

ACCENTRO



Erasmushöfe
MOABIT

CONDOMINIUMS IN BERLIN-MOABIT



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„BERLIN – YOU ARE SO WONDERFUL“

“Berlin, du bist so wunderbar”— or “Berlin, you are so wonderful” — is the name of a song the local artist Kaiserbase produced together with singer Henry de Winter. It pays homage to the joie-de-vivre that so many people love about Germany’s old new capital and first city. The song was popularised by the commercial of a local brewery who combined it with images of the city and played it in cinemas. What may seem like a dated form of advertising is highly effective in a city that boasts 91 cinemas with a total of 266 screens across all cinematic formats and boroughs with their sub-districts and neighbourhoods.

The significance of motion pictures for the city is emphasised by the annual Berlin Film Festival each February.

Looking back on a long tradition, the Berlinale is one of the major events in the film industry’s calendar, hosted by a city that has fascinated film stars, producers and directors for many decades.

But normal people, too, are so intrigued that many decide to move to the city for good. Indeed, the appeal of this spell-binding metropolis has intensified in recent years. The IW Economic Institute predicts that by 2035, Berlin will have a population of up to four million.

As a popular holiday destination, the city already attracts around 13 million visitors per year who spend more than 31 million nights overall.



LIVING METROPOLIS

Few will go so far as to compose a song about how wonderful Berlin is, but most agree that once you have seen it you will keep coming back because there is something about Berlin no other European capital offers. Laid waste during World War II, divided during the post-war decades and groomed like a crown jewel by either side of the Cold War before being reunited, Berlin is as robust and frolicsome as the bear that graces its coat of arms.

While New York is known as the “city that never sleeps,” much the same can be said for Berlin, not least because it only has a one-hour curfew. It also has four opera houses, 150 theatres of various kind and four major universities that highlight the wide spectrum of arts, culture and science the city covers while

also being a business, technology and research hub. But Germany’s largest city with its twelve boroughs, nearly 100 sub-districts and around 200 quarters is also known the world over as trade fair and convention hub. Open-mindedness, high liveability, creativity and liberty are attributes commonly associated with Berlin both by locals and outsiders.

Not least because of its many green areas that — when including forests, parks, gardens, lakes and rivers within the city limits — make up 46 percent of the city’s total area, this major European metropolis has won over the hearts and minds of people worldwide who agree with the singer: “Berlin, you are so wonderful.”



1ST PLACE

Berlin is the most popular metropolis for real estate investments



43,7%

Increase in gross domestic product Berlin (2007 to 2017)



+266,000

Population until 2030



2,500

Parks and green spaces in Berlin



6,073 Mio €

Turnover in condominiums in Berlin (in 2018)



5

Universities with 191,000 students

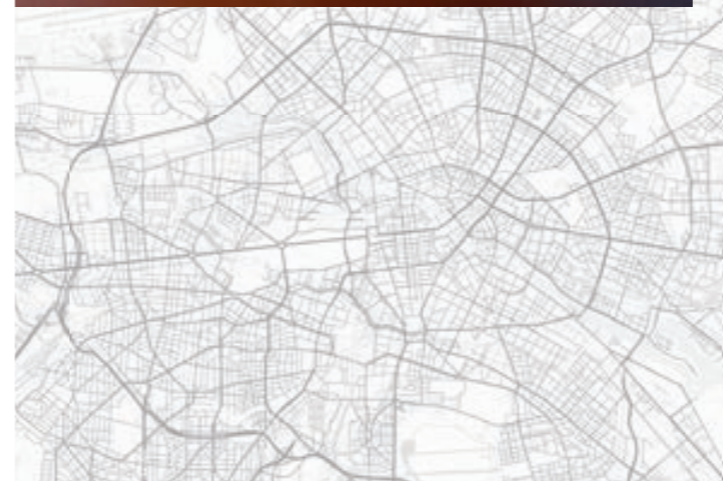


MITTE – BOROUGH OF MANY FACES IN THE HEART OF BERLIN

Berlin has many faces. If you go by the number of administrative districts, you have twelve different boroughs, each of which presents the metropolis in a different light. Reunited and extending over 892 square kilometres, the city divides into dozens of sub-districts whose unique characters as well as economic, cultural and social structures radiate distinct personalities. Add to this the organic nature of the various sub-districts that is the product of historically grown quarters and neighbourhoods and that invest the metropolitan habitat with its architectural, social and ethnic diversity.

The very name of Mitte — German for “centre” — implies that this is the historic heartland of Berlin. In its enlarged form, the borough combines the formerly autonomous sub-districts of Mitte, Hansaviertel, Wedding, Tiergarten, Gesundbrunnen and Moabit. It borders on the well-known boroughs of Charlottenburg-Wilmersdorf in the west, Friedrichshain-Kreuzberg in the east and south, Reinickendorf in the north, among others.

What sets the eponymous sub-district of Mitte apart within the borough is the constant bustle of tourists who take advantage of its attractions night and day. Among its best-known sights are the Brandenburg Gate, the Reichstag building, Alexanderplatz with the TV tower — the tallest structure in Germany and a landmark for the city as a whole — and the Holocaust Memorial.



ISLAND SITUATION IN MOABIT



In addition to the sub-district that lends its name to the borough, there are five other constituent sub-districts. Moabit is one of them.

Its residents love to think of their part of the city as an island because it is entirely surrounded by waterways, including the River Spree and canals like Charlottenburger Verbindungskanal, separated but by no means isolated from the rest of town. The “mainland” is conveniently reached via any of 25 road, rail and pedestrian bridges, some of which are impressive in their own right. Like an island, the sub-district also has a distinct cultural life, well known through its annual Moabiter Kulturtag event series that star-

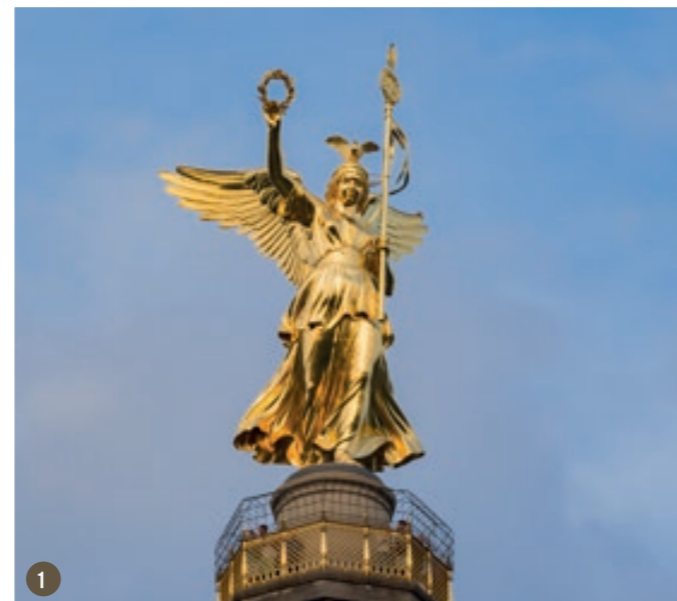
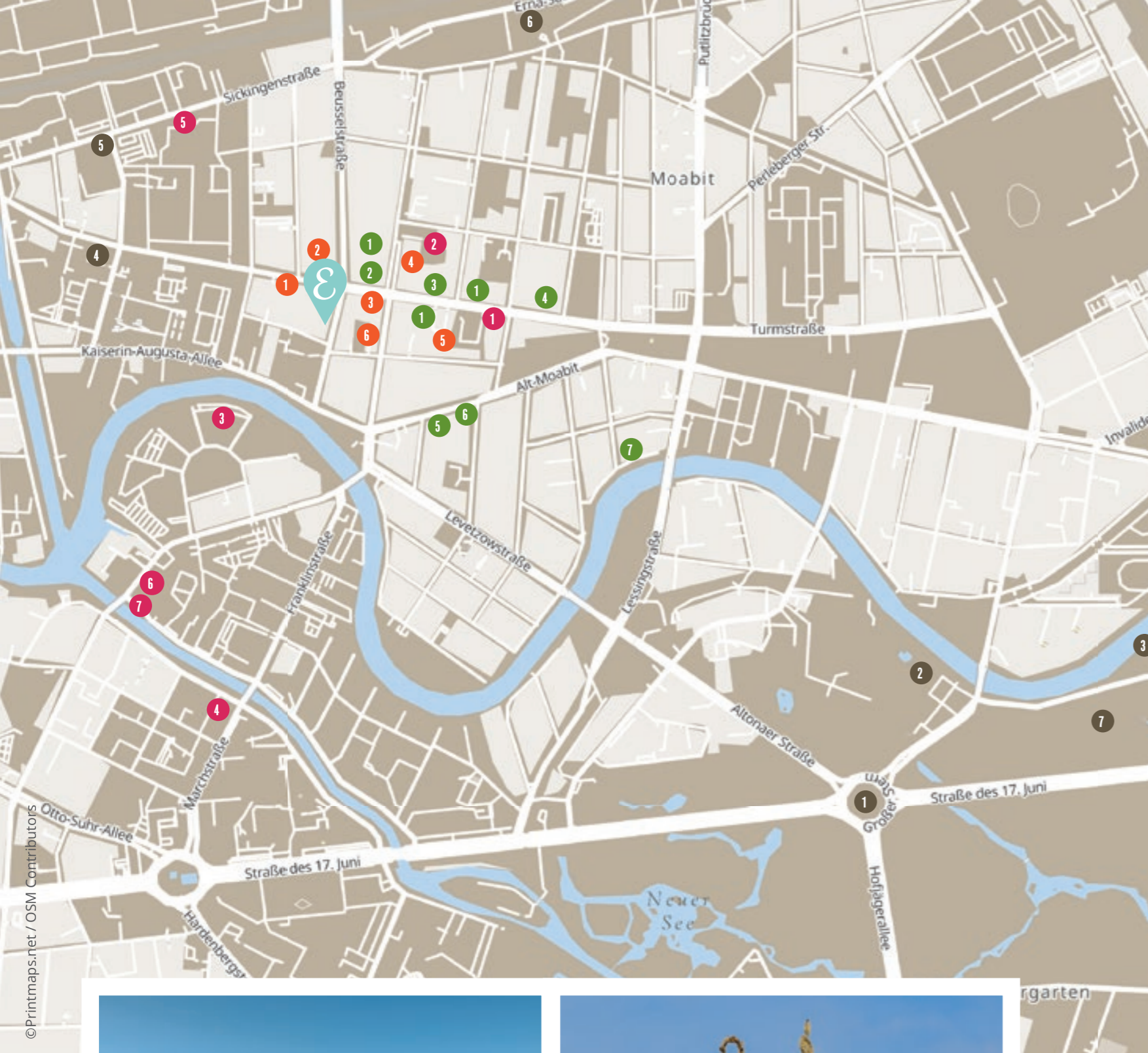
ted twelve years ago. Kulturfabrik Moabit, a cultural centre in a former factory building has made a name for itself beyond the borough boundaries with its cultural events and concerts.

The ZK /U Centre for Art and Urbanistics occupies the former Moabit freight yard, while Dodohaus focuses on neighbourhood art, and the historic market hall Arminius-Markthalle used to serve as film set, e.g. for a once popular TV series.



QUIET HABITAT

Like the sub-district of which the street is a part, Erasmusstrasse is surrounded by plenty of water, including a canal and the River Spree, whose bank lies within easy walking distance. The quiet residential ambience on Erasmusstrasse, a low-traffic street named after the humanist Dutch scholar Erasmus of Rotterdam, is located in the western part of Moabit.



GASTRONOMY

- 1 Tõnis Vietnamese Restaurant
- 2 Big Bascha Oriental Restaurant
- 3 La Mandria Pizzeria
- 4 Wald Café
- 5 Mauerwerk Craft Beer Bar
- 6 Ya-Man Jamaican Restaurant

ART & CULTURE

- 1 Siegessäule (Victory Column)
- 2 Bellevue Castle
- 3 Haus der Kulturen der Welt House of World Cultures
- 4 Loewe Saal (Hall)
- 5 Classic Remise
- 6 ZK/U (Center for Art and urbanism)
- 7 Englischer Garten (English Garden)

SHOPPING

- 1 Supermarket
- 2 Drugstore
- 3 Tedi Houseware
- 4 Arminius Market Hall
- 5 velophil (Cycle trade)
- 6 TS Foods (Indian, Iranian food)
- 7 Grüner Laden (organic market)

EDUCATION

- 1 Berlin-Kolleg
- 2 Carl-Bolle Primary school
- 3 Technische Universität University
- 4 UdK University of the Arts
- 5 BRICKS Educational Institute
- 6 Berlin International
- 7 IBI - Institute for Education in the information society

PULSATING DIVERSITY

This centrally located and culturally diversified urban quarter consists mainly of densified residential buildings raised in the late nineteenth century and of reformist housing estates from the 1920, whereas modern buildings represent the minority. Toward the west lies a sprawling industrial and commercial zone that represents an important business location and centre of employment. The publicly owned wholesale market of Berlin, which supplies much of the city's groceries, has been located on Beusselstrasse since 1965, and trades in fresh produce, meats and sausages as well as flowers and plants. Extending over around 330,000 square metres, the market with its unique atmosphere is open six days a week and home to around 300 firms and 2,500 employees.



Spree bank



Wholesale Market



Town hall Moabit

The urban neighbourhood of western Moabit is well networked. The quarter's multi-cultural constituency is reflected in a fascinating cultural and educational landscape, a large number of initiatives, societies or social and cultural institutions. The district centre at Stadtschloss Moabit, which includes a café and library, serves as a popular neighbourhood meeting place in the adjacent Beusselkiez quarter.

Turmstrasse, a high street running parallel to Erasmusstrasse, provides a well-developed retail infrastructure that serves non-discretionary needs while including a diversified line-up of textile and fashion retailers as well, the same being true for Beusselstrasse, the cross-street. A new stylish shopping centre came on-stream in

Moabit in summer of 2018. The former industrial buildings of the Schultheiss brewery were redeveloped as Schultheiss-Quartier and supplemented with new-build structures to accommodate a multi-storey car park, restaurants and office units in addition to the shopping centre while breathing new life into the entire area. The immediate surroundings can be explored riding the various bus lines while access for private vehicles is just as convenient.

Two underground stops, "Turmstrasse" and "Birkenstrasse" (both on the U9 line), are a short walk away, as is the "Beusselstrasse" rapid-transit station a little further north. Moreover, the TXL express bus takes you from Beusselstrasse to Tegel Airport in less than ten minutes.



URBAN LIFESTYLE IN THE HEART OF BERLIN

Erasmushöfe is a complex of two period buildings raised in 1910 and 1918, respectively, located on Erasmusstrasse, a quiet street of low traffic volume. The residential complex on the corner of Erasmusstrasse and Beusselstrasse with its Belle Époque character acts like a gateway to this street in the colourful locality of Moabit.

The two connected properties in Moabit include residential and commercial units, and share a courtyard that is landscaped in some parts and that includes bicycle parking spaces. The site as a whole extends over a plot area of around 4,000 square metres. There are 65 residential units overall at Erasmushöfe. Most of them are mostly equipped with already existing balconies, terraces or roof terraces as well as newly installed balconies and terraces after the renovation of the exterior façade.



TO THE WEBSITE



DIVERSE LIVING AND LIFE- SPECTRUM

The ground floor of the five-storey buildings of Erasmushöfe is taken up by several commercial units, while the top floors divide into five attic flats, some of them with private roof terraces. The commercial loft floors in the transverse building at Erasmusstrasse 2 offer plenty of space for creative ideas and can be converted into residential loft floors.

The quiet street in Moabit, a locality fringed by waterways, is named after the humanist Dutch scholar Erasmus of Rotterdam. The residential complex named after him accommodates a varied spectrum of domestic arrangements. Freshly renovated and shining in simple white on the interior and a darker tone on the street facades, the entire area with its own inner courtyard blends in perfectly with the Wilhelminian environment. In addition, the staircases will be given a new coat of paint. Available are rented flats as capital investment as well as empty flats for owner-occupiers.

It is equally suited for singles, couples and families and anyone who fancies a multi-cultural environment with well-developed infrastructure and gastronomy. Having footprints of around 30 to maximally 116 square metres, the floor plans bring a high degree of liveability to any kind of lifestyle.



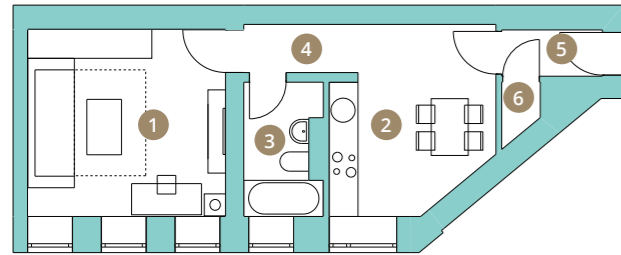
TO THE DRONE MOVIE



TO THE APARTMENTS

Floor Plan Examples

Erasmusstrasse 1



1-Room-Apartment

36.88 sqm, Front Building, GF, Apartment 1

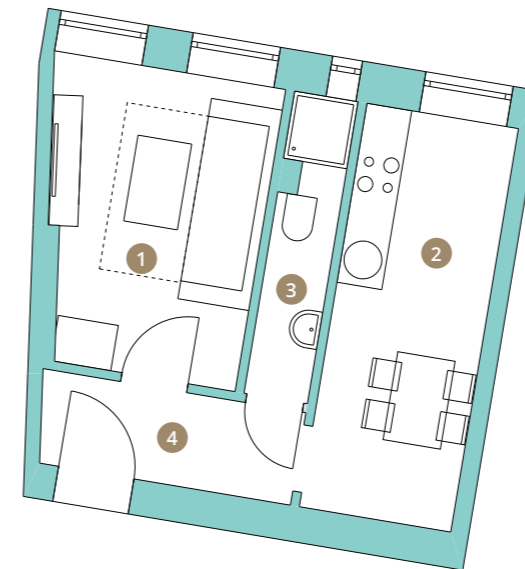
No.	Room	Size in sqm
1	living room	15.93
2	kitchen	8.64
3	bathroom	4.21
4	corridor 1	2.01
5	corridor 2	5.23
6	storage room	0.86



example flat



Non-binding visualization



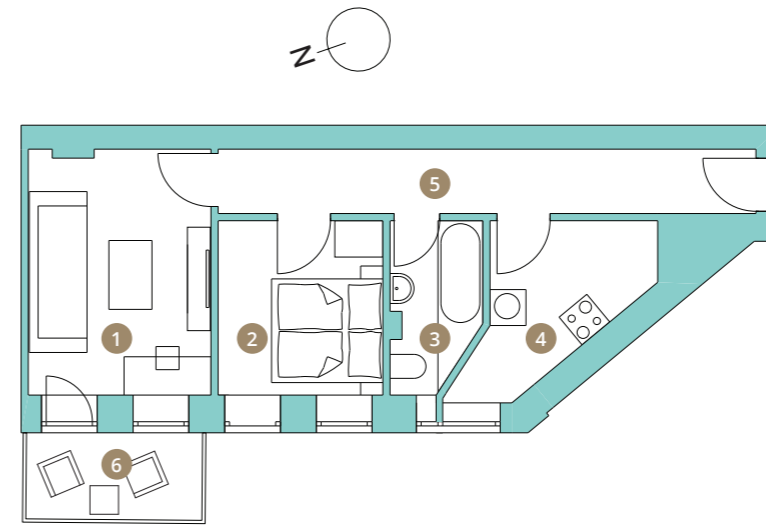
1-Room-Apartment

29.79 sqm, Front Building, 2nd Floor, Apartment 10

No.	Room	Size in sqm
1	living room	11.21
2	kitchen	10.98
3	bathroom	3.33
4	corridor	4.27



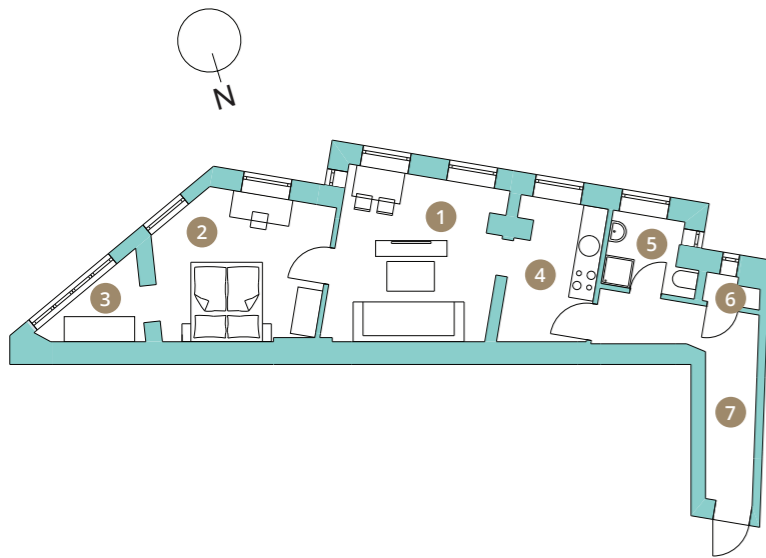
example flat



2-Room-Apartment

44.78 sqm, Front Building, 2nd Floor, Apartment 8

No.	Room	Size in sqm
1	living room	12.42
2	bedroom	8.01
3	kitchen	6.60
4	bathroom	3.99
5	corridor	9.65
6	balcony (50%)	2.11



2-Room-Apartment

53.07 sqm, Front Building, 1st Floor, Apartment 5

No.	Room	Size in sqm
1	living room	15.69
2	bedroom	13.89
3	kitchen	7.14
4	chamber	3.29
5	bathroom	3.51
6	storage room	0.84
7	corridor	8.71



Non-binding visualization

2-Room-Apartment

65.98 sqm, Front Building, Attic, Apartment 21



No.	Room	Size in sqm
1	living room	31.19
2	bedroom	11.92
3	kitchen	4.79
4	bathroom	4.75
5	dressing room	2.10
6	corridor 1	5.87
7	corridor 2	2.99
8	roof terrace (50%)	2.37



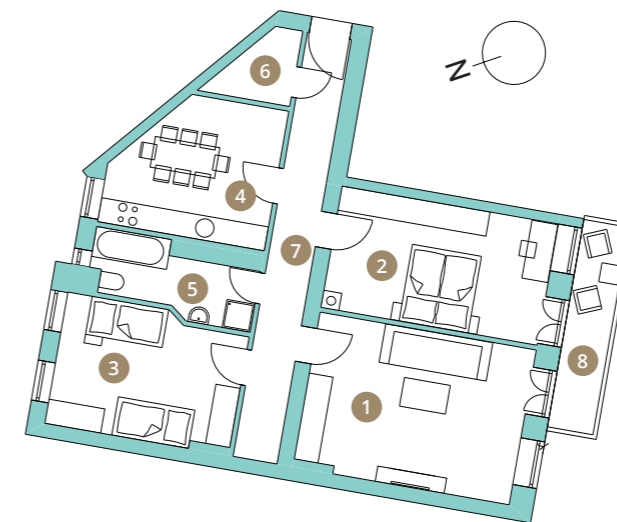
example flat



Non-binding visualization

3-Room-Apartment

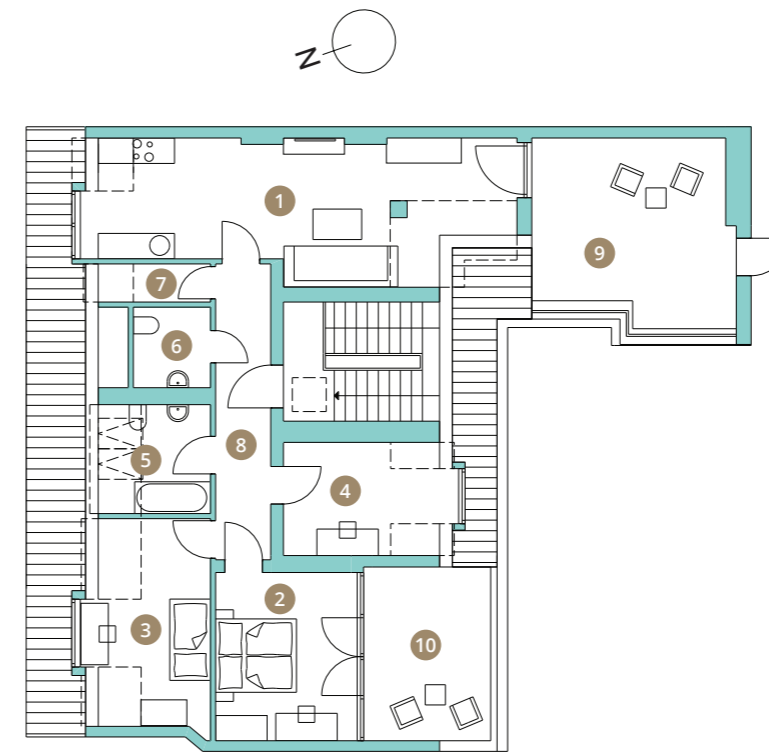
89.12 sqm, Front Building, 2nd Floor, Apartment 11



No.	Room	Size in sqm
1	living room	21.32
2	bedroom	16.96
3	children's room	14.34
4	kitchen	12.84
5	bathroom	6.17
6	storage room	2.83
7	corridor	11.70
8	balcony (50%)	2.96



Non-binding visualization



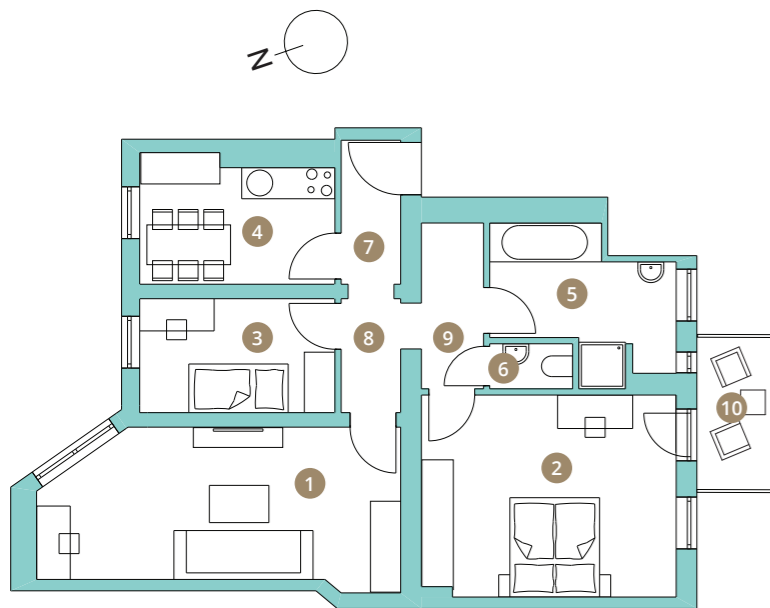
4-Room-Apartment

98.66 sqm, Back Building, Attic, Apartment 32

No.	Room	Size in sqm
1	living room	27.67
2	bedroom	13.26
3	children's room	12.09
4	home office	9.63
5	bathroom	5.51
6	lavatory	3.46
7	storage room	2.01
8	corridor	9.07
9	terrace 1 (50%)	9.81
10	terrace 2 (50%)	6.15

3-Room-Apartment

77.64 sqm, Back Building, 3rd Floor, Apartment 28

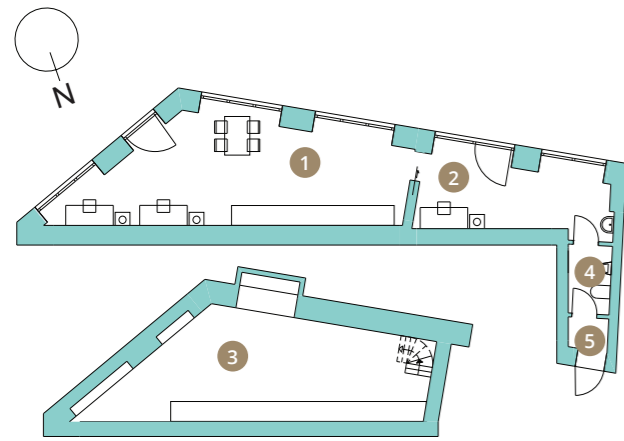


No.	Room	Size in sqm
1	living room	19.92
2	bedroom	19.07
3	children's room	8.29
4	kitchen	8.93
5	bathroom	8.37
6	lavatory	1.39
7	corridor 1	3.19
8	corridor 2	2.53
9	corridor 3	3.84
10	balcony (50%)	2.11



Non-binding visualization

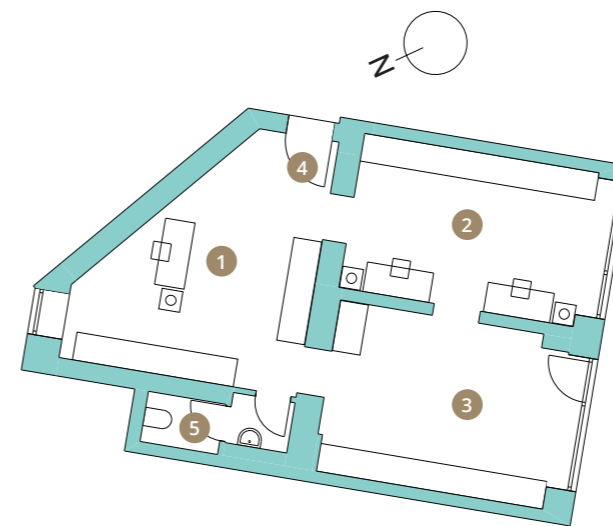
Erasmusstrasse 1



2-Room-Business

76.62 sqm, Front Building, GF, Business 2

No.	Room	Size in sqm
1	business 1	30.86
2	business 2	13.75
3	stock	28.09
4	entrance hall	1.19
5	lavatory	2.73



3-Room-Business

64.43 sqm, Front Building, GF, Business 3

No.	Room	Size in sqm
1	business 1	30.86
2	business 2	13.75
3	business 3	28.09
4	entrance hall	1.19
5	lavatory	2.73

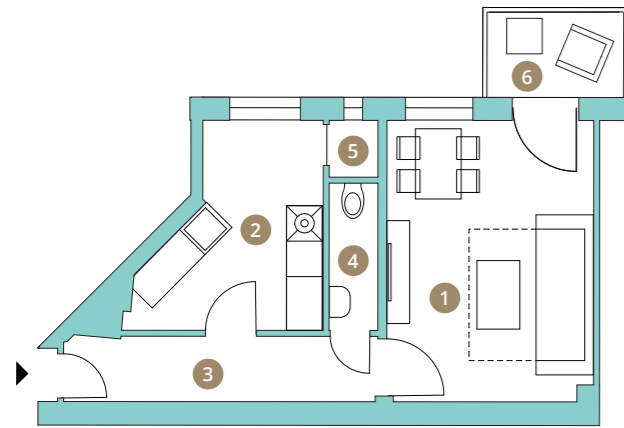


Erasmusstrasse 1

Unit / Business	Location	Size in sqm	Rooms	Balcony/Terrace
unit 1	front building, GF	36.86	1	no
business 2	front building, GF	76.62	2	no
business 3	front building, GF	64.34	3	no
unit 4	front building, 1st FL	42.24	2	yes
unit 5	front building, 1st FL	53.07	2	no
unit 6	front building, 1st FL	46.27	2	no
unit 7	front building, 1st FL	68.41	2	no
unit 8	front building, 2nd FL	42.78	2	yes
unit 9	front building, 2nd FL	53.07	2	no
unit 10	front building, 2nd FL	29.79	1	no
unit 11	front building, 2nd FL	89.12	3	yes
unit 12	front building, 3rd FL	43.87	2	yes
unit 13	front building, 3rd FL	55.28	2	yes
unit 14	front building, 3rd FL	49.55	2	yes
unit 15	front building, 3rd FL	71.95	2	yes
unit 16	front building, 4th FL	44.61	2	yes
unit 17	front building, 4th FL	51.13	2	yes
unit 18	front building, 4th FL	50.40	2	yes
unit 19	front building, 4th FL	71.01	2	yes
unit 20	front building, attic	70.85	2	yes
unit 21	front building, attic	65.98	2	yes
unit 22	back building, GF	71.39	3	yes
unit 23	back building, GF	63.24	2	yes
unit 24	back building, 1st FL	73.47	3	yes
unit 25	back building, 1st FL	63.77	2	yes
unit 26	back building, 2nd FL	76.54	2	yes
unit 27	back building, 2nd FL	67.63	2	yes
unit 28	back building, 3rd FL	77.64	3	yes
unit 29	back building, 3rd FL	77.83	3	yes
unit 30	back building, 4th FL	68.25	2	yes
unit 31	front building, 4th FL + attic	68.25	4	yes
unit 32	back building, attic	98.66	4	yes

Floor Plan Examples

Erasmusstrasse 2



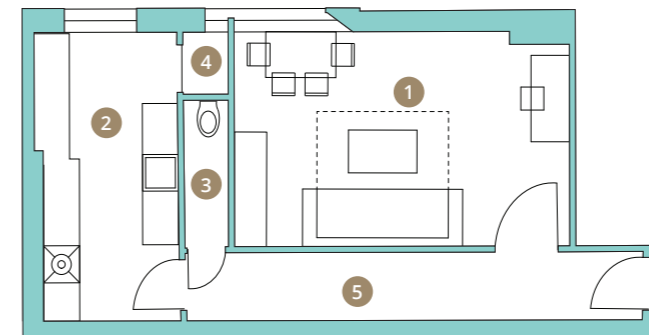
1-Room-Apartment

33.08 sqm, 1st Side Wing, 1st Floor, Apartment 17

No.	Room	Size in sqm
1	living room	15.26
2	kitchen	8.51
3	corridor	5.22
4	lavatory	1.70
5	shower	0.64
6	balcony (50%)	1.75



example flat



1-Room-Apartment

40.65 sqm, 1st Side Wing, 2nd Floor, Apartment 22

No.	Room	Size in sqm
1	living room	17.79
2	kitchen	11.35
3	lavatory	1.98
4	shower	0.69
5	corridor	8.84



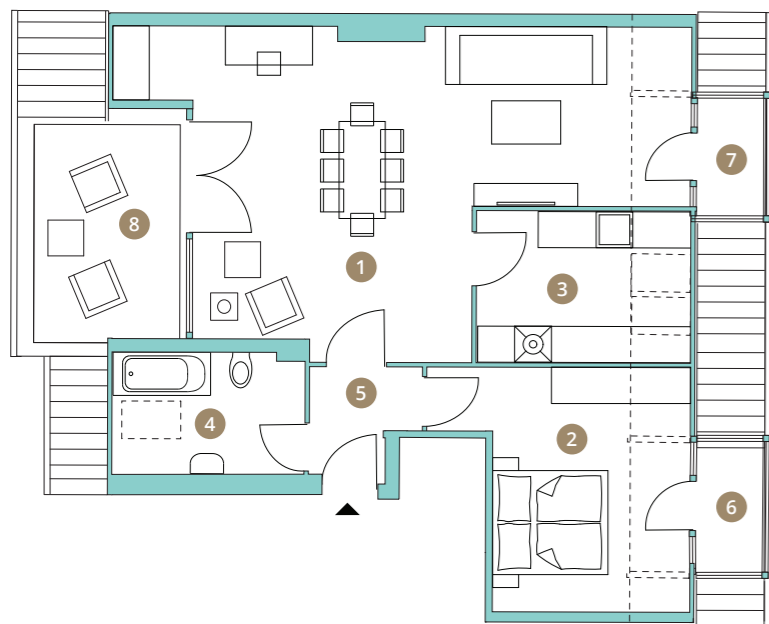
example flat



2-Room-Apartment

55.33 sqm, 2nd Side Wing, 1st Floor, Apartment 19

No.	Room	Size in sqm
1	living room	18.57
2	bedroom	11.44
3	kitchen	9.78
4	WC	2.07
5	shower	0.81
6	corridor	10.91
7	balcony (50%)	1.75



2-Room-Apartment

68.92 sqm, Front Building, Attic, Apartment 12

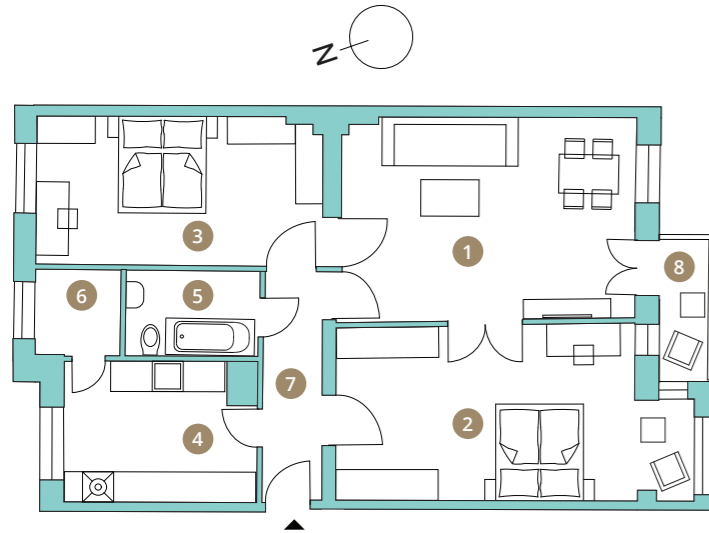
No.	Room	Size in sqm
1	living room	33.62
2	bedroom	12.46
3	kitchen	7.63
4	bathroom	4.43
5	corridor	3.31
6	loggia 1 (50%)	1.28
7	loggia 2 (50%)	1.01
8	terrace (50%)	5.18



example flat

3-Room-Apartment

84.12 sqm, Front Building, Attic, Apartment 5



No.	Room	Size in sqm
1	living room	22.43
2	bedroom 1	22.16
3	bedroom 2	14.64
4	kitchen	10.20
5	bathroom	5.53
6	storage room	1.79
7	corridor	6.03
8	balcony (50%)	1.34



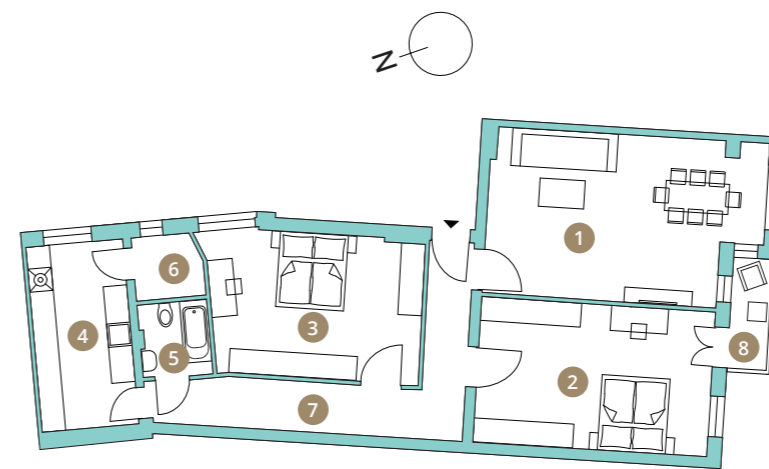
example flat



example flat

3-Room-Apartment

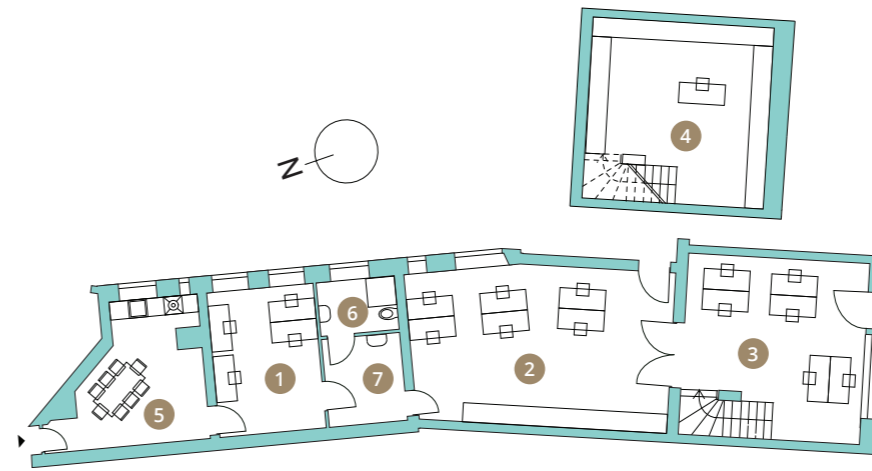
94.55 sqm, Front Building, 2nd Floor, Apartment 6



No.	Room	Size in sqm
1	living room	25.12
2	bedroom	20.66
3	children's room	18.42
4	kitchen	10.76
5	bathroom	3.93
6	storage room	1.29
7	corridor	13.03
8	balcony (50%)	1.34



example flat



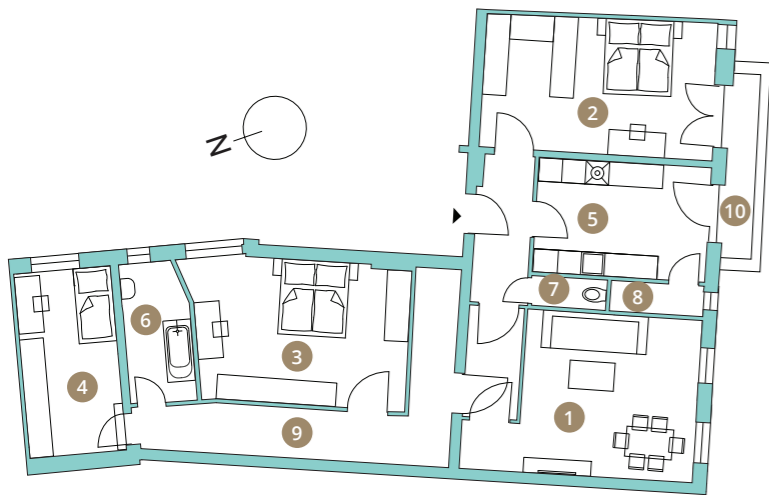
4-Room-Business

129.25 sqm, Front Building, GF, Business 1

No.	Room	Size in sqm
1	business 1	15.33
2	business 2	36.35
3	business 3	26.19
4	business 4	23.32
5	kitchen	18.21
6	bathroom	4.19
7	washing room	5.66

4-Room-Apartment

116.64 sqm, Front Building, 4th Floor, Apartment 11



No.	Room	Size in sqm
1	living room	20.40
2	bedroom 1	19.77
3	bedroom 2	17.46
4	children's room	10.93
5	kitchen	12.20
6	bathroom	5.95
7	lavatory	1.67
8	storage room	2.29
9	corridor	24.32
10	balcony (50%)	1.65



Erasmusstrasse 2

Unit / Business	Location	Size in sqm	Rooms	Balcony/Terrace
business 1	front building, GF	129.25	4	no
business 2	front building, GF	36.68	1	no
unit 3	front building, 1st FL	83.21	3	yes
unit 4	front building, 1st FL	92.94	3	yes
unit 5	front building, 2nd FL	84.12	3	yes
unit 6	front building, 2nd FL	94.55	3	yes
unit 7	front building, 3rd FL	65.09	2	yes
unit 8	front building, 3rd FL	44.71	1	no
unit 9	front building, 3rd FL	69.43	2	yes
unit 10	front building, 4th FL	63.81	2	no
unit 11	front building, 4th FL	116.64	4	yes
unit 12	front building, attic	68.92	2	yes
unit 13	front building, attic	93.30	2	yes
unit 14	1st side wing, GF	40.01	1	yes
unit 15	1st side wing, GF	31.90	1	no
unit 16	1st side wing, GF	35.47	1	no
unit 17	1st side wing, 1st FL	33.08	1	ja
unit 18	1st side wing, 1st FL	38.27	1	ja
unit 19	1st side wing, 1st FL	55.33	2	ja
unit 20	1st side wing, 1st FL	52.28	2	yes
unit 21	1st side wing, 2nd FL	34.50	1	yes
unit 22	1st side wing, 2nd FL	40.65	1	yes
unit 23	1st side wing, 2nd FL	56.18	2	yes
unit 24	1st side wing, 2nd FL	52.89	2	yes
unit 25	1st side wing, 3rd FL	35.06	1	yes
unit 26	1st side wing, 3rd FL	41.43	1	no
unit 27	1st side wing, 3rd FL	57.25	2	yes
unit 28	1st side wing, 3rd FL	54.70	2	yes
unit 29	1st side wing, 4th FL	35.06	1	yes
unit 30	1st side wing, 4th FL	40.63	1	no
unit 31	1st side wing, 4th FL	56.64	2	yes
unit 32	1st side wing, 4th FL	52.39	2	yes



Unit / Business	Location	Size in sqm	Rooms	Balcony/Terrace
unit 33	2nd side wing, GF	60.53	3	no
unit 34	2nd side wing, 1st FL	65.42	3	yes
unit 35	2nd side wing, 2nd FL	65.42	3	yes
unit 36	2nd side wing, 3rd FL	65.42	3	yes
unit 37	2nd side wing, 4th FL	65.42	3	yes
business 38	back building, GF	164.85	3	no
business 39	back building, 1st FL	189.10	1	yes
business 40	back building, 2nd FL	189.10	1	yes
unit 41	back building, 3rd FL	173.63	4	yes
business 42	back building, 4th FL	189.10	4	yes
business 43+44	back building, attic	147.35	2+1	no
unit 45	2nd side wing, attic	154.32	1	no



ALL ADVANTAGES AT A GLANCE

- > BUILT IN 1918 (ERASMUSSTRASSE 1) AND IN 1910 (ERASMUSSTRASSE 2)
- > A TOTAL OF 65 RESIDENTIAL PROPERTIES AND 11 COMMERCIAL PROPERTIES
- > APARTMENTS WITH 1 TO 4 ROOMS WITH SIZES FROM 29 TO ABOUT 116 SQUARE METERS
- > EXISTING AND NEWLY INSTALLED BALCONIES AND TERRACES OFFER PERFECT RETREATS
- > NEW FACADE RENOVATION & FRESH PAINTING IN THE STAIRCASES
- > FUNKTIONAL FLOOR PLANS
- > TYPICAL BERLIN OLD BUILDING STYLE
- > CENTRAL LOCATED IN THE BEAUTIFUL DISTRICT MOABIT
- > GOOD CONNECTION TO PUBLIC TRANSPORT

ACCENTRO

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