

## **Sale of apartment building in Berlin-Hermsdorf**

### **David Borck Immobiliengesellschaft sells modernized property with four residential units / Quiet residential area combines countryside charm with excellent infrastructure**

Hermsdorf in northern Berlin-Reinickendorf is an attractive and peaceful residential area that combines the best of big city flair and close proximity to nature. With a host of lakes and Tegeler Forest just moments away, this is a **verdant paradise and lush oasis all rolled into one**. In recent years, the quality of life in Hermsdorf has got even better as the area's dynamic growth has been matched by the expansion of its social infrastructure. And it is precisely here, in the heart of this **well-kept and tranquil district**, that David Borck Immobiliengesellschaft has sold the fully rented apartment building on Falkentaler Steig for **EUR 1,470,000**. "We are delighted to have found the perfect owner for this unique property near Waldsee Lake and to have done so within just three months of the start of our marketing campaign. Hermsdorf offers an abundance of nature, peace and quiet, combined with **excellent transport links to downtown Berlin** via the B96 federal highway, the A111 urban highway and the commuter train station in Hermsdorf itself," says David Borck, Managing Partner of David Borck Immobiliengesellschaft.

The apartment building was built in 1937 and is home to four residential units with a total of 443 sqm of living space and a **cleared attic**. "There is massive potential in the space under the roof. The new owner can convert the attic and add two more residential units with a total of 162 sqm of living space. In fact, a building permit has already been granted for the conversion," explains Caren Rothmann, also Managing Partner at David Borck Immobiliengesellschaft. The four existing residential units are situated on the building's first and second floors and each has four or five rooms with generous floor plans of 93 – 143 sqm. Each residential unit is equipped with a balcony, while the 1,300-sqm grounds include a **garden with fruit trees** and offer residents the perfect retreat. Having undergone an **extensive renovation** last year, the property's facade and staircase have been given an elegantly modern look. In addition, the maisonette apartment on the ground floor and one of the units on the first floor have been extensively renovated and equipped with premium fitted kitchens.

#### **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. From day one, their vision has been to market real estate with an individual touch and an innovative flair, offering a complete range of real estate services from a single source. Together with their team, they draw on an extensive network of agencies, financing experts, appraisers, lawyers and banks. Whether classic pre-war buildings or new developments, villas or condominiums, portfolios or individual properties, the team of seasoned real estate professionals handles every facet of property and development marketing and develops highly targeted, bespoke marketing strategies. Over the last decade, David Borck Immobiliengesellschaft GmbH has successfully connected more than 2,000 buyers with their dream properties. The company has been repeatedly rated as one of the top real estate agents in Germany by *Focus* magazine and *Capital Maklerkompass* and has also won the European Property Award.

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