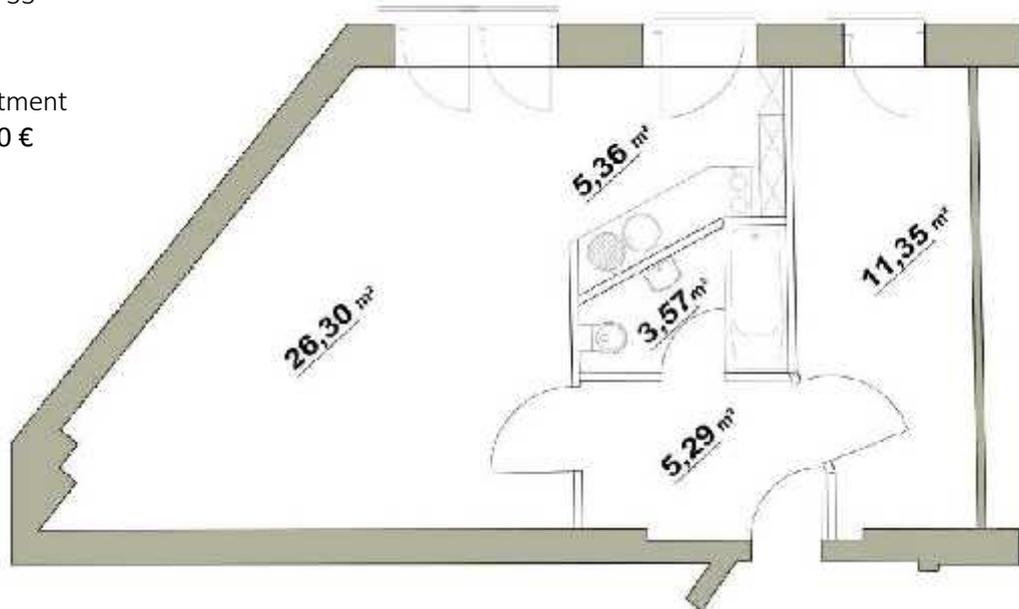
Studio Apartment

Price: 213,354.00 €



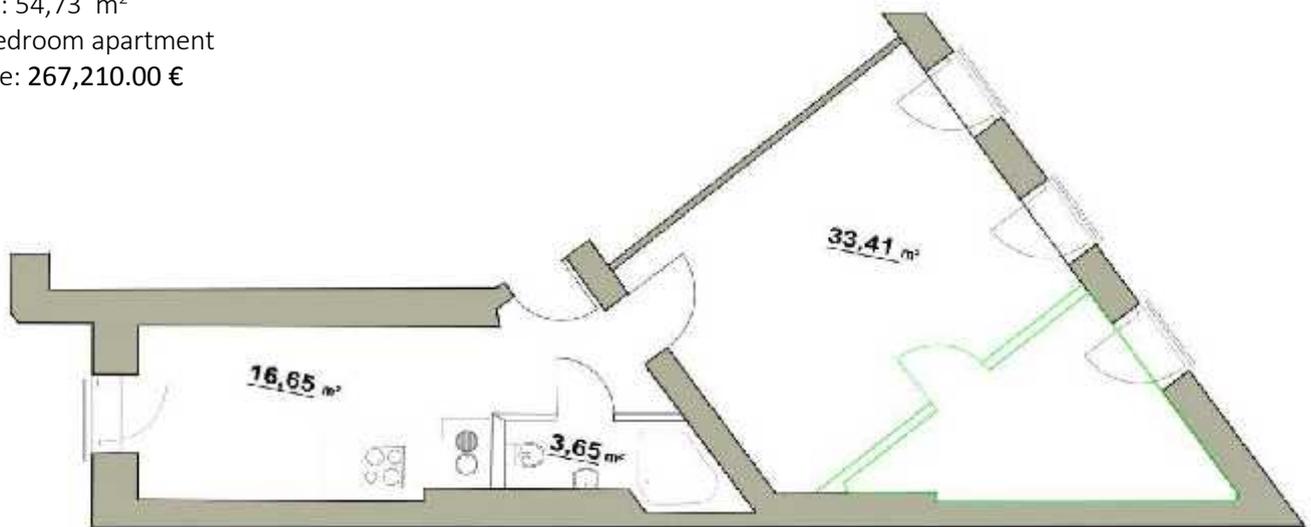
## Richardstrase 11 , 12043 Berlin – Neukolln

Apartment WHG 33  
Floor: 3OG  
Size: 51.87 m<sup>2</sup>  
1 Bedroom Apartment  
Price: 252,710.00 €



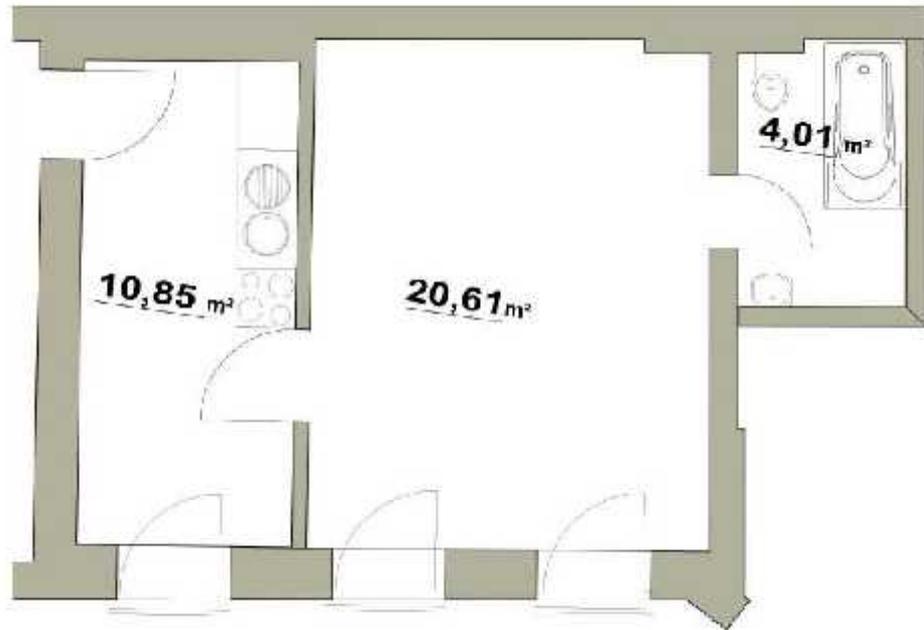
## Richardstrase 11 , 12043 Berlin – Neukolln

Apartment WHG 34  
Floor: 3OG  
Size: 54,73 m<sup>2</sup>  
1 Bedroom apartment  
Price: 267,210.00 €



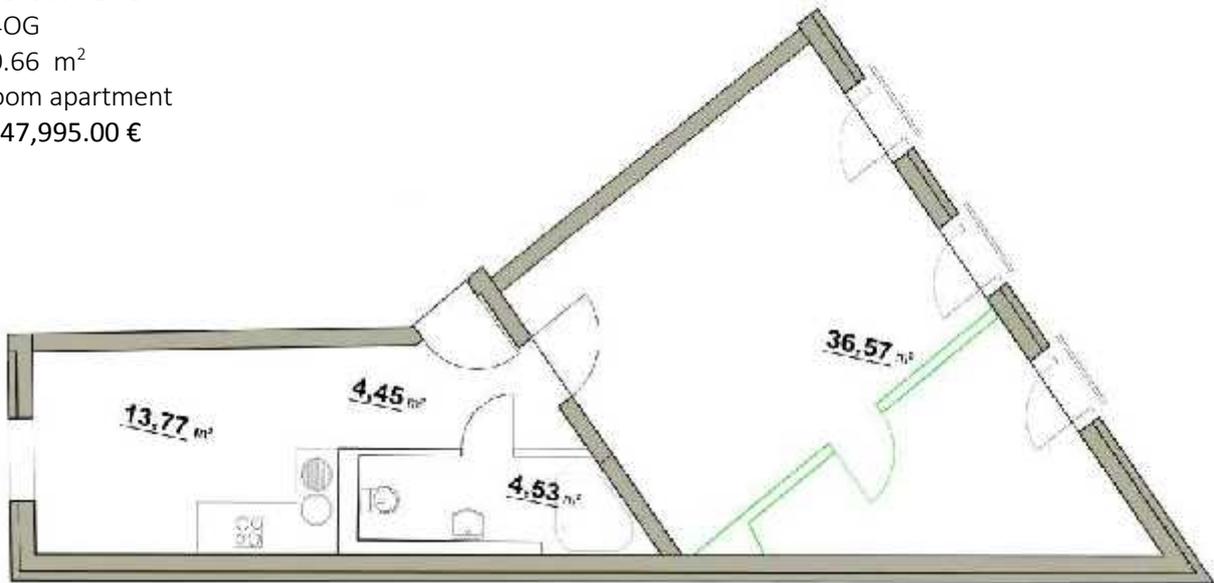
## Richardstrase 11 , 12043 Berlin – Neukolln

Apartment WHG 42  
Floor: 3OG  
Size: 36.38 m<sup>2</sup>  
1 Bedroom apartment  
Price: 169,712.00 €



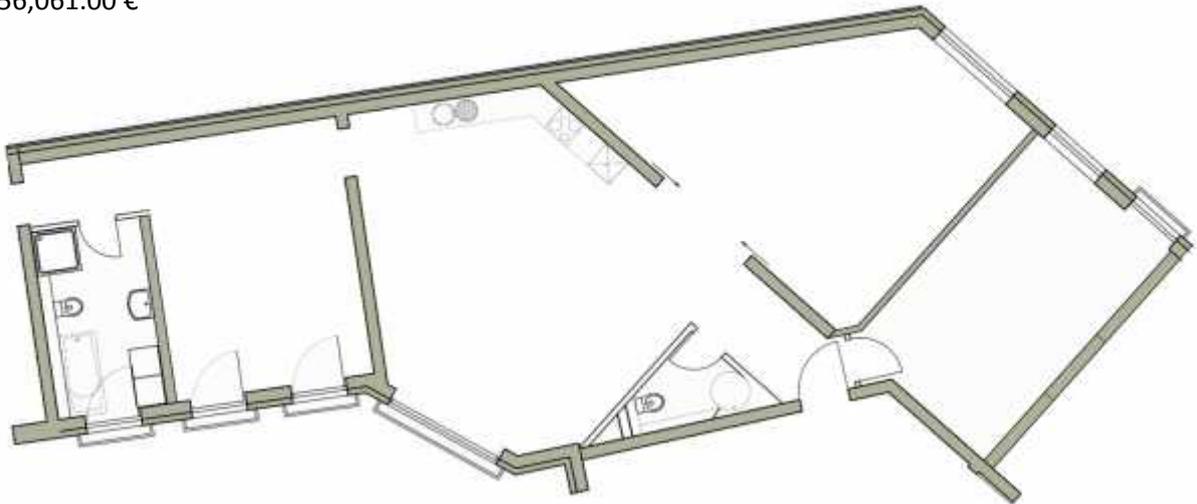
## Richardstrase 11 , 12043 Berlin – Neukolln

Apartment WHG 45  
Floor: 4OG  
Size: 60.66 m<sup>2</sup>  
1 Bedroom apartment  
Price: 347,995.00 €



## Richardstrase 11 , 12043 Berlin – Neukolln

Apartment WHG 46  
Floor: 40G  
Size: 131.58 m<sup>2</sup>  
3 Bedroom apartment  
Price: 756,061.00 €



## GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.

2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.

3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.

4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)

5. The brokerage fee

- for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.

- three months rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.

- for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).

6. We reserve also the right to act for a client on a commission basis.

7. No liability can be assumed for the completeness of the business offer.

8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.

9. Place of fulfilment and jurisdiction is Berlin, Germany.

## INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

### Contractor (broker) informs client (customer) over right of withdrawal

#### Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us

Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). You may use the attached model withdrawal form, but it is not obligatory. To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

#### Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event, not later than 14 days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement. If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated us your withdrawal from this contract, in comparison with the full coverage of the contract.

#### Model withdrawal form

*If you want to withdraw the contract, complete and return this form to us.*

– To Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

– I/We (\*) hereby give notice that I/We (\*) withdraw from my/our (\*) contract of sale of the following goods (\*)/for the provision of the following service (\*)

– Ordered on (\*)/received on (\*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(\*) delete as appropriate.

#### Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

Yes  No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date \_\_\_\_\_ Signature Consumer \_\_\_\_\_