

## **Schönhauser Allee 55: Last unit sold**

**David Borck Immobiliengesellschaft has found a new owner for the 384-sqm penthouse marking the successful completion of the project**

Prenzlauer Berg enjoys great popularity as a hip and creative neighborhood. In addition, with its numerous parks and green spaces and excellent shopping, it is one of the most sought-after residential districts in Berlin. The neighborhood is considered particularly livable and lovable, especially by families. This is exactly where you will find Prenzlauer Berg's **oldest residential building**, in the middle of one of the largest Wilhelminian-style residential areas in Germany: Schönhauser Allee 55. The six apartments and two commercial units in the street front building, as well as the eleven lofts and one commercial unit in the garden building, have now **all found their new owners**. Sales were exclusively handled by David Borck Immobiliengesellschaft.

The history of the building dates back to 1840, when the major landowner Wilhelm Griebnow sold the then undeveloped plot of land. In **1858** the master stonemason Rudolf Müller had the **street front building** constructed as his summer residence – at that time still surrounded by beer gardens and restaurants for day-trippers. At the end of the 19th century, the **garden building** was erected, originally serving as a linen factory, and then in GDR times as a metal furniture factory and carpentry workshop. The buildings were carefully renovated between 2008 and 2010 in close cooperation with the historic preservation authorities.

Today the ensemble includes **apartments, lofts and artists' studios**, for which David Borck Immobiliengesellschaft has now found new owners. Most recently, a buyer was found for the garden building's spacious and light-flooded penthouse, which offers its new residents spectacular views over the rooftops of Berlin from two south-facing terraces. "Inside the penthouse, industrial charm meets urban decor and an open floor plan. Of course, the new residents also have the luxury of modern comforts, such as underfloor heating, dressing rooms and an open kitchen," says David Borck, Managing Partner of the real estate agency.

The impressive street front building from 1858 boasts a **listed sandstone facade and historic stucco details**. The six residential and two commercial units of the existing building offer extensive floor plans and each has a balcony or terrace, a perfect place to spend sunny days. "The 3.80-meter ceilings, large-format wooden windows and wide double-wing, wooden, coffered doors ensure bright rooms and retain the unmistakable charm of the old building, as do the classic solid wood floorboards," explains Caren Rothmann, also Managing Partner of David Borck Immobiliengesellschaft. The garden building reflects the character of 19th-century **industrial architecture**: brick walls, vaulted ceilings and screed floors encapsulate the allure of the turn of the century and form a unique synthesis in combination with the lofts' open floor plans.

**About Schönhauser Allee 55 in 10437 Berlin-Prenzlauer Berg**

**Front building:**

- Six apartments and two commercial units
- 3 – 5 rooms, 107 – 183 sqm with classic pre-war floor plans
- Ceilings up to 3.80 meters in height
- Impressive balconies and loggias
- Double wing, coffered doors and wide-plank wood flooring
- Exquisite stucco elements and listed facade

**Garden building:**

- Eleven loft apartments and one commercial unit in a former linen factory
- Ceilings up to 3.35 meters in height
- Open kitchens, underfloor heating, vaulted ceilings and screed flooring
- 3 – 5 rooms, 146 – 384 sqm lofts with open floor plans
- All lofts feature balconies and floor-length windows
- Car-lift leads from the courtyard to the underground car park with 15 parking spaces, green inner courtyard and bicycle storage room

**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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