

NeuHouse residential development fast approaching completion

Two years after construction began, Berlin's NeuHouse development will house 75 apartments and six commercial units / Completion due by the end of April 2020

NeuHouse, located on southern Friedrichstraße, is about to be unveiled. With just a few finishing touches to add, work on the façades of the development's new and existing buildings is nearing completion. Very soon, the reconstructed stucco façade of this **listed building from 1847/48** will once again shine in all its former glory. The quality of the work owes much to the fact that the developer, Stadtgrund Bauträger GmbH, a UBM Development Deutschland GmbH company, employed an architectural conservator throughout the renovation of the **historic** building with its 14 apartments, to document the individual layers of paint and catalog the decorative elements, thereby allowing the original appearance of the residential building to be restored. The **new building**, designed by the architects Gewers Pudewill, employs a **dynamic design language** that harmoniously blends with its surroundings. Thanks to the window installations in December 2019, the envelope of the new building is now almost complete. Work on the glass penthouses, which perch elegantly on top of the listed building and connect the two buildings, will also be finalized in the coming weeks. The entire ensemble will be ready for occupancy by the end of April 2020. With its clinker brick façade, NeuHouse will seamlessly blend in with the newly created quarter around the Jewish Museum in Berlin's W. Michael Blumenthal Academy.

David Borck Immobiliengesellschaft, which is exclusively marketing the development, is delighted with the latest progress: **"90% of the residential and commercial units in NeuHouse have been sold.** Right now, interested buyers can still choose from two refurbished and five new apartments, including one of NeuHouse's absolute highlights, a penthouse with double-sided glazing," explains David Borck, co-owner of David Borck Immobiliengesellschaft. The more compact apartments with one, two and three rooms were particularly sought after and many were sold to investors, mainly from Berlin, but also from western Germany, Israel and Great Britain.

In addition to the architecture and the symbiosis of existing and new buildings, many of the buyers were impressed by the creative, vibrant environment around NeuHouse, just moments from **Checkpoint Charlie** and the Jewish Museum in the heart of Berlin's trendy district, Kreuzberg. "While northern Friedrichstrasse is a popular shopping destination and office location, southern Friedrichstrasse – an arts, education and creative quarter with an exciting bar and restaurant scene – is on the rise," explains Caren Rothmann, co-owner of David Borck Immobiliengesellschaft.

The history of Enckestraße 4–4a in 10969 Berlin

The listed property on Enckestraße has had a rich and eventful history. In 1847/48, the apartment building was developed on Encke Square in the direct vicinity of the New Berlin Observatory and the Hotel Imperial. Subsequently, until 1945, the square was dominated by a wholesale flower market hall, which was rebuilt 20 years after its destruction and today houses the Jewish Museum Academy. Checkpoint Charlie and Friedrichstraße are also within easy walking distance, and the newly designed **Besselpark** is directly opposite.

Facts:

- 61 apartments incl. 5 maisonettes and 6 commercial units in **new building**
- 14 apartments incl. one maisonette in the **listed building**
- 34 **underground parking spaces**, incl. 4 with electric vehicle charging stations
- Timeless, clear architectural language with premium comfort, finishings and functionality, as well as generous, open floor plans
- Apartments with balconies, terraces or roof top decks, most with park views
- 1- to 5-room apartments, between 25 sqm and 149 sqm
- Bathtubs from renowned manufacturers, some units with walk-in showers & guest bathrooms
- Underfloor heating in all living areas in the new building, characteristic radiators in the existing building
- Modern building technology with video intercom, broadband cable and telephone connections in all rooms
- All units are accessed via an elevator, barrier-free access in the new building
- Marketing exclusively through David Borck Immobiliengesellschaft. There are still 8 units available (as of January 2020), construction began July 2017, completion in early 2020.

About the developer, Stadtgrund Bauräger GmbH:

Stadtgrund Bauräger GmbH is a subsidiary of UBM Development Deutschland GmbH, which is active throughout Germany as a project and property developer. The company concentrates on three asset classes, hotel, residential and office, and leverages its more than 50 years of experience to build exclusively high-quality and high-yield investment properties.

About David Borck Immobiliengesellschaft:

When Caren Rothmann and David Borck founded David Borck Immobiliengesellschaft mbH in 2010, both managing partners already possessed a wealth of real estate expertise. Their vision is to market real estate with an individual touch and an innovative flair and to offer a full range of services from a single source. Together with their team, they draw on an extensive network of agencies, financing experts, appraisers, lawyers and banks. Whether they are marketing classic pre-war buildings or new developments, villas or condominiums, global or individual sales – they take care of the entire project marketing and develop customized marketing strategies. Over the last decade, David Borck Immobiliengesellschaft has successfully helped more than 2,000 buyers find their dream property. The company has been repeatedly rated as a top real estate agent by Focus magazine and Capital Maklerkompass and has also won the European Property Award.

<https://david-borck.de/>