

ANDALUS IMMO

**Your Trusted Investment Advisor**







## Plot with Building Permit

The property includes a neighbourhood development with a gross floor area (GFA) of approx. 22,475 m<sup>2</sup>, divided into approx. 9,600 m<sup>2</sup> of living space (House A) and approx. 12,845 m<sup>2</sup> of commercial space (House B: approx. 6,780 m<sup>2</sup>; House C: approx. 6,095 m<sup>2</sup>).

- real division between residential and commercial property possible
- flexible floor plan design
- underground parking spaces in two basements





## QUICK REFERENCE

### OBJECT DATA:

#### ADDRESS:

Berlin

#### PLOT WITH BUILDING PERMIT:

approx. 8,970 m<sup>2</sup>

#### GFA:

approx. 22,475 m<sup>2</sup>

#### LIVING AREA:

approx. 9,600 m<sup>2</sup>

#### BUSINESS:

approx. 12,845 m<sup>2</sup>

(e.g. commercial, residential, micro apartments, etc.)

#### UNDERGROUND PARKING SPACES (IN TWO SEPARATE UNDERGROUND CAR PARKS):

90+

#### BUILDING LAW:

Building permit is available.

#### DATA ROOM:

Data room is available.

#### SHARE DEAL:

€26 million

#### ASSET DEAL:

€27 million





## QUICK REFERENCE

It is located in the Weißensee district. This district is known for its quiet, green surroundings and its proximity to a popular recreational area in Berlin. The location is well connected in terms of transport, especially via public transport such as bus and tram lines, which offer a quick connection to the city center. There are numerous shops, schools, daycare centers and doctor's offices

in the area. Cultural institutions and various art galleries are also not far away.

The area around is characterized by a mixture of old apartments and modern residential buildings. The proximity to green spaces and parks makes this location particularly attractive for families and people who want to live in a quiet but well-connected area.



+49 2663 / 9790021



info@andalus-immo.de



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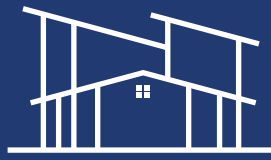
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www.andalus-immo.me



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# INVESTMENT ADVISORS



CEO

**Mazen Uklah**



+49 (0) 15 73 / 0 04 72 80



mazen.uklah@andalus-immo.de



HEAD OF SALES

**Jameel Uklah**



+49 (0) 15 22 / 9 03 31 52



jameel.uklah@andalus-immo.de

## FOR FURTHER INFO!



[www.andalus-immo.me](http://www.andalus-immo.me)



+49 2663 / 9790021



[info@andalus-immo.de](mailto:info@andalus-immo.de)



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NOTES:

# CONTACT US!

-  [www.andalus-immo.me](http://www.andalus-immo.me)
-  [info@andalus-immo.de](mailto:info@andalus-immo.de)
-  +49 2663 / 9790021
-  andalusimmo
-  andalusimmo
-  andalusimmo

