



## Moabit – Erasmusstraße 2/15

### معلومات الوكيل

ArKadia	اسم:
	اسم الشركة:
United Kingdom	بلد:
	هاتف:
Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish	Languages:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 169,900

موقع  
بلد: Germany  
الدولة / المنطقة / المحافظة: Land Berlin  
مدينة: Berlin  
نشر: 06/04/2023

وصف:  
Address: Berlin, Erasmusstraße 2

### Property description

#### Building

Two mixed residential/commercial buildings are grouped into a generously proportioned ensemble around leafy courtyard, and divide into a total of 65 residential units of differing layouts and eleven commercial units. A warm welcome to Erasmushöfe in Berlin- Moabit!

The Erasmushöfe complex formed by the two buildings at Erasmusstrasse 1 and 2, offers a wide variety of layout solutions. They are suited for many different living and working formats. The various units in this central residential location of Berlin's downtown borough of Mitte thus qualify for singles, students, creative media professionals, pensioners, couples and even families, while the commercial units are perfect for small businesses.

The two residential buildings date back to 1910 (Erasmusstrasse 2) and 1918 (Erasmusstrasse 1). Following extensive reconstruction work both inside and outside the building, the two period buildings, which are not subject to heritage protection, have been restored to new splendour. The courtyard façade was painted a stark white, whereas the street-side façade was done in a slightly darker hue.

In short, Erasmushöfe represents an amazing complex of two mixed residential and commercial



properties. They combine urban liveability with a feel-good ambience to make you feel at home, and they accommodate a number of different domestic formats. While singles often prefer dwellings of around 30 to 50 square metres in size, couples and families gravitate toward flats of several bedrooms and as large as 116 square metres, and there are various of these at Erasmushöfe.

## Area

As diverse as the floor plans of the residential units at Erasmushöfe are, they reflect the diversity of life in the immediate vicinity. While officially located on the quiet and low-traffic Erasmusstrasse, Erasmushöfe occupy the corner of the vibrant Beusselstrasse close to Turmstrasse, both being high streets. This is a rather multi-cultural area within the locality of Moabit, which happens to be surrounded by water on all sides, despite its centrality within Berlin. The island character of Moabit in no way compromises its accessibility, as it is connected to the rest of the city by 25 bridges for private and public transportation.

In short, the dwellings at Erasmushöfe benefit from a quiet but central location. Amenities in the immediate vicinity include many grocers and other retailers, social infrastructure, restaurants and cultural venues. The sub-district of Moabit is generally defined by close-knit neighbourhoods and multicultural ambience, which are typical of the open- and creative-minded way of life Berlin is famous for. While the nearby arteries Turmstrasse and Beusselstrasse provide day-to-day amenities and a diversified line-up of textile and fashion retailers, there are plenty of fascinating cultural and educational institutions to explore.

The locals of Moabit are well networked, for there are many societies, initiatives and social amenities. Kulturfabrik Moabit, a factory turned cultural centre, is home to a cinema, a playhouse, the Slaughterhouse Club, and hosts all sorts of events, too. A great place for shopping sprees is the mall inside the former Schultheiss brewery, while a fine cup of coffee is served at Stadtschlosscafé, and book worms get their fill at the Kurt Tucholsky Library in the Beusselkiez quarter.

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# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

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## مشترك

1 غرف نوم:  
1 الحمامات:  
32 م تشطيب قدم مربع:

## Room details

1 Total rooms:

## Lease terms

Date Available:

## معلومة اضافية

رابط الموقع:

[http://www.arkadia.com/BXUO-T598/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T598/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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## Contact information

IMLIX ID:

