

Start of Construction for NeuHouse

Only Six Months After the Sales Start the Construction of NeuHouse Begins / 75 Apartments and Six Commercial Units Near Checkpoint Charlie / Sales Ratio is Already 23 %

Berlin's housing market is on the move – especially the trendy neighbourhoods of Kreuzberg and Mitte. Only a few apartments are left in these popular locations. That is why the project NeuHouse at Enckestrasse vis-à-vis of the Jewish Museum for which the construction just started offers new possibilities for interested owners. In a first step, the center of the historic monument was fully gutted, the pit excavated, and the construction of the underground car park prepared. Now, the works on the new building can begin which will then form the ensemble NeuHouse. The direct owner is Münchner Grund Immobilien Bauträger GmbH a subsidiary of UBM Development AG. They develop the project via their project corporation Stadtgrund Bauträger GmbH. The concept of NeuHouse combines the advantages of a protected historic monument with the benefits of a new building in the middle of the Kreuzberger trendy district. Caren Rothmann, managing director and owner of David Borck Immobiliengesellschaft, also sees this special attraction of the area: „The southern Friedrichstrasse has developed into a new and hip art district and education quartier with many great bars and restaurants,“ explains Rothmann. The future inhabitants of NeuHouse will not only benefit from the exciting infrastructure but can also either enjoy the classical architecture of the monuments with its ornaments and stucco from the year 1847 / 48, three meter high ceilings, and the precious parquet floors or the modern design of the new building by Gewers & Pudewill.

The project developer especially engaged a conservationist for the restructuring of the historic building who contributes with his analysis and research that the building with its 14 apartments regains a design close to its original appearance. Like 170 years ago, the old building will be accessed via a historic arched door with windows. Afterwards, the three upper levels can easily be reached with a lift. On the top floor, the classic story structure is interrupted by a maisonette. Its internal staircase connects the study and the bedroom located directly under the roof with the living room one level lower down. The neighbouring apartment has its own roof exit with terrace. And most of the flats are equipped with back-fitted balconies towards the courtyard. The architects designed a glass penthouse as a unifying element, that floats on the roof of the historic monument and is accessed via the new building.

New building and historic monument form a closed ensemble around a new central courtyard including green composition. Overall, the new building provides room for six retail units and 61 apartments. Small flats alternate with big penthouses and provide a mixed inhabitant structure. A slightly offset facade grid creates a lively display of the building's upper floors – and leaves enough room for sun terraces with south exposure and view over Besselpark and towards Friedrichstrasse. Five maisonettes on the ground and the first floor including terraces as well as a separate entrance make the apartments very attractive for families. “At the start of construction in the middle of July 2017 we have already sold 23 % of the apartments. Many of the buyers are capital investors who want to lease the flats afterwards. But also creative minds and entrepreneurs have a strong interest in NeuHouse because of the combination of modern living comfort and Kreuzberg's creativity and vibrancy,“ explains David Borck, managing director and owner of David Borck Immobiliengesellschaft. This comfort is rounded off with an underground car park and barrier-free lift.

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 Friedrichstrasse 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 years old house. But this is about to change now.

Location

The northern part of Friedrichstrasse is a worldwide famous shopping boulevard. But the southern part presents itself totally different. Here, modernity and urbanity meet artists and the fancy world of advertising agencies. NeuHouse will be developed at this lively interface as a symbiosis of a renovated monument and a new building with a view of Besselpark and the Jewish Museum.

Realisation & Concept

The architectural concept was developed by Gewers & Pudewill. Stadtgrund Bauträger GmbH, a subsidiary of Münchner Grund Immobilien Bauträger GmbH, realizes the project. David Borck Immobiliengesellschaft is responsible for the exclusive distribution.

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
- 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
- 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 in February 2017
- Already 23 % of the units sold in July 2017
- Start of construction in July 2017, first-time occupancy autumn 2019

Showroom: Schlüterstrasse 45, 10707 Berlin

Appointments via telephone 030 / 887 742 50 or neuhouse@david-borck.de.

About real estate developer Stadtgrund Bauträger GmbH:

Stadtgrund Bauträger GmbH is a subsidiary of Münchner Grund Immobilien Bauträger GmbH which belongs to the Austrian UBM Development AG. As a real estate developer, Münchner Grund Immobilien Bauträger 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:

For any further questions and for more detailed information feel free to contact Eckel Presse & PR GmbH
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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.