



LIVELY, COLOURFUL AND NEVER BORING - SAMARITERKIEZ WITH A FEEL-GOOD FACTOR

Samariterstr.36– 10247 Berlin-Friedrichshain

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FRIEDRICHSHAIN - SAMARITERKIEZ

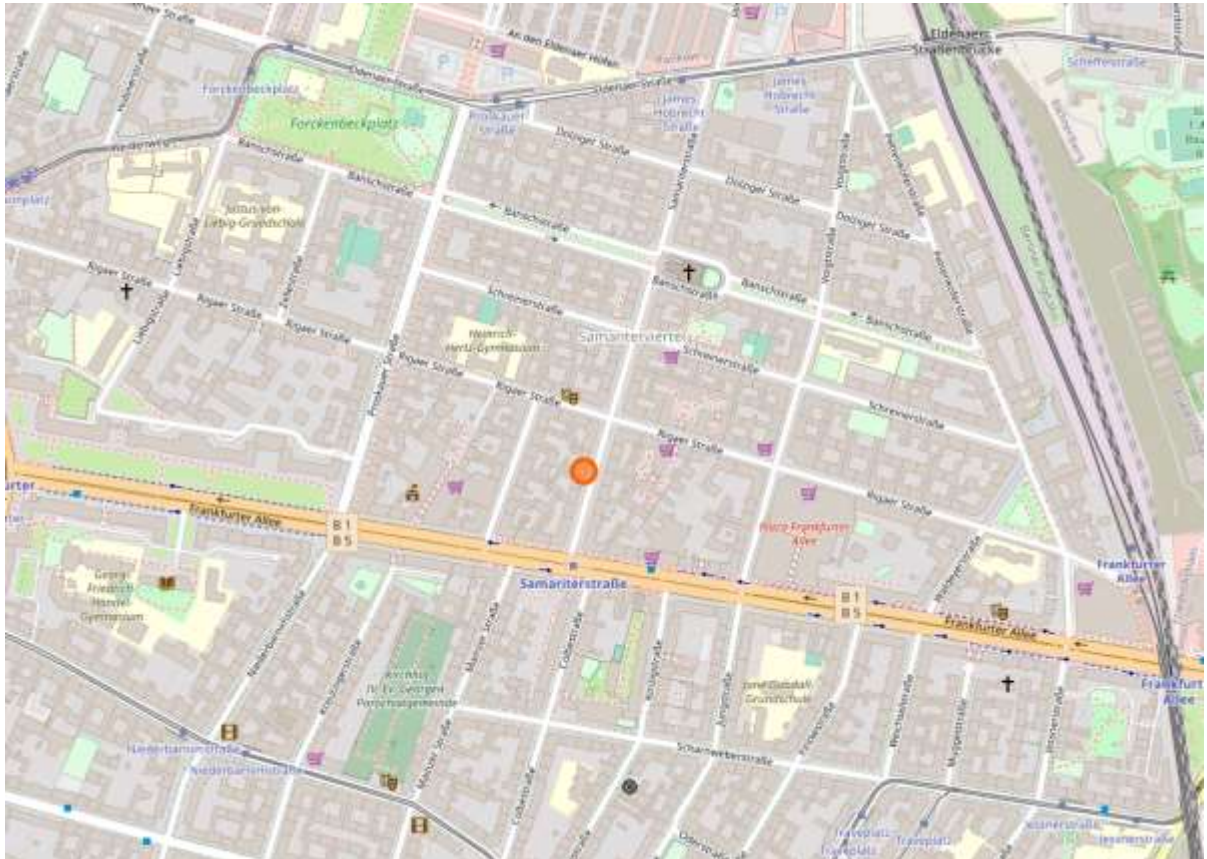
Multicultural with potential for relaxation

The Samariterviertel is one of the most popular locations in Berlin Friedrichshain, especially among young Berliners and new Berliners.

The neighbourhood, which was built at the beginning of the 20th century, lies to the north of Frankfurter Allee. In 2008, the Samariterviertel was released from its status as a redevelopment neighbourhood. Over 80% of all houses have been renovated.

Renovation and restoration of old buildings, various parks and the friendly neighbourhood feel attract creative people and families to this residential area. The neighbourhood is bordered to the north by the Volkspark of the same name and to the south by the River Spree.

Friedrichshain has blossomed and a diverse bar and restaurant scene has emerged. A colourful flea market is held regularly on Sundays on Boxhagener Platz, which is known far beyond the neighbourhood for its bargains, treats and lively atmosphere.



Quelle: <https://www.openstreetmap.de/>



Samariterviertel neighbourhood



Samariterviertel neighbourhood

SAMARITERSTRASSE 36

Well positioned and with old building details

Hidden behind the rather inconspicuous façade of Samariterstrasse 36 is a cosy building dating back to 1899. A new homeowners' association is being formed here with 21 co-owners, divided into 1- to 3-room flats in the front building and side wing, as well as two commercial units on the ground floor and a rooftop unit.

All residential units in the front building have a balcony, and in most units you will still find the popular style elements and old building details such as floorboards and ceiling stucco.

In the course of the recent renovations, the dividing owner not only gave the Sam36 a new coat of paint, but also had the façade refurbished - including new plaster on the ground floor. The stairwell was also given a pleasant makeover: new sisal carpeting, a new letterbox system and new lights give the entrance area an appropriate glow.

All the windows in the building have been or will be replaced as part of energy efficiency improvements. A new waste disposal area and an appropriate number of bicycle parking spaces have been created in the inner courtyard, which has a full basement. The courtyard will also be intensively planted with large planter boxes.



OFFER

Type of object	Freehold flats / 2 commercial units / one unfinished attic
Year of construction	1899
Location	Samariterstraße 36, 10247 Berlin
Flat sizes	from 27m ² to 103m ²
Rooms	1-3
Balcony	Balkone in every unit in the front building
Lift	Not available / not authorised
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	171 kWh m ² /a
Purchase prices	Between 3400,- €/m ² and 6350,-€/m ²
Other information	The units are handed over in inspected condition





Object images



Flats in the building

CONTACT PERSON

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