

ACCENTRO



CONDOS AT EXERZIERSTRASSE





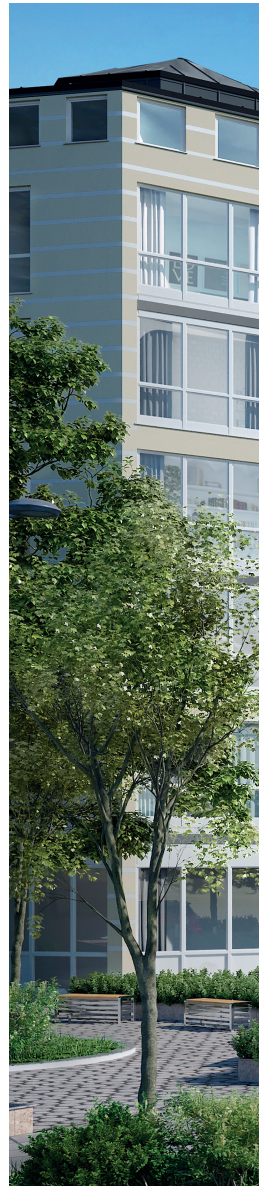
Non-binding visualization

WELCOME TO WEDDING



Berlin's district of Wedding thrives on diversity, for instance in a culinary and cultural sense. As you walk its streets, you will pass Arabian and Turkish speciality stores as well as supermarkets, cafés and takeaway shops of any sort imaginable.

Take the small hairdresser in direct proximity to the gym, the municipal library cheek to jowl with the neighbourhood gallery, and the indoor swimming pool near the Korean restaurant. But despite its vibrancy, Wedding also has its quiet spots, and in the area around Exerzierstrasse, it all comes together because you are in the very heart of the district.





Non-binding visualization

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LIVING IN WEDDING

While Leopoldplatz and the busy area around the “Gesundbrunnen” station are marked by urban hustle and bustle, life along Exerzierstrasse strikes a more peaceful note. The bank of Panke creek lies within walking distance along with the Uferhallen venue, a local hot spot featuring cafés, studios and stages. In the summertime, people flock to the lawns and cafés lining the bank of the creek.



ice stadium

≈ 84,890
residents in Wedding

2

outdoor public
swimming pools

8 parks



The only Berlin drive-in cinema:
Am Festplatz

7 hectare of water in
the Plötzensee



**Long Distance Cycling Berlin-
Copenhagen leads through the
Wedding**

0
dding

arks

44 playgrounds

URBAN LIVING UND NATURE

LOCATION

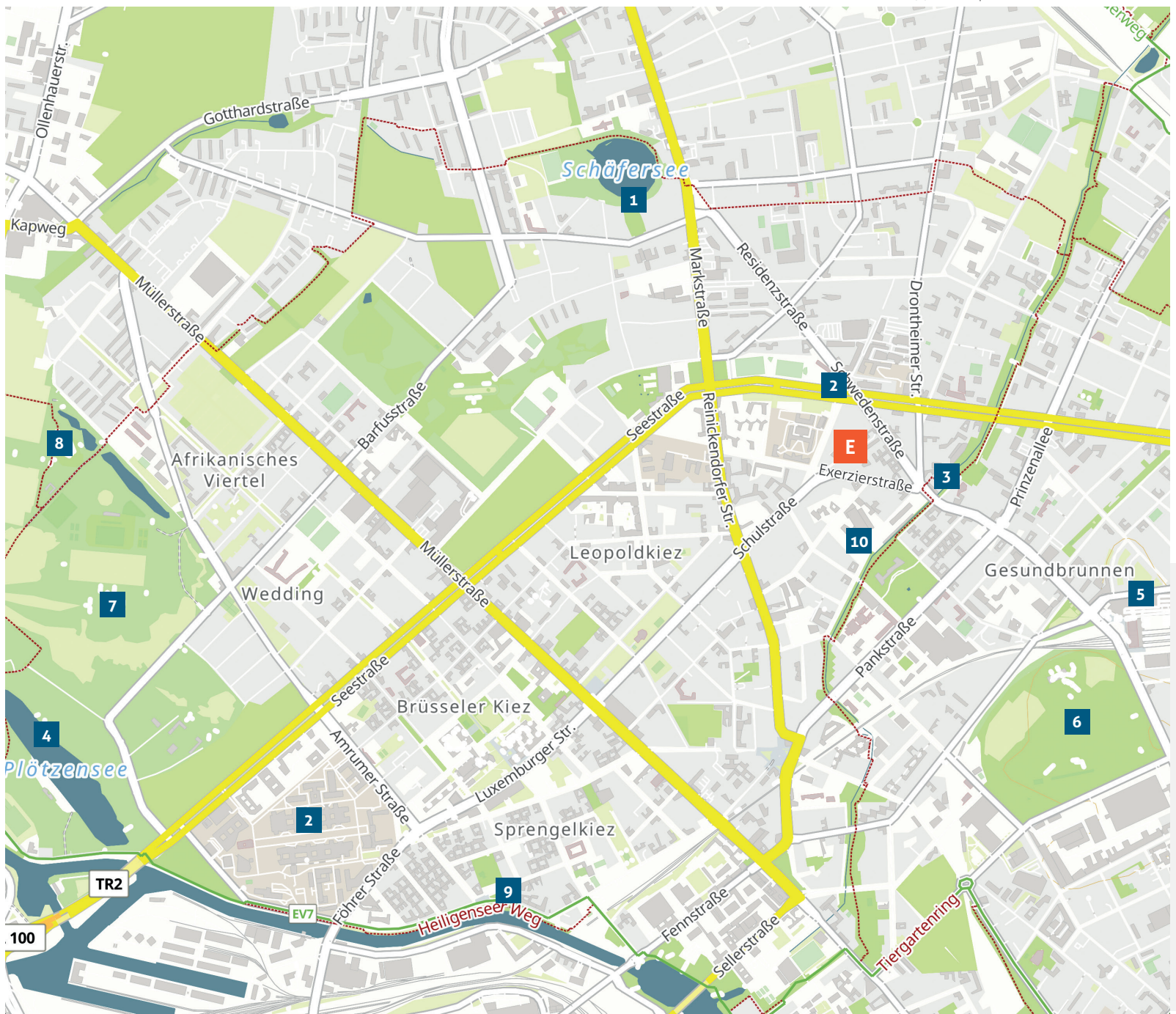
Although Exerzierstrasse represents a quiet part of Wedding, it is well connected to the public transportation grid. Bus lines stop right outside the door, and the "Osloer Strasse" underground stop (U9 line) is only a short walk away. Another nearby transport hub is the "Gesundbrunnen" station, providing local and long-haul transportation in addition to rapid transit connections.

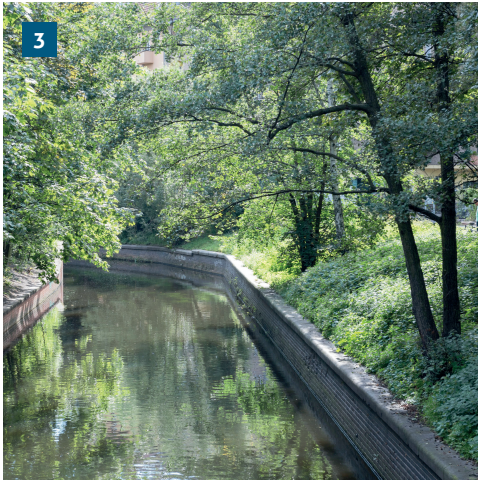
The Gesundbrunnen-Center mall with its wide spectrum of retailers serves day-to-day needs of every kind. If you prefer to buy from small, local businesses, you will find plenty of boutique-sized stores of various international backgrounds that characterise and enrich life in the neighbourhood.

Wedding is one of the most vibrant districts in the city, and will yet surprise you with its plethora of parks and green areas which dot the district like so many urban oases. Especially the sprawling parklands of Volkspark Humboldtthain draw people any time of year, be it for picnics or strolls through the rose garden or a dip in the public outdoor swimming pool.

The centrally located Volkspark Rehberge is particularly popular among hikers, runners and picnickers because of its wooded character. Additional summertime attractions include the outdoor cinema and the Plötzensee outdoor swimming pool.

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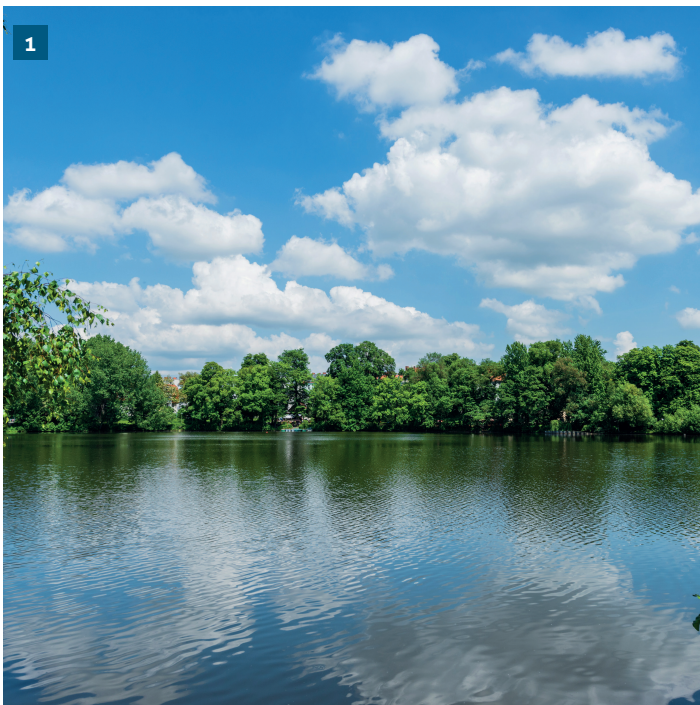




3



4



1



5



9

E Exerzierstraße

1 Schäfersee (lake)

2 Metro station Osloer Straße

3 Pankeufer (flea market)

4 Plötzensee (lake)

5 Gesundbrunnen-Center (shopping mall)

6 Volkspark Humboldthain

7 Volkspark Rehberge

8 Open-air cinema Rehberge

9 Nordufer

10 Uferhallen (culture workshop)



MODERN BUILDINGS FROM THE 80s

OBJECT

The streetscape is dominated by the period buildings from the early 20th century that are so typical of Berlin, supplemented here and there by more recent buildings from the 1980s. The multi-unit dwellings on Exerzierstrasse are modern building from 1989 that will draw your gaze with their unique floor plans, conservatories and large window expanses.

The apartment complex occupies a quiet corner lot and consists of two buildings that are grouped around a beautifully landscaped square featuring play areas, sitting nooks and trees. The larger of the two buildings is six storeys tall, including an attic floor. The second building divides into two linked five-storey building envelopes. The hexagonal floor plan lends a tower-like aspect to this building section. In late 2018 and early 2019, the façades of the housing estate will be overhauled and repainted according to a bright colour scheme.

All of the flats are handicap-accessible via a lift. Most flats come with a conservatory or balcony. The units available in the three building sections have bespoke floor plans and range from 1 to 6 bedrooms and from around 50 to 196 square metres. The floor-length windows of the conservatories create a particularly bright and warm atmosphere.

The majority of flats feature eat-in kitchens. In other flats, the kitchens are connected to the living room via double-panel doors. These kitchens are large enough to accommodate a dining nook. All of the kitchens have windows or direct access to the balcony or conservatory, as the case may be. Bathrooms, some with natural light, feature tubs and reflect a present-day standard of living. A number of flats come with separate guest WCs.



TO THE MOVIE



example flat



example flat



example flat



example flat

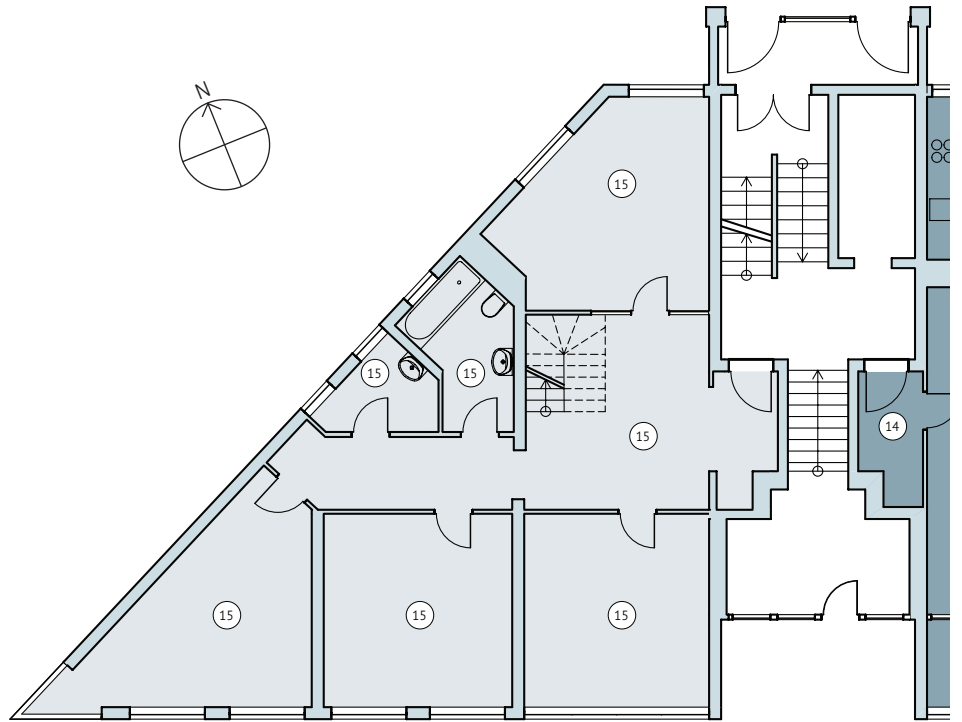
FLOOR PLANS

PART 1

GROUND FLOOR

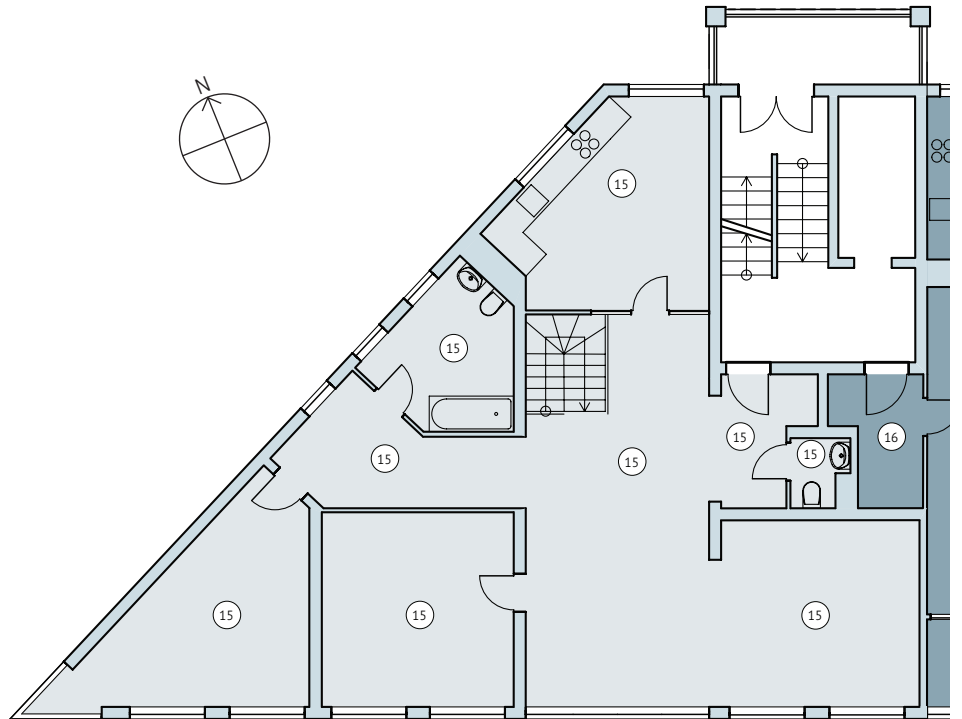
Apartment	Rooms	sqm	Conservatory
Unit 01	2	63.97	yes
Unit 14	2	64.87	yes
Unit 15	7	196.24	no
PO* 44	1	14.02	no
PO* 45	1	16.88	no
PO* 46	1	7.60	no

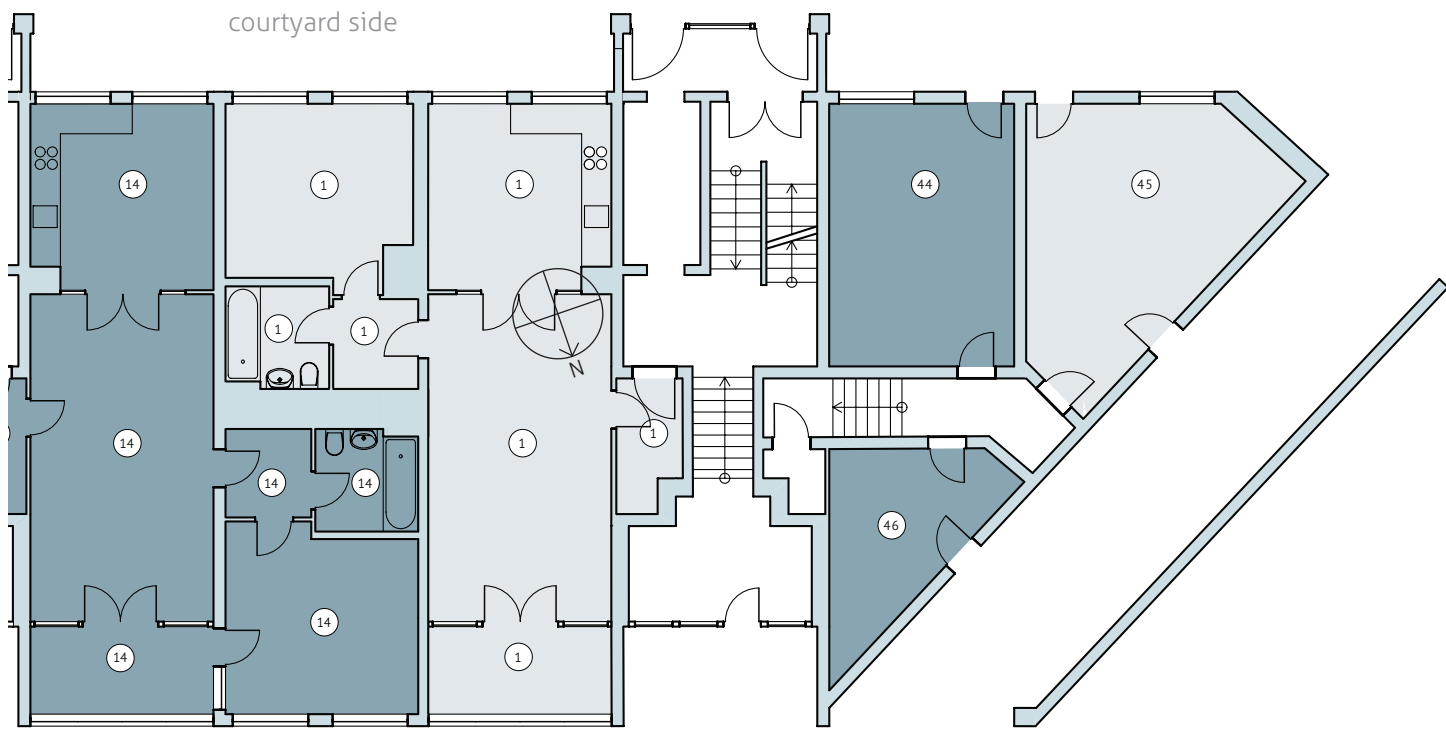
*PO = part ownership



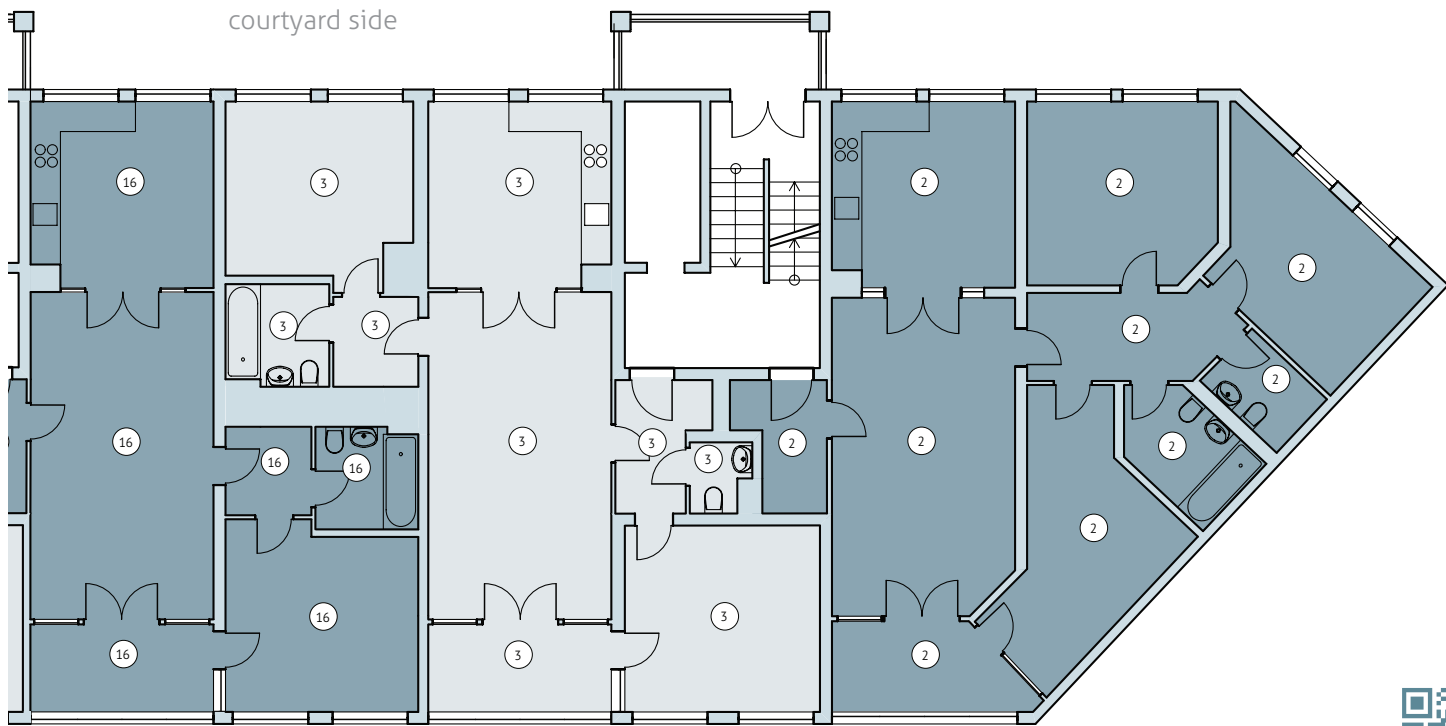
1ST FLOOR

Apartment	Rooms	sqm	Conservatory
Unit 02	4	98.76	yes
Unit 03	3	81.10	yes
Unit 16	2	65.84	yes





street side



street side

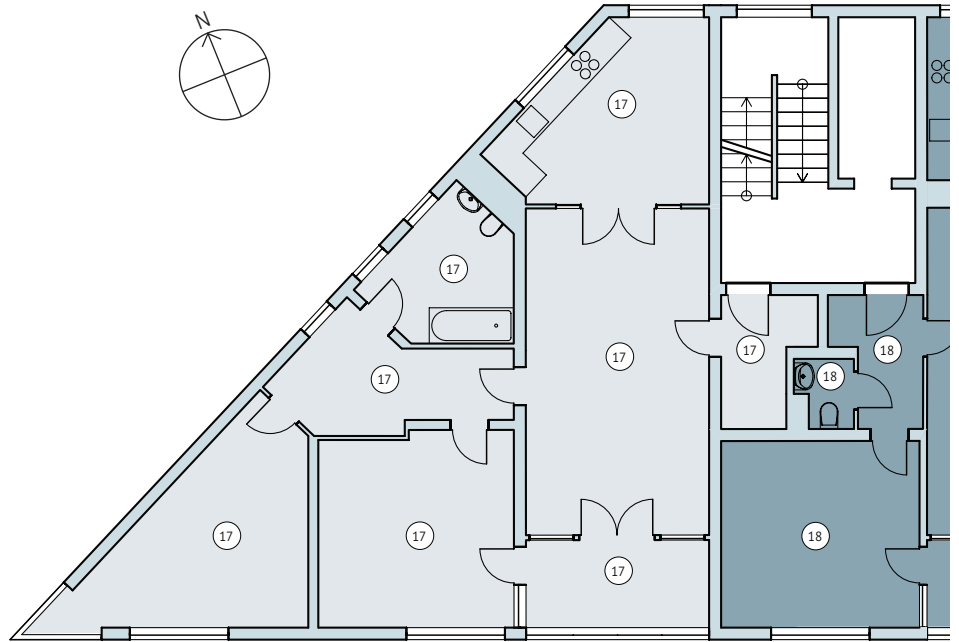


TO THE EXPOSÉS

PART 1

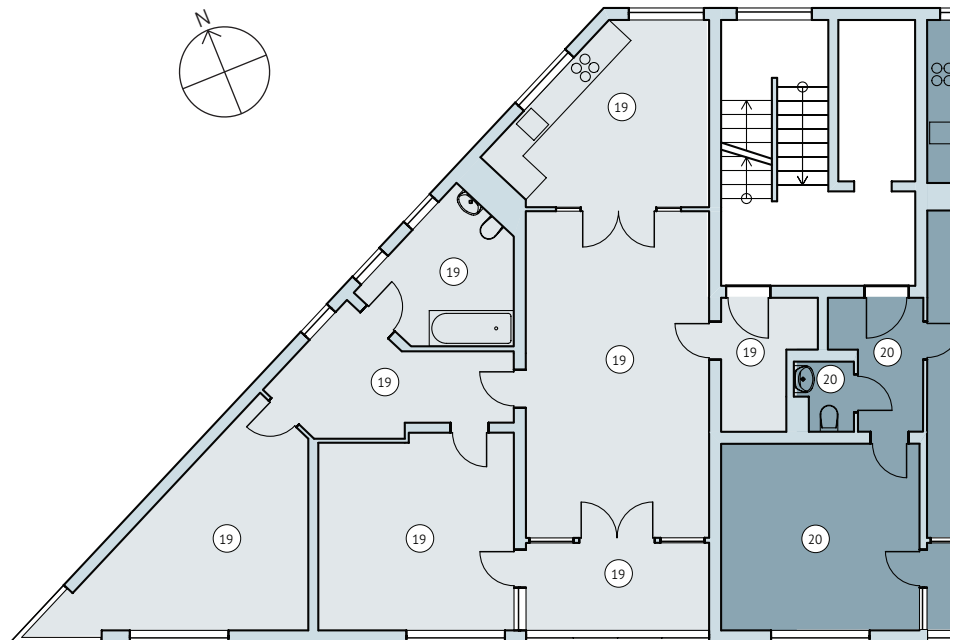
2ND FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 04	4	98.76	yes
Unit 05	3	81.10	yes
Unit 17	3	89.77	yes
Unit 18	3	82.10	yes

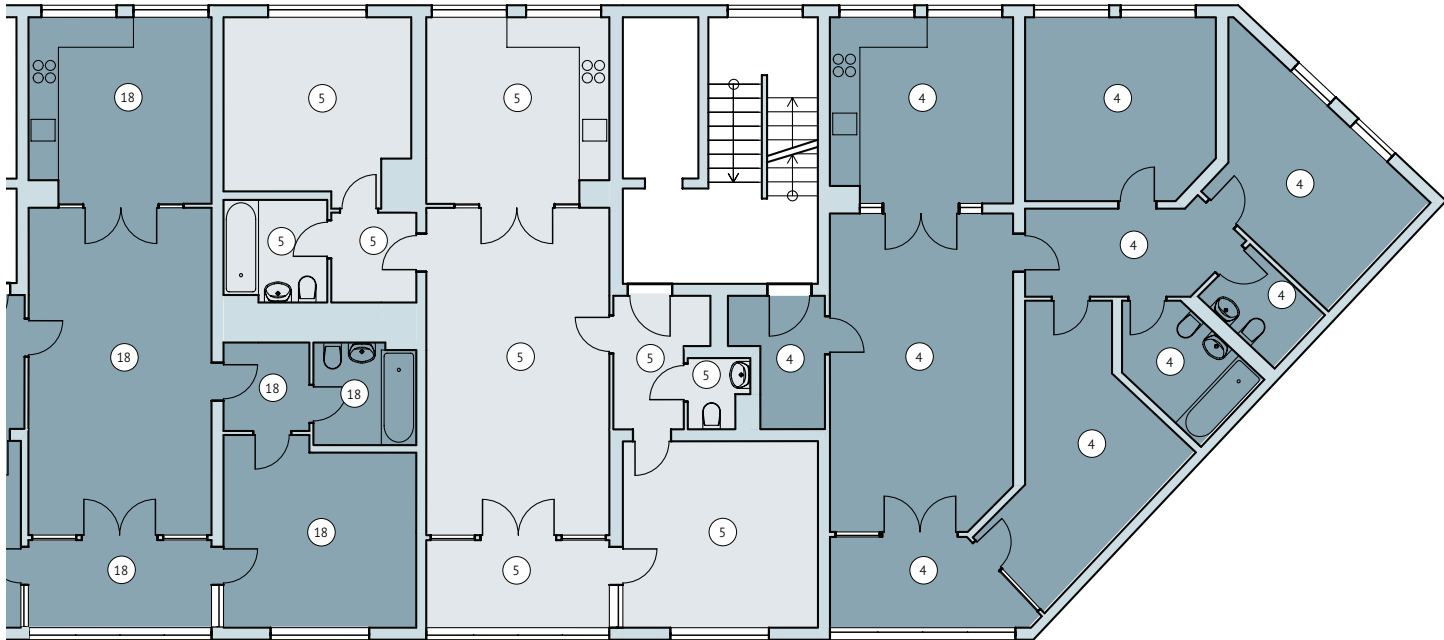


3RD FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 06	4	98.76	yes
Unit 07	3	81.10	yes
Unit 19	3	89.77	yes
Unit 20	3	82.10	yes

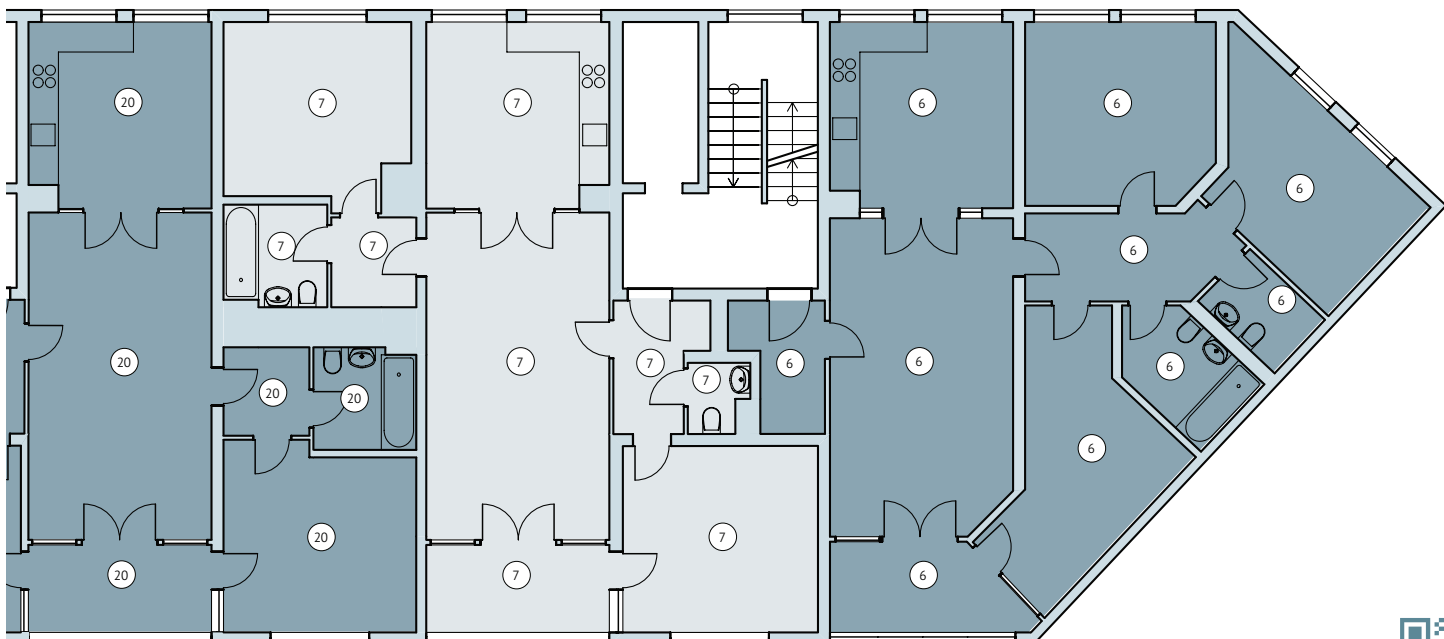


courtyard side



street side

courtyard side



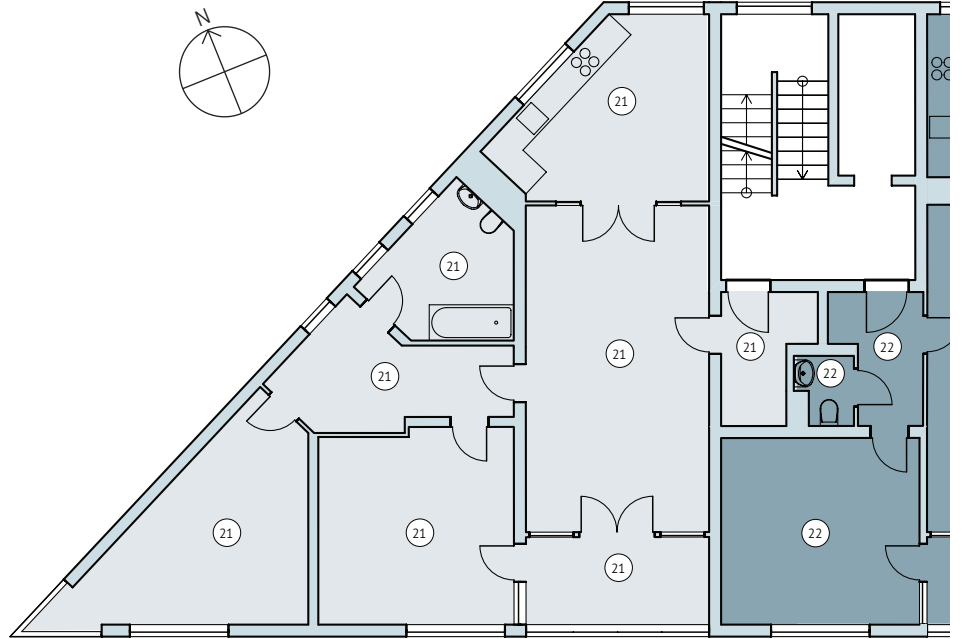
street side



PART 1

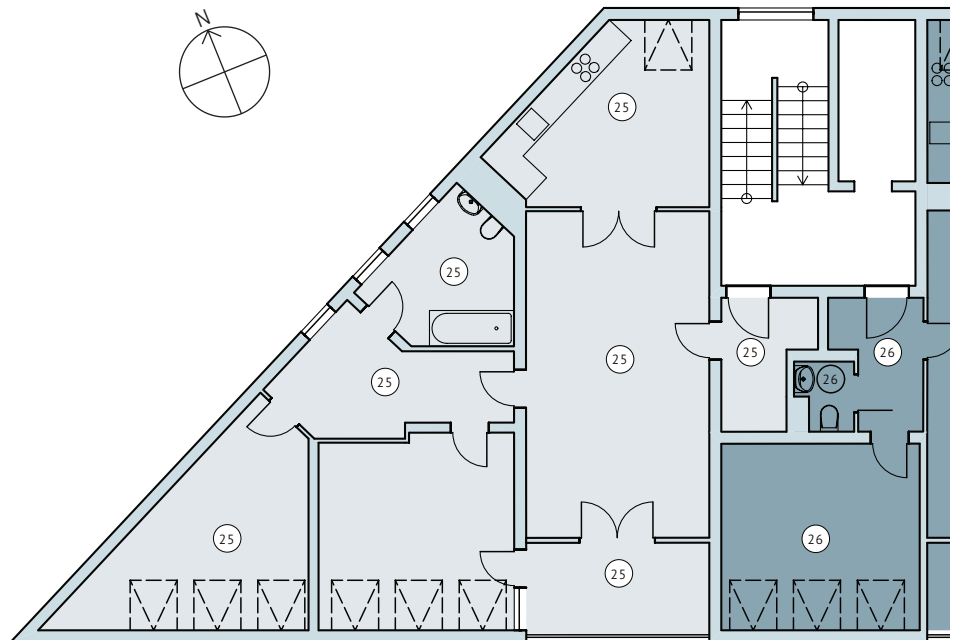
4TH FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 08	4	98.76	yes
Unit 09	3	81.10	yes
Unit 21	3	89.77	yes
Unit 22	3	82.10	yes

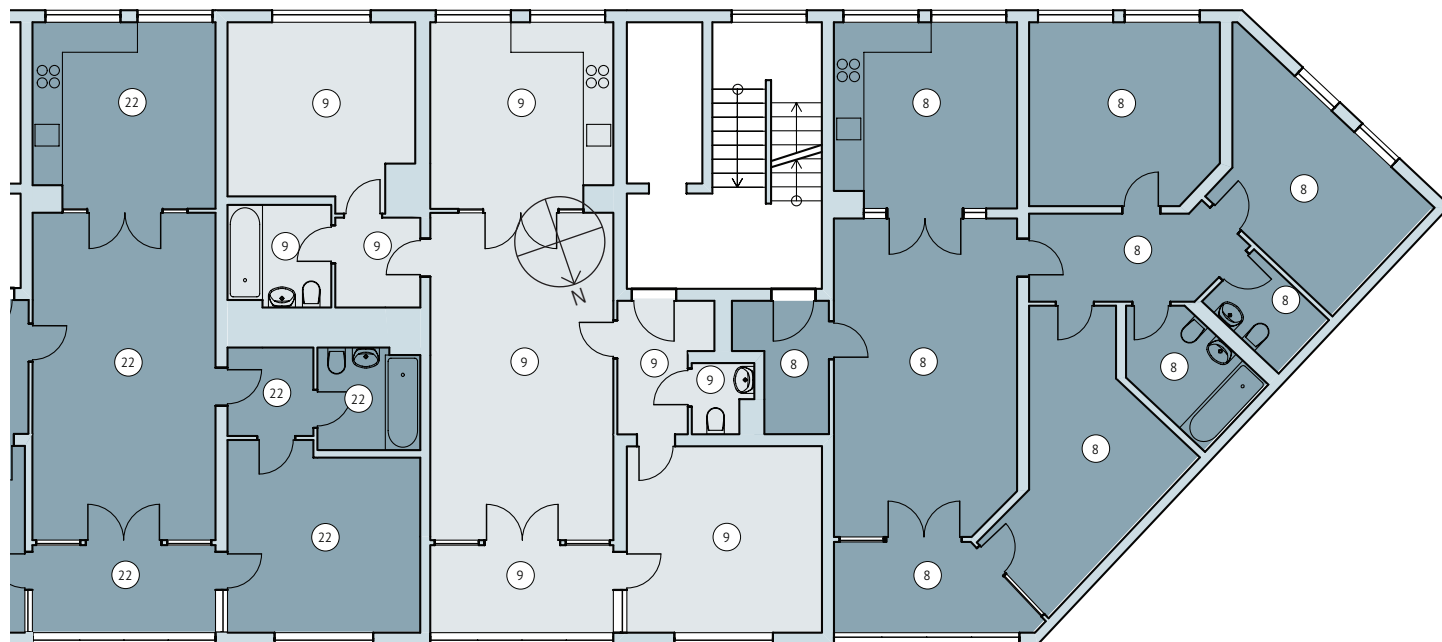


5TH FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 12	4	96.77	yes
Unit 13	3	78.28	yes
Unit 25	3	86.78	yes
Unit 26	3	79.25	yes

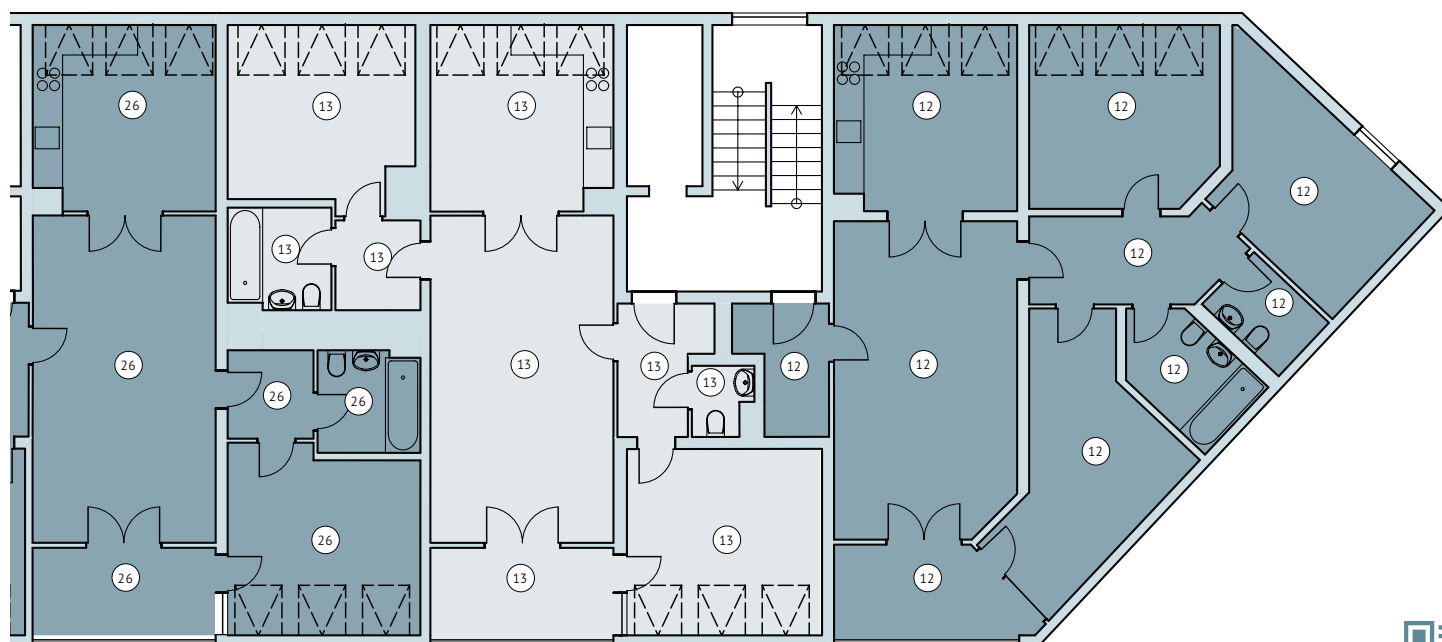


courtyard side



street side

courtyard side



street side



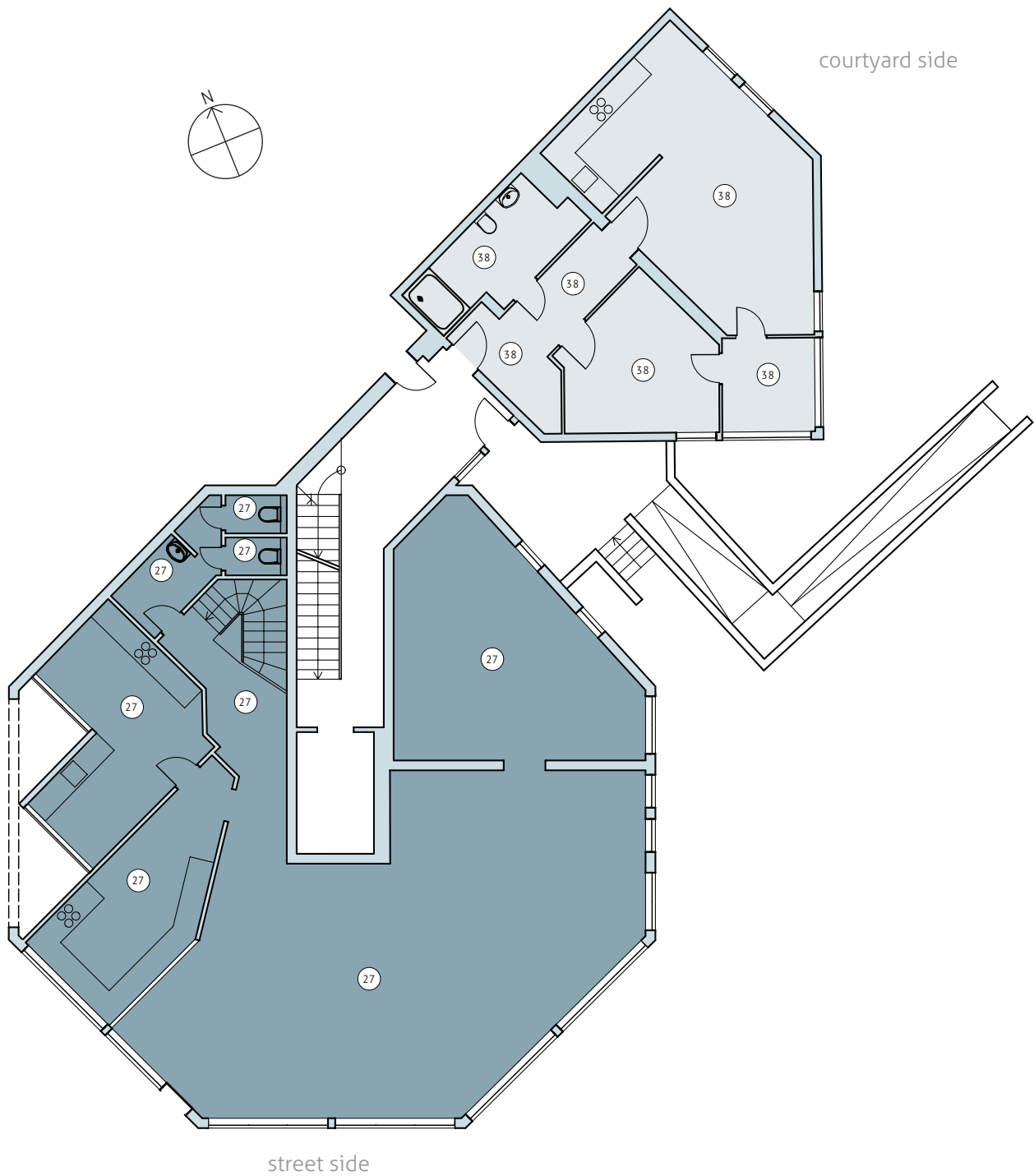
FLOOR PLANS

PART 2 AND 3

GROUND FLOOR

Trade	Rooms	sqm	Terrace
Unit 27	1	220.68	yes

Apartment	Rooms	sqm	Winter Garden
Unit 38	2	60.72	yes



1ST FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 28	4	94.21	yes
Unit 39	2	60.72	yes

Apartment	Rooms	sqm	Balcony
Unit 29	2	47.08	yes



TO THE EXPOSÉS

PART 2 AND 3

2ND FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 30	5	93.79	yes
Unit 40	2	60.72	yes

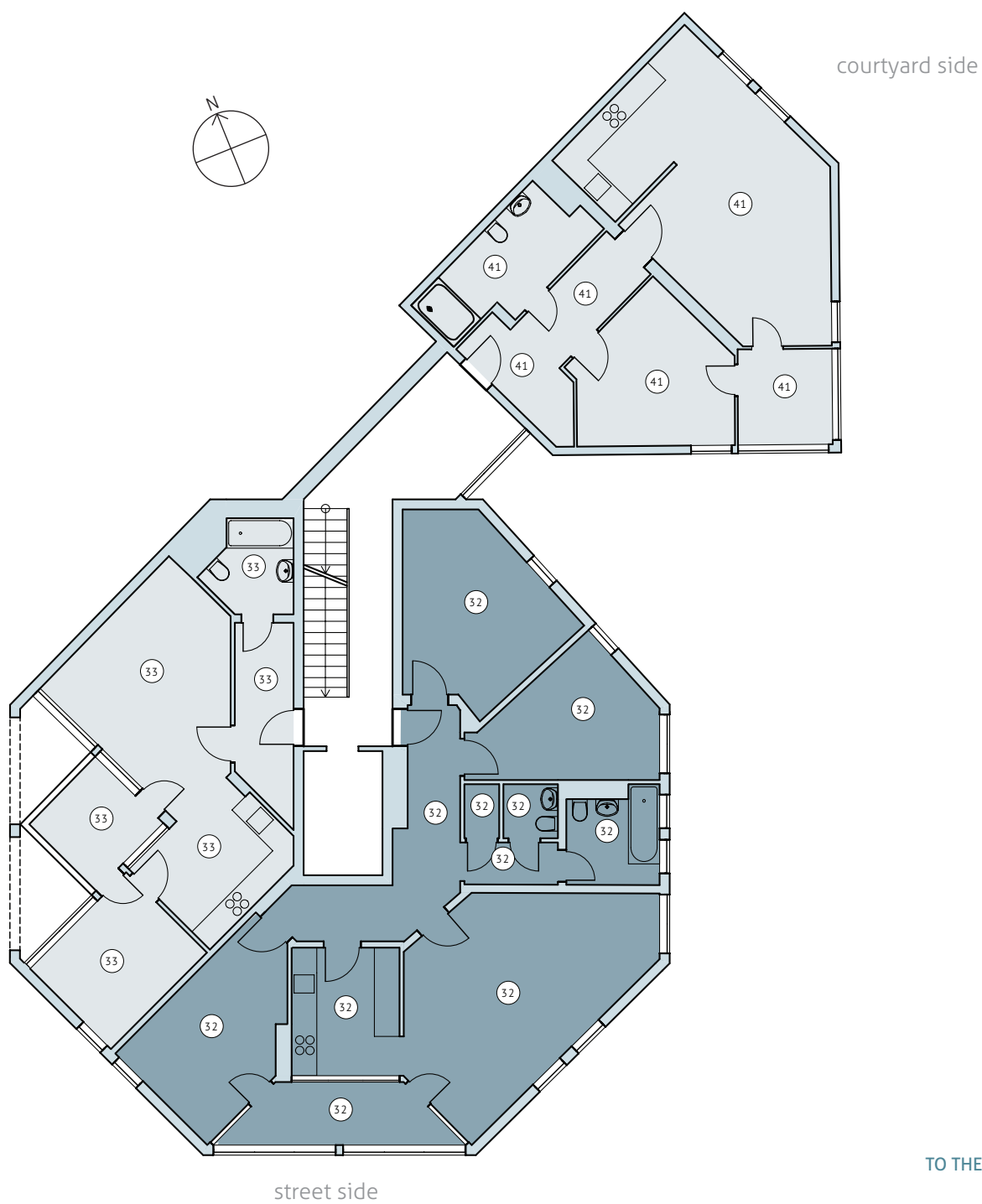
Apartment	Rooms	sqm	Balcony
Unit 31	2	47.12	yes



3RD FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 32	4	94.12	yes
Unit 41	2	60.72	yes

Apartment	Rooms	sqm	Balcony
Unit 33	2	47.12	yes



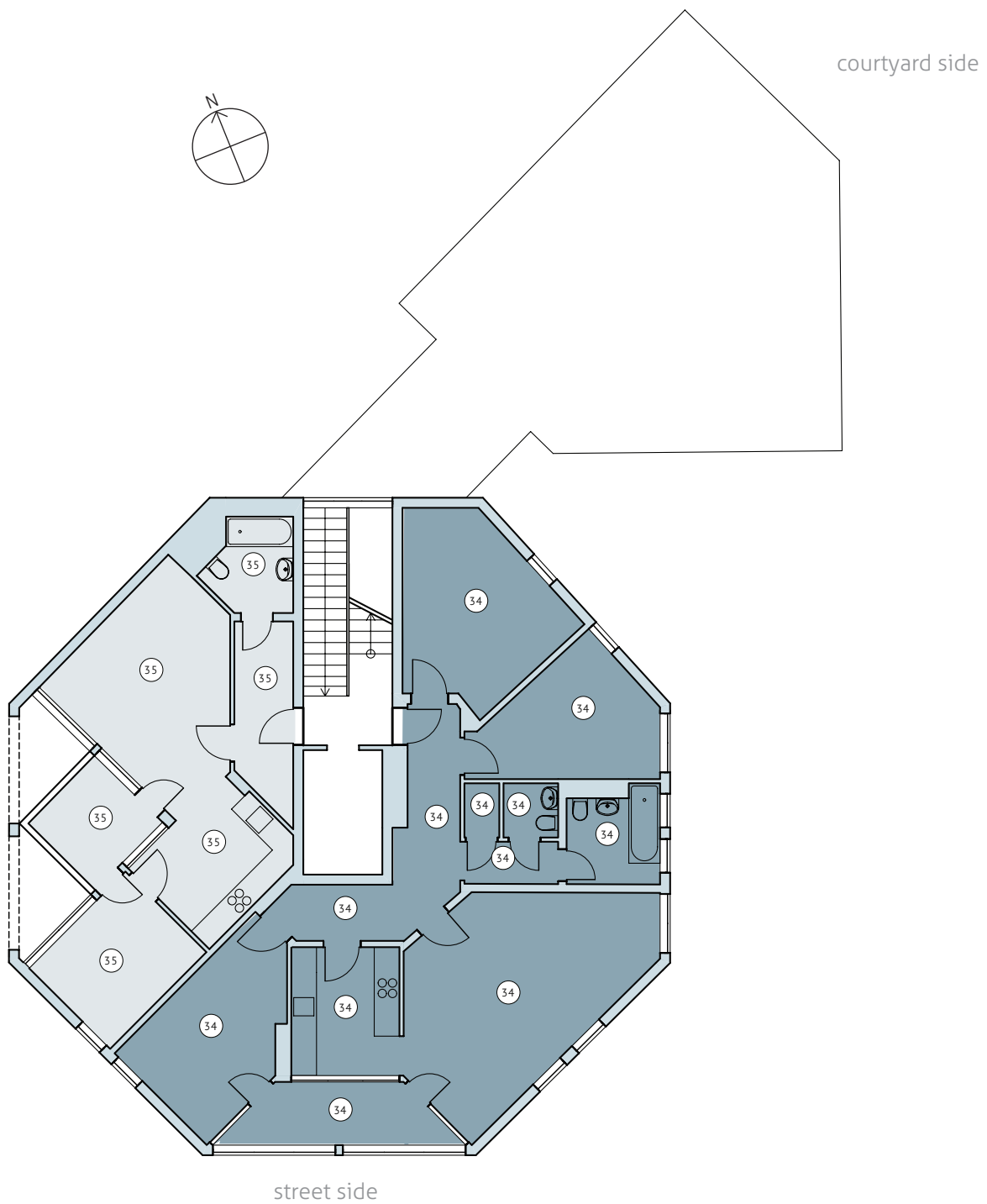
TO THE EXPOSÉS

PART 2

4TH FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 34	4	94,12	yes

Apartment	Rooms	sqm	Balcony
Unit 35	2	47,12	yes

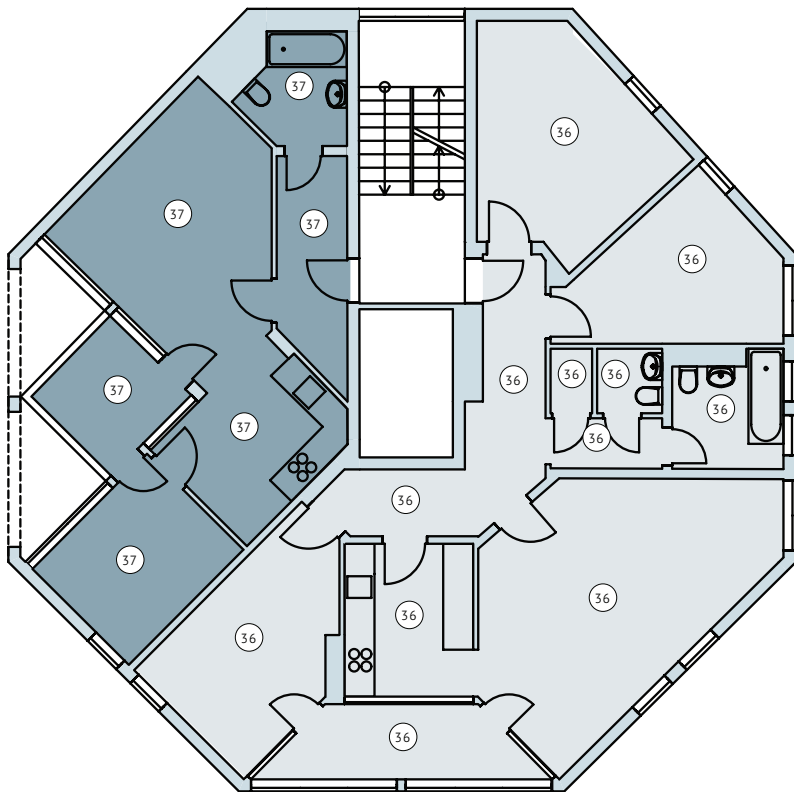


5TH FLOOR

Apartment	Rooms	sqm	Winter Garden
Unit 36	4	94.12	yes

Apartment	Rooms	sqm	Balcony
Unit 37	2	47.19	yes

courtyard side



street side

TO THE EXPOSÉS



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