



Schierker 19

Life in
Körnerkiez

willkommen as-salamu alaykum

bienvenue 환영

hoş geldin bem-vindo

powitanie willkommen

bienvenido いらっしゃいませ

Xoş gəldiniz ласкаво просимо

Chào mừng benvingut

vítejte אבה רורב

欢迎 willkommen

benvenuto tervetuloa

üdvözöljük vitajte

dobrodošli добро пожаловать

welkom स्वागत

chao mung selamat datang

Welcome

Schierker Straße in Berlin Neukölln is located in the middle of one of Berlin's most sought-after trendy districts. People from all over the world move to this creative, multicultural part of the city. The population and property prices are rising continuously.

Condominiums in Neukölln are a promising investment, both for self-occupiers and for capital investors. The purchase price index has increased by more than 320% over the past 10 years.

Close to the Hermannstraße S+U train station, not far from the Körnerpark, lies the Schierker 19 in a green oasis – a charming old building from 1910 that reflects the typical charm of the Gründerzeit and modern Berlin living culture: a blend of old and new, quiet and central, creative and contrasting, peaceful and fascinating.

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MORE DETAILS UNDER:

WWW.SCHIERKER19.DE



Metropolis Berlin

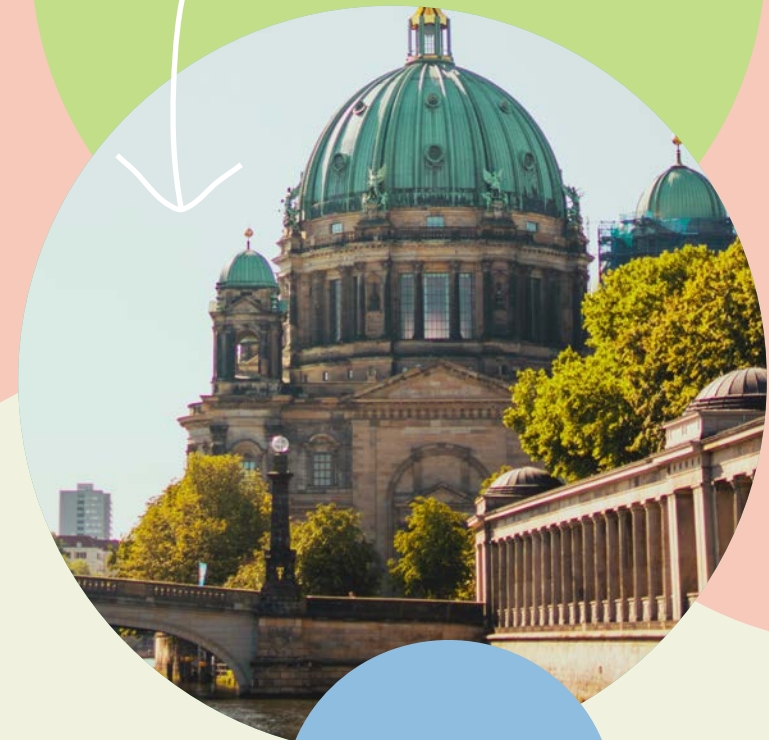
Berlin, the **city of contrasts**: historical buildings - contemporary architecture. Berlin is situated between **tradition and modernity**. The world-famous Brandenburg Gate tells the story of an entire nation. The German capital is the seat of the German government and parliament. Berlin, with its approximately 4 million inhabitants, is the **stage for international art, an eldorado for creatives** and home to countless museums and galleries.

The internationally acclaimed Berliner Philharmoniker and three major opera houses with their modern opera and ballet productions attract classical music lovers from all over the world. Countless clubs, theatres, variety shows, cabarets, revue and

off-theatre stages offer entertainment for all tastes. The multicultural Melting Pot Berlin has created an incomparable gastronomy scene that offers **culinary delights from all continents** and at the highest level.

At the same time, Berlin is **the greenest metropolis in Europe** with huge parks, forests and lakes, green oases that let you breathe air. In summer, the colourful life takes place outdoors: in street cafés, beach bars and open-air cinemas, where Berliners enjoy the warm summer nights.

4 Million
Inhabitants





alternative
creative
multicultural
urban
hip

Neukölln - Diverse and International

The multifaceted, lively Neukölln has developed into one of Berlin's hottest trendy districts and a **hotspot** for **creative urban culture**. **329,000 people from 155 nations** live peacefully together here, making this district a very special, **multicultural melting pot**. Especially **artists** and **creatives**, studios and designer labels have

settled here with around 1,500 solo, small and micro businesses in recent years. Old-established neighbourhood shops are located here alongside **trendy bars, small boutiques**, shops with sustainable products and cafés with culinary delicacies. Typical Berlin old buildings characterise the urban north of Neukölln, single-family houses and skyscrapers characterise the

Theater Cabaret Concerts

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is booming in the pubs and bars around the **Reuterkiez**, and the sunset is best enjoyed here in the open air in the **Klunkerkranich** high above the rooftops of Neukölln.

If you need a break from the varied offers, you can relax in **the green oases of Neukölln:** **Körnerpark**, **Tempelhofer Feld**, Volkspark Hasenheide, **Landwehrkanal** or Britzer Garten invite you to stroll and linger.



*Or rather a
walk through the
Britzer Garten?*



*Tempelhofer Feld is the
perfect meeting point*





Early risers are attracted to the **neighborhood markets** on the Maybachufer or on the Dicken Linda, where they will find fresh international and regional delicacies. Rixdorf is idyllic: Village green, cobblestone paving and the oldest still operating smithy in Berlin are located here

in the Bohemian Village. Architectural culture mixes in style in Neukölln: mosque, social building and world cultural heritage Hufeisensiedlung, windmill, the oldest feldstone church in Berlin and the IDEAL Haus are like an architectural journey around the world.



Life in Körnerkiez

The popular **Körnerpark** between Schierker Straße, Jonasstraße and Wittmannsdorfer Straße, from which this neighborhood owes its name, is a charming little green patch of earth in the middle of Neukölln. A **neo-Baroque** jewel, like a castle garden, which with its water fountains, orangery, flower gardens, gallery and café brings a bit of French flair to this district and impressively shapes the district. Above all, the **Körnerkiez**



is: Relaxed. Green. International. Night owls are attracted to the not far away entertainment district. Here, on the other hand, you find quiet spots. Many children and playgrounds. Young people from all over the world. Nice conversations over a cosy brunch, coffee and cake, an exquisite dinner or a beer – there is something for everyone here. The streets around the park are **full of cafés, restaurants, bars and shops.**



The green spot in the
heart of Neukölln

The Schierker 19 is a
charming old
Wilhelminian Era building
in a quiet green corner in
the heart of the colourful
Neukölln district.



Schierker 19

The old building of the **Schierker 19** was built in 1910 in the typical **charm of Berlin's Gründerzeit**, it extends over the front house, a green first inner courtyard, a backyard and a second green yard with garage and back exit to a small quiet cul-de-sac that leads through the neighboring historic Ilsenhof.

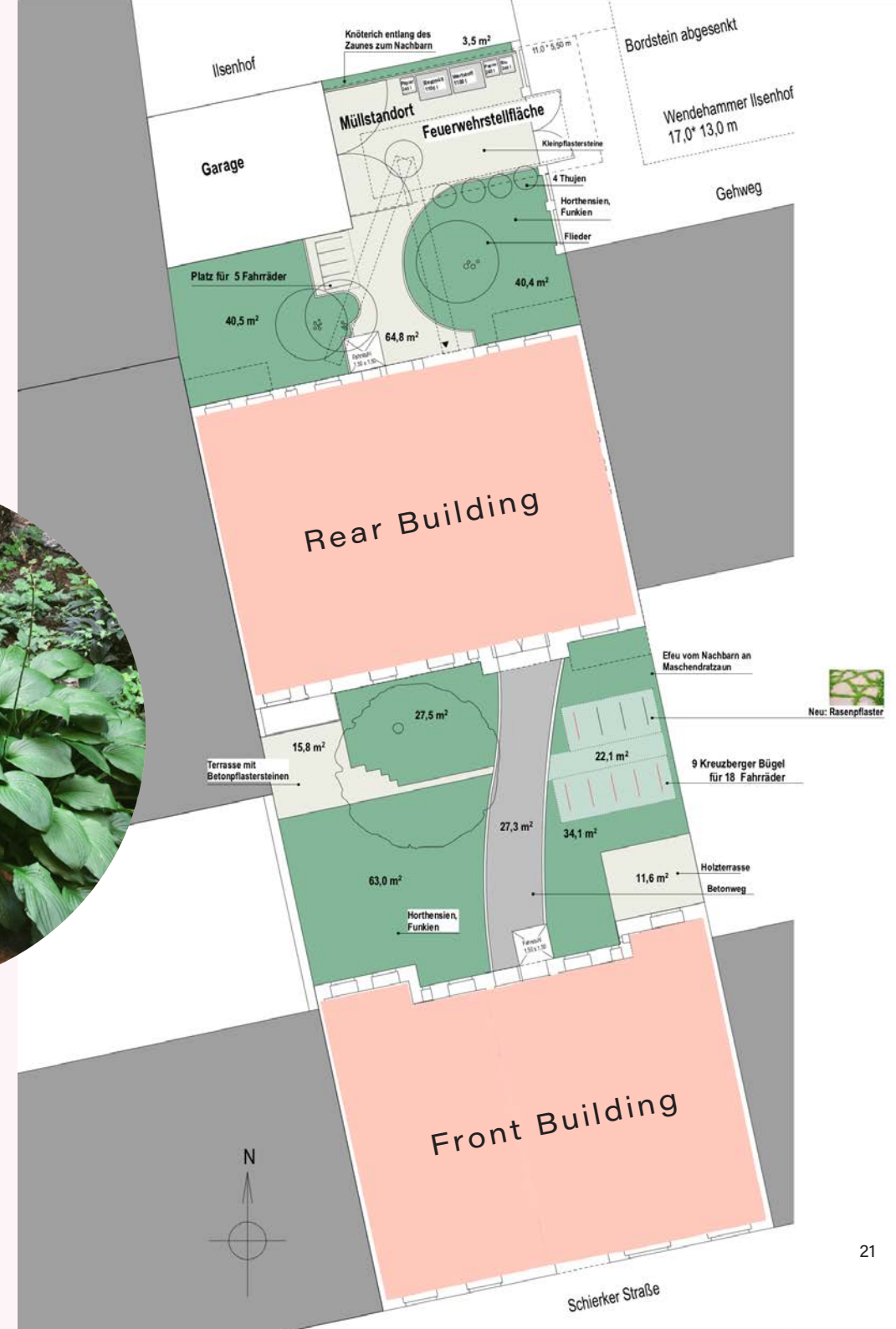
The Schierker Straße itself is very quiet, green and spacious with wonderful old trees to the Körnerpark.

The entire property of Schierker 19 has been divided into condominiums, which will be available for sale as of 2024, unleased and partly leased. The **two large attractive attic areas** in the front and back buildings are now available for purchase. Either as a blank for the architectural realization of an **urban attic dream** in a central quiet location or as a completed attic apartment with roof terrace and open fireplace until 2025.



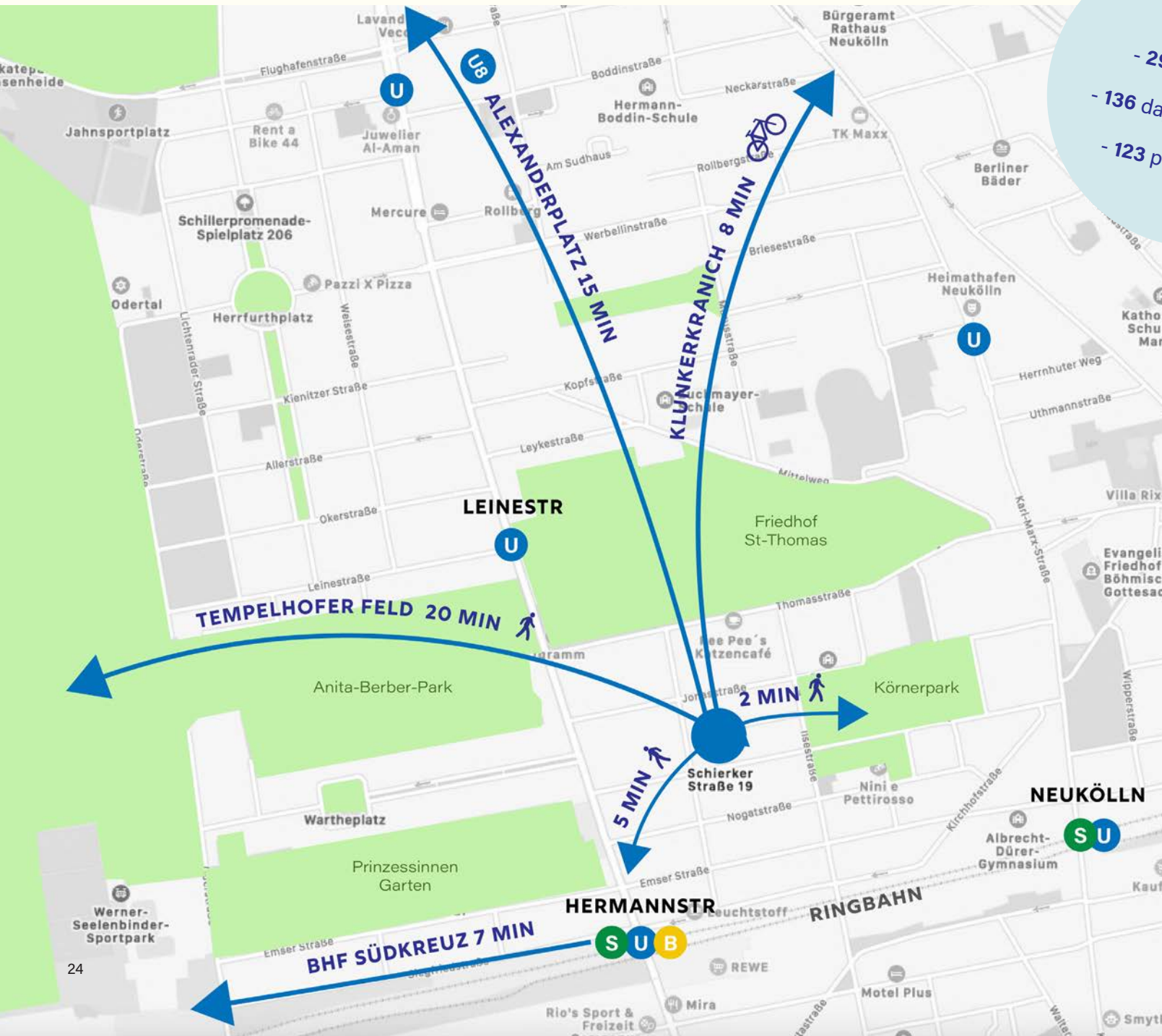
In the course of the attic expansion, **extensive measures on community ownership** are planned by the condominium owner community. **The seller will release you from the costs of these measures:**

e.g. **construction of a courtyard elevator** at the front and rear house, district heating connection, **renovation of stairwells, gate entrances and garden with bicycle parking spaces**, renewal of the irrigation and drainage lines as well as the electric ramp lines, installation of a modern intercom system.



The Schierker Straße is very quiet, green and spacious with wonderful old trees to the Körnerpark.





Neukölln:
 - 29,800 pupils
 - 136 day-care centres
 - 123 playgrounds

Direct Connection to the Centre

The special thing about Schierker 19 is its **excellent location** in the middle of the trendy district of Neukölln in the quiet green oasis of the Körnerkiez' with the popular park around the corner, but at the same time it is also **centrally and ideally** connected to public transport, the S- and U-Bahn station Hermannstraße is just a few steps away, the main train station and the BER airport can be reached in just 30 minutes.

Attics



Realize your dream of a bright, quiet penthouse apartment **above the rooftops of Neukölln**, in a quiet, green oasis, the Schierker Straße in the immediate **vicinity of the Körnerpark.**

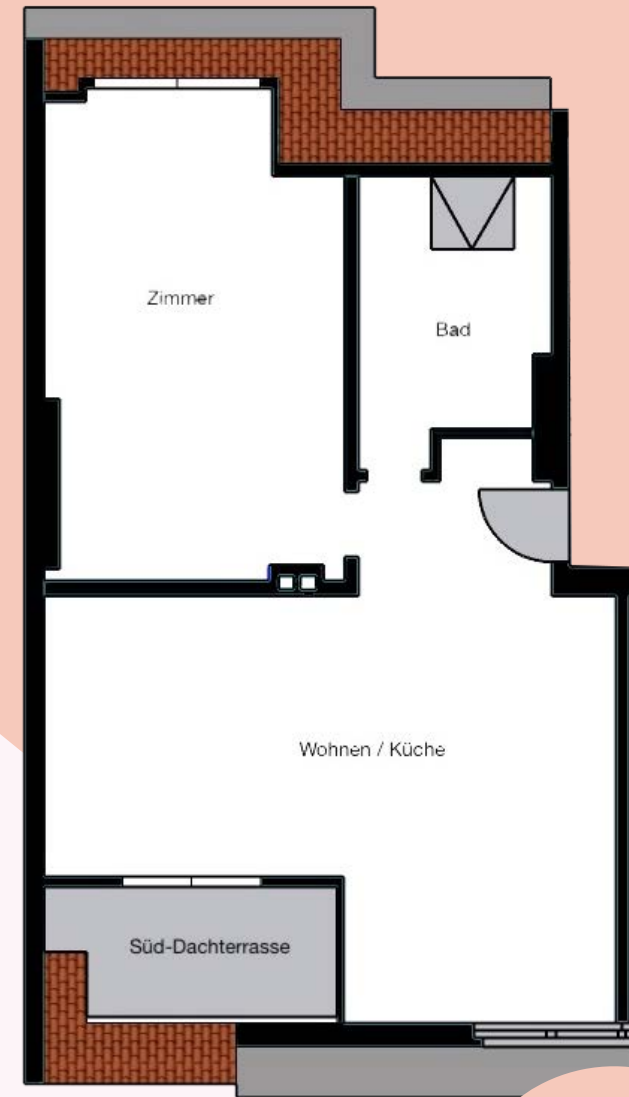


Commission free
direct from
Owner

2 Room Apartment

Enjoy the enchanting view from your sunny **south terrace** or **crackling fireplace evenings** with friends. This attic apartment offers you room for creativity, it is newly built on a charming old building of the Berlin Gründerzeit and you can easily reach it via a **lift** on the courtyard side. Of course, **the floor plan adapts flexibly** to your needs,

do you prefer a cozy living-kitchen or a spacious open living and dining area? The living experience is rounded off by a modern master bathroom with a walk-in shower and a bathtub. Underfloor heating throughout the apartment and a high-quality wooden parquet provide **excellent, cosy living comfort**.



Ready to move
into from
2025



The apartment will be completed by the seller in consultation with you and will be ready for occupancy from 2025. The offer is **free of commission and direct from the owner.**





ATTICS - 2 ROOM APARTMENT

POSSIBLE FLOOR PLAN



Overview

Living area: approx. 80 sqm

Room height: approx. 3,20 m

Completion: 2025

- Flexible layout design
- Expansion in consultation with the seller
- South terrace
- Elevator
- underfloor heating
- Sustainable district heating for Heating/hot water
- High-quality wooden parquet
- Generous room height over 3 m
- Putty walls
- Insulated windows of the latest standard
- Open fireplace possible
- Bathroom with high standard
- Bathtub with a view of the sky
- Walk-in shower
- Bicycle parking in the yard
- Basement section



4 Room Apartment

Do you prefer a very spacious open plan living area with a **penthouse feel**? Open kitchen, large dining area, cozy living area with open fireplace? Then enjoy the enchanting views from your **2 sunny south terraces**. This large attic apartment offers plenty of room **for creativity** and is easily accessible via a **lift** on the courtyard side. Of course, the **floor plan adapts flexibly** to

your needs, do you prefer two children's rooms or a quiet home office with a view through the bay windows into the sky above Berlin? The living experience is rounded off by a modern master bathroom with a walk-in shower and a bathtub. Underfloor heating throughout the apartment and a high-quality wooden parquet provide **excellent, cosy living comfort**.



Ready to move
into from
2025



The apartment will be completed by the seller in consultation with you and will be ready for occupancy from 2025. The offer is **commission-free for you and direct from the owner.**





ATTICS - 4 ROOM APARTMENT

POSSIBLE FLOOR PLAN



Overview

Living area: approx. 165 sqm

Room height: approx. 3,20 m

Completion: 2025

- Flexible layout design
- Expansion in consultation with the seller
- South terrace
- Elevator
- underfloor heating
- Sustainable district heating for Heating/hot water
- High-quality wooden parquet
- Generous room height over 3 m
- Putty walls
- Insulated windows of the latest standard
- Open fireplace possible
- Bathroom with high standard
- Bathtub with a view of the sky
- Walk-in shower
- Bicycle parking in the yard
- Basement section



Attic Blanks

The Schierker 19 offers 2 large undeveloped attic floors: **Raw diamonds in a fantastic location.** Realize your individual urban attic dream with several south terraces, an enchanting view and a beautiful open fireplace. **Unbelievable room for creativity,** you get the entire roof area of the

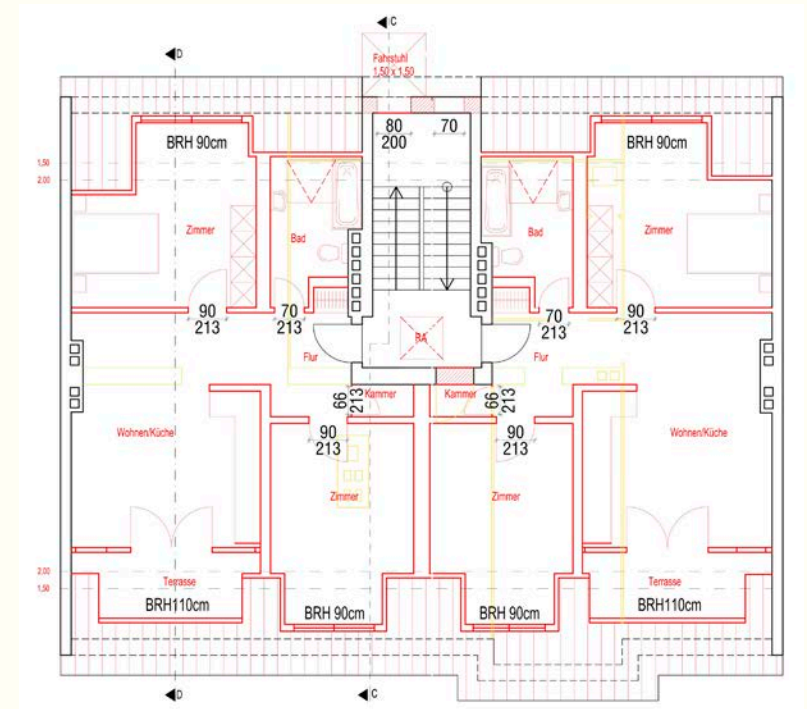
front house or the back house or both together, **including building permit.** Possible are two or one large apartment with south terraces. The apartments are each accessible via a courtyard elevator, which the seller will built.



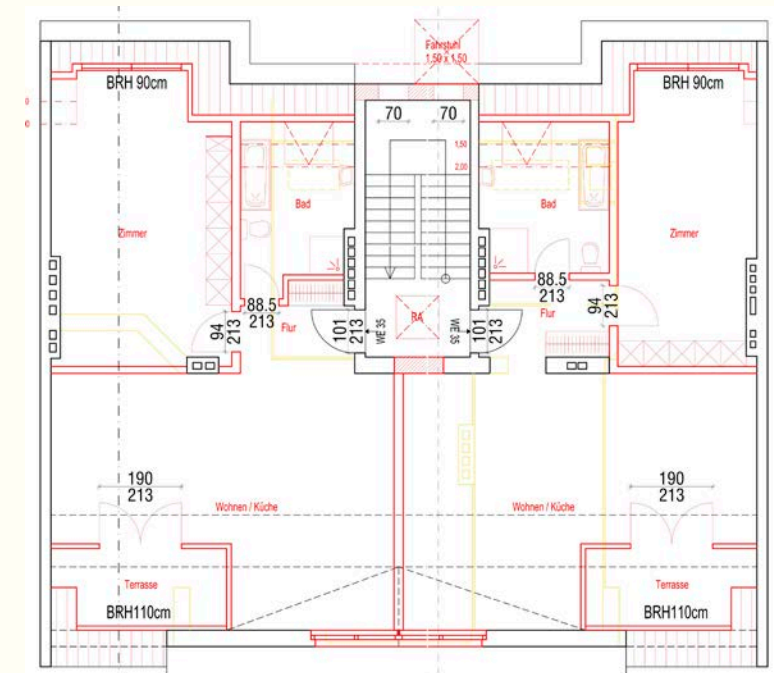
Inclusive
building permit

Design your new home with
excellent living comfort.

The offer is **commission-free for you**
and **direct from the owner.**



POSSIBLE FLOORPLANS



Overview

Blank 1 front building:
approx. 170 sqm area
Blank 2 rear building:
approx. 154 sqm area

- Including building permit
- 2 south terraces possible
- Elevator on the courtyard side
- Room heights up to approx. 3.20 m possible
- Green roof
- Underfloor heating
- Sustainable district heating connection
- Open fireplace possible
- Bicycle parking in the yard
- Basement section



Total Overview

Address:	Schierker Str. 19, 12051 Berlin
District:	Neukölln in the district Neukölln, "Körner-Kiez"
Year of construction:	1910
Available Units from now on:	2 attic areas (front house and back house) "blanks" or 2-4 new-build attic apartments (ready for occupancy 2025)
Available Units from 2024:	31 rented and unleased condominiums
Commission free:	Offers directly from the owner
Floors:	Basement 5 full floors + attic

Find out more:
www.schierker19.de

CONTACT

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