

Sales Launch for NeuHouse at Checkpoint Charlie

David Borck Immobiliengesellschaft Started the Exclusive Distribution of 75 Apartments and 6 Retail Units / 8 Apartments Already Reserved Before the Sales Launch / Start of Construction for the Historic Monument and New Building near the Jewish Museum is Spring 2017

As soon as the weather gets warmer, the construction works will begin for the NeuHouse at Enckestrasse vis-à-vis of the Jewish Museum right in the heart of Berlin's trendy district Kreuzberg. The ensemble is made up of an existing historic monument which will be restored and a new building by the architects Gewers & Pudewill. "The architectural concept gives the ensemble a timeless, clear look and focused on high comfort and functionality on the inside," says David Borck, managing director and owner of David Borck Immobiliengesellschaft. NeuHouse consist of 75 apatments and six retail units for which David Borck Immobiliengesellschaft handles the exclusives distribution and has established a showroom at Schlüterstrasse 45. Eight apartments are already reserved before the sales launch and their purchase can now be recorded notarially. "It is quite the custom in Berlin that apartments are sold before the start of construction. But having 10 percent reserved in advance speaks for the high quality of the project," explains Caren Rothmann, managing director and owner of David Borck Immobiliengesellschaft.

„NeuHouse stands for the symbiosis of classic historic monument and modern new building as well as the mixture of small and large apartments. It is the developer's goal to create a lively and mixed living ensemble in this urban environment which also contributes to the city repair by closing the block edge," describes real estate expert Rothman the project. Owner of the ensemble is Stadtgrund Bauträger GmbH, a subsidiary of the Münchner Grund Immobilien Bauträger GmbH, which belongs to the Austrian UBM Development AG.

The project developer especially engaged a conservationist for the restructuring of the historic building who contributes with his analysis and research that the building regains a design close to its original appearance. Responsible for the design and the reconstruction of the monument are the architects Gewers & Pudewill who contribute with their work to the city repair. "NeuHouse is aligned to the typical Berlin block edge buildings. The apartments group around a quiet inner courtyard including green composition. Most of the ground floor apartments have a terrace. All other living and retail units include loggias or balconies or partly roof top terraces," says Caren Rothmann.

Both buildings are linked by a floating glass penthouse which is accessed via the new building. Six retail and 61 living units are planned for this new building of which five are maisonettes with mostly separate entrances and family-friendly layouts. All flats have multilayer parquet, underfloor heating in all rooms, most modern house technology, and are generously glazed in most parts. Besides two-room apartments, there will also be bigger homes with up to 149 square meters which are located on the sixth floor. On the upper floors, the stories are created as stepped levels and have approximately three meter set-offs – enough space for a sun deck with south exposure and a view over Kreuzberg. Via the underground parking space and an elevator the building is barrier-free for all residents.

The old building will still be accessed via a historic arched door with windows. All three storeys can be reached via an elevator. 14 new apartments on the monument are especially attractive for singles and couples who enjoy the typical charm of an historic building with its more than three meter high ceilings and parquet flooring. The upper floors have a special design: One maisonette is provided with an internal stair which connects the study or bedroom located immediately under the roof with the living

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room. The neighbouring apartment has its own roof exit with terrace. And some flats are equipped with back-fitted balconies towards the courtyard.

History of the Building

The renovated monument at Enckestrasse looks back to an eventful past: it was built in the immediate vicinity to the Neue Sternwarte in 1847/48 and right next to the Hotel Imperial. Until 1945, the square was dominated by the Central Flower Market which has been rebuilt after its destruction and houses the academy of the Jewish Museum today. Checkpoint Charlie and the Friedrichsstrasse are also in walking distance and the Besselpark is located directly opposite the house. Looking at the building today, one would not believe the former beauty of the 150 year old house. But this is about to change now.

About the District

„The area around Besselpark and the former Central Flower Market has developed into a new and hip art district and education quarter,” explains Caren Rothmann, also managing director and owner of David Borck Immobiliengesellschaft who often advises developers about the right site selection. “Many galleries, start ups, and publishing houses have settled here in the last years because its so close to Friedrichsstrasse und Checkpoint Charlie. Trendy cafés and restaurants followed and also another playground will be build,” the property expert sums up.

Facts:

- 61 apartments including 5 maisonettes as well as 6 retail units in the new building
- 14 apartments including one maisonette in the historic monument
- 8 units are already reserved before the official sales launch
- 34 underground parking spaces with 4 filling stations for electric cars
- Timeless, clear architectural language with high requirements in terms of convenience, equipment, and functionality as well as generous floor plans
- Apartments with balconies, loggias, terraces or roof terraces, mostly with park view
- Apartment sizes with 1 to 5 rooms and 25 square meters to 149 square meters living space
- Full baths by renowned manufactures mostly with level-access showers and guest bathrooms
- Design by Gewers & Pudewill
- Floor heating in all rooms of the new building, characteristic wall heaters in the monument
- Modern building service including video intercom, broadband cable, and telephone line in all rooms
- Access to all units via elevator
- Barrier-free access to the new building
- Sales launch via David Borck Immobiliengesellschaft 2nd February 2017
- Opening of the showroom by David Borck Immobiliengesellschaft in March 2017

Projekt-Showroom in Schlüterstrasse 45, 10707 Berlin –

Date according to agreement under telephone 030 / 887 742 50 or neuhouse@david-borck.de.

About Bauherren Stadtgrund Bauräger GmbH:

Stadtgrund Bauräger GmbH is a subsidiary of Münchner Grund Immobilien Bauräger GmbH which belongs to the Austrian UBM Development AG. As a real estate developer, Münchner Grund Immobilien Bauräger GmbH operates throughout Germany. Their focus lays on the asset classes hotel,

retail, office, and living. Münchner Grund draws on 50 years of experience and only constructs high-value and profitable properties for owner-occupancy or capital investment.

About David Borck Immobiliengesellschaft:

When Caren Rothmann and David Borck founded the David Borck Immobiliengesellschaft mbH in 2010, both managing owners already had substantial knowledge about the real estate sector. Their vision: property management with innovative thinking. They wanted to offer their clients a one-stop service solution from financing up to a marketing concept. Whether old or new building, general distribution or retail sale – David Borck Immobiliengesellschaft takes on the complete project marketing and develops tailor-made marketing strategies. Since its founding, David Borck Immobiliengesellschaft found the perfect owners for over 1.000 living units. In 2016, David Borck Immobiliengesellschaft again received the best marks at the Capital Real Estate Compass.