



**LIFE AT HUMANNPLATZ –  
THE MOST BEAUTIFUL PLACE  
FOR REAL PRENZL-BERGERS!**

**Erich-Weinert-Str.16 10439 Berlin-Prenzlauer Berg**

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**WERDE  
EIGENTÜMER**

# PRENZLAUER-BERG

## VIBRANT LIFE & HUMANNPLATZ ON THE DOORSTEP

The condominiums offered to you are located in the sought-after Erich-Weinert-Str. in the Humann-Platz district - perhaps the most beautiful neighbourhood in Prenzlauer Berg. Erich-Weinert-Str. is a quiet residential street in this lively and vibrant district, with its many small shops, cafés and restaurants that define the charming neighbourhood character. Due to its quiet yet central location, its much preserved Wilhelminian-style architecture and its proximity to Mauerpark, this neighbourhood is one of Berlin's preferred residential areas.

Erich-Weinert-Straße is particularly important for pedestrians and cyclists. Several schools and daycare centres can be reached via it. The street and pavements were renovated and designed with residents in mind as part of the urban conservation programme.

After a day at work, the irresistible pizza aroma of Antichi Aromi tempts you to linger. It has everything that a family-run Italian restaurant should offer - and some testers even consider it "a top restaurant whose chef's Sicilian origins are evident".

street to Café Schneiderei to enjoy the much-praised cake buffet in the coffee room with a lovingly prepared latte - or probably the best cappuccino in town. The choice of culinary delights in the immediate vicinity is almost unlimited.

Most Berliners will envy you: the popular and unique Mauerpark, with its legendary flea market and the best opportunity to chill out with friends, is only a short distance away. Whether you go organic in the Allnatura supermarket or conventional in the Schönhauser Allee Arcaden - you'll find everything you need within a 300 metre radius. And with the S-Bahn, U-Bahn and tram station Schönhauser Allee you are perfectly connected to Berlin.

The perfect neighbourhood for city lovers!

Continue with a short trip across the













# ERICH-WEINERT-STR.16

## BEAUTIFUL WILHELMINIAN STYLE HOUSE

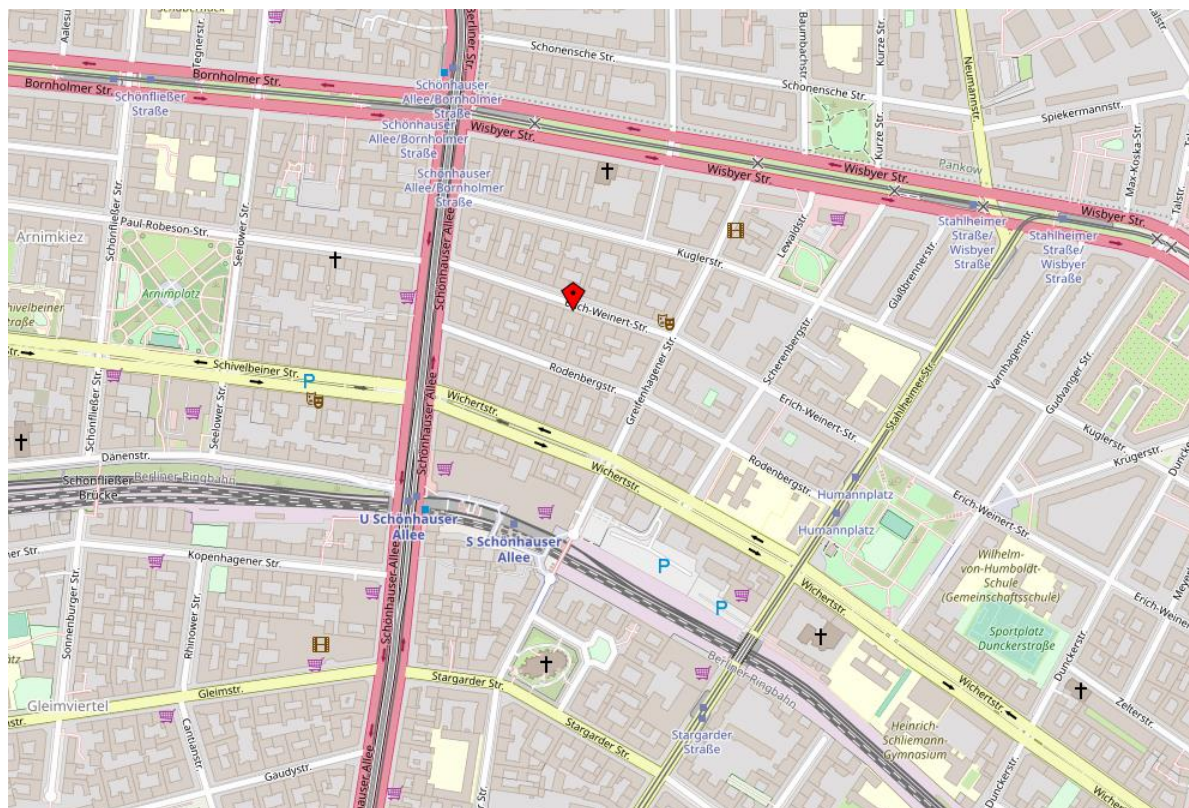
This Wilhelminian-style house at Erich-Weinert-Str.16 was built in 1904 and has well-preserved stylistic elements that emphasise the character and charm of the building. Various repair and renovation measures have been carried out on the building over the last 10 years. The facades have also been repainted and the stairwells have been repainted and fitted with new sisal carpeting. New balconies were added to the side wing and a lift was installed in the front building.

The 39 flats are spread across the front building and two side wings - separated by a quiet and green inner courtyard.

The flat sizes:

- efficient 1-room flats between 39-45m<sup>2</sup>, half with balcony
- well-designed 2-room flats between 55-63m<sup>2</sup>, all with loggia or balcony.

Please refer to the price list for details. Both vacant and rented condominiums are available for sale. The majority of the flats on offer are currently let. However, as the building was divided into condominiums years ago, it is possible in principle to terminate the existing tenancy agreements in some units.



Quelle: [openstreetmap.de](https://openstreetmap.de)

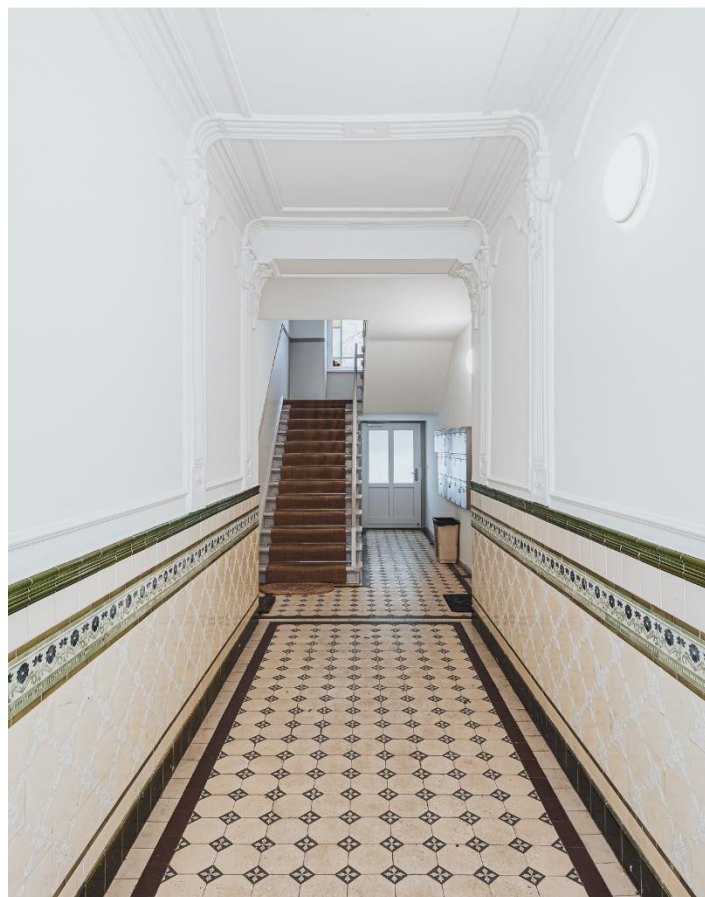
# OFFER

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Type of object	Eigentumswohnungen im Seitenflügel und Gartenhaus
Year of construction	1904
Location	Erich-Weinert-Str.16, 10439 Berlin-Prenzlauer Berg
Flat sizes	From 39 to 63m <sup>2</sup>
Rooms	1-2
Balcony	In most flats available
Lift	In the front building
Availability	Please refer to the specified flat descriptions to find out whether the flats are handed over free or rented.
Condition	Modernised in common property / Flats in actual condition
Energy efficiency	116,4 kWh/(m <sup>2</sup> /a)
Purchase prices	From 4600,- €/m <sup>2</sup>
Other information	The units are handed over in inspected condition

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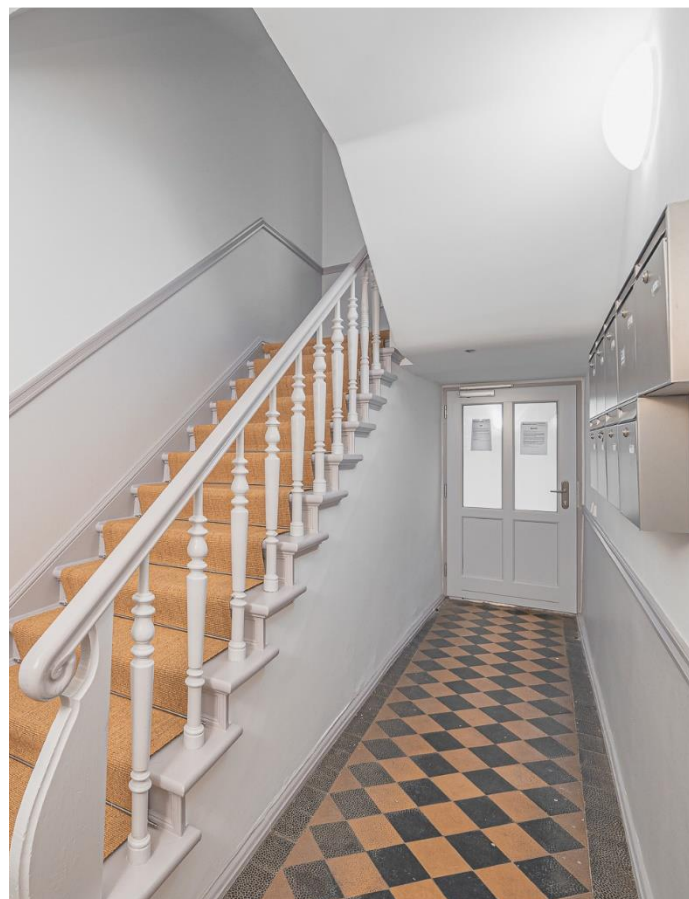
Pictures of the object





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Pictures of the object













Pictures of the object



# CONTACT PERSON

## CONTACT

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# IMPORTANT INFORMATION

## Terms of purchase, business conditions and privacy policy

### Terms of purchase

All costs associated with the purchase (except the brokerage fee) are to be borne solely by the purchaser.

### Business conditions

With this sales task we offer you the designated object. The content of the exposé was compiled with care. It corresponds to the current state of planning, the legal and other regulations and provisions at the time of preparation. Changes to the information are also possible after publication (e.g. due to technical and other requirements as well as official conditions). They do not constitute grounds for a reduction in value. The agreements made in the notarial purchase contract, the associated declaration of partition and in other written contracts between the seller and the buyer are authoritative. Exact measurements are to be taken on site. All documents were made available to us by the seller and no guarantee is assumed for their correctness. The place of jurisdiction is Hamburg.

### Privacy policy

The client authorises Werde Eigentümer GmbH to store the data related to the brokerage and to transmit it to the contractual partners of Werde Eigentümer GmbH, insofar as this is necessary for the proper performance of the contractual relationships.