

NEUE BOCKBRAUEREI

Schwiebusser Straße 12–17, 10965 Berlin-Kreuzberg



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Number of Apartments **130**

Year built **2024-2026**

Available from **immediately**

Elevator

Parking spaces

Cellar

PROJECT

A new piece of Berlin living culture is being created on a site rich in tradition: an ensemble that makes history tangible while simultaneously looking to the future. Here, classical architecture combines with modern elegance – harmoniously embedded in the vibrant fabric of the Bergmannkiez neighborhood. Striking facades, curved balconies, and fine details lend the building character and style. Large windows open up to light-filled spaces that exude both openness and security. Each condominium in Berlin-Kreuzberg impresses with clear floor plans, high-quality materials, and lovingly designed outdoor areas – a home that combines urban quality of life with tranquility.

Sustainably designed and architecturally sophisticated, the project represents contemporary living with attitude. Smart energy concepts, barrier-free access, and green courtyards create living spaces with a future. From compact studios to spacious family apartments and penthouses with panoramic views, the ensemble offers space for diverse lifestyles. Here, history and present merge into a neighborhood that is more than just a place to live – it's a place to arrive, feel good, and stay.

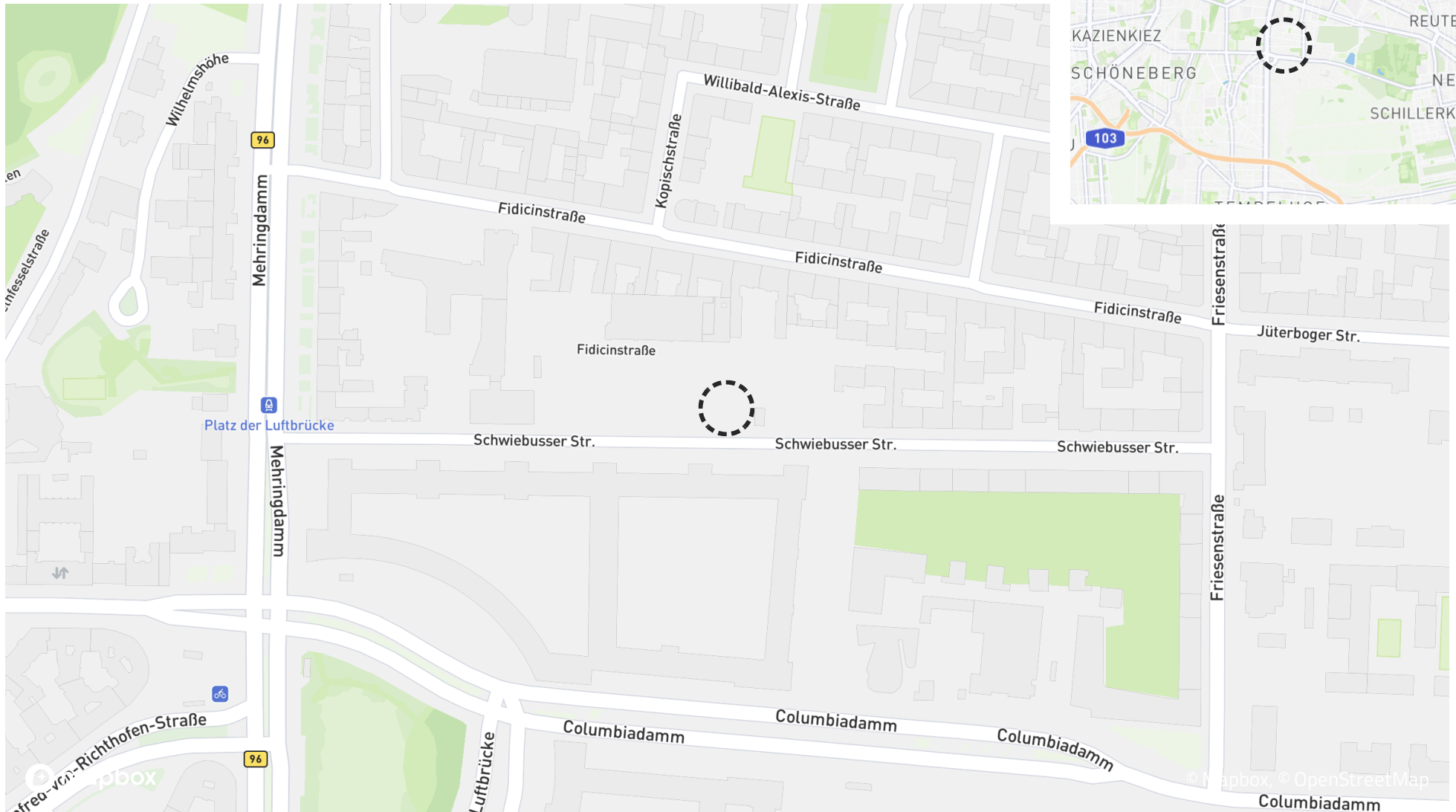
LOCATION

Between Viktoriapark and Tempelhofer Feld lies one of the capital's most inspiring spots: the Bergmannkiez. This is where the heart of Kreuzberg beats – colorful, vibrant, and full of atmosphere. Cafés, galleries, boutiques, and delicatessens characterize the streetscape, while the aroma of international cuisine wafts through the streets. Anyone who buys a condominium in Berlin-Kreuzberg lives in the heart of life while also finding oases of peace – in leafy courtyards, charming side streets, and nearby parks.

The neighborhood captivates with its blend of urban diversity and a relaxed lifestyle. Everything is close together: shops, schools, daycare centers, and the Platz der Luftbrücke subway station are just a few minutes away. Whether a stroll in Viktoriapark, yoga on Tempelhofer Feld, or dinner around the corner – life here is as Berlin should be: open, free, and inspiring.

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House view



House entrance area



Garden area



Apartment



Garden apartment



Impression dusk

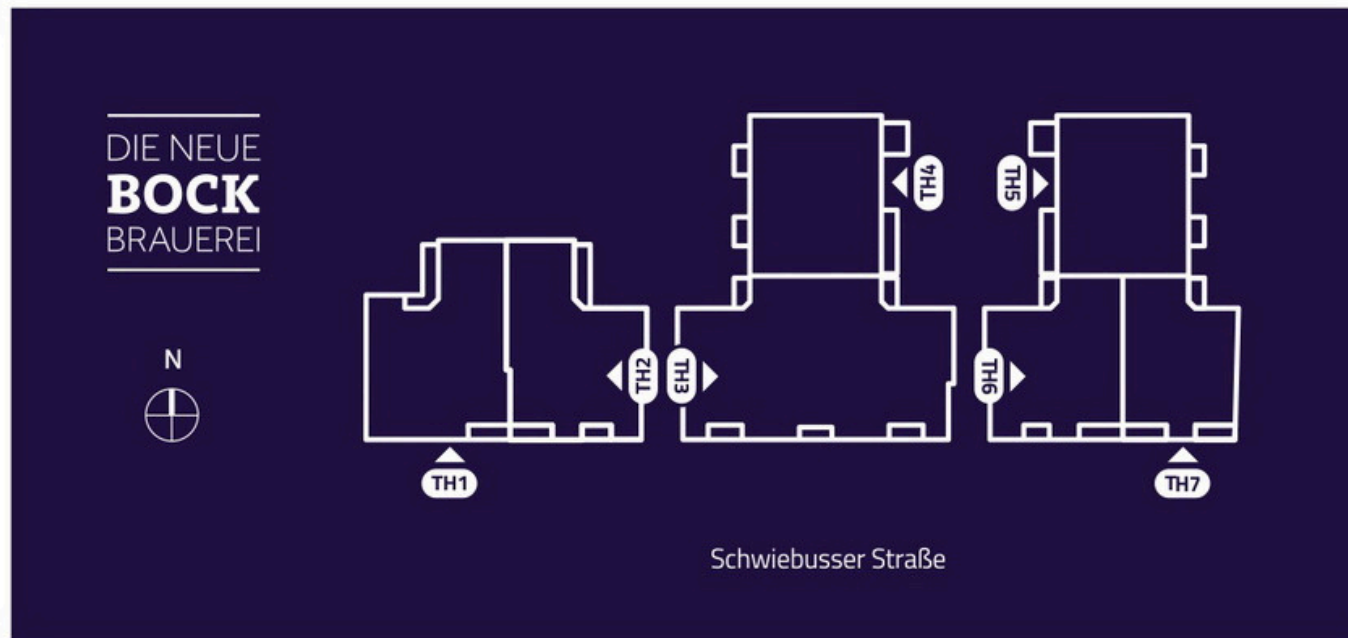


Impression dusk



Foyer

House entrances TH1 to TH7








The new building ensemble is divided into seven entrance areas, each with separate staircases and elevators.

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CONDOMINIUMS (PERSONAL USE)

Unit	House entrance	Provider ID	Floor	Rms.			Areas	Purchase price				
ID FID-3.03		FID-3.03	Ground floor	2	1	1	59 m ²	598.000 €	1	✓		Details
# 1.02	TH1	FID-1.02	1st floor	4	3	2	117 m ²	1.189.000 €	1	✓	✓	Details
# 1.09 + 1.10	TH1	FID-1.09+1.10	3rd floor	4	3	2	127 m ²	1.596.000 €	2	✓		Details
# 2.02	TH2	FID-2.02	Ground floor	4	3	2	127 m ²	1.129.000 €	2	✓	✓	Details
# 2.05	TH2	FID-2.05	1st floor	4	3	2	118 m ²	1.195.000 €	2	✓	✓	Details
# 3.01	TH3	FID-3.01	Ground floor	2	1	1	62 m ²	518.000 €	1	✓		Details
# 3.34	TH3	FID-3.34	5th floor	5	3	2	138 m ²		2	✓	✓	reserved
# 4.03	TH4	FID-4.03	1st floor	3	2	2	80 m ²	948.000 €	2	✓	✓	Details
# 4.07	TH4	FID-4.07	2nd floor	2	1	1	56 m ²	698.000 €	1	✓		Details
# 5.09	TH5	FID-5.09	3rd floor	3	2	2	83 m ²	1.049.000 €	2	✓		Details
# 5.10	TH5	FID-5.10	3rd floor	2	1	1	56 m ²	758.000 €	1	✓		Details
# 6.07	TH6	FID-6.07	2nd floor	3	2	2	89 m ²	958.000 €	2	✓	✓	Details
# 7.01	TH7	FID-7.01	Ground floor	1	1	1	38 m ²	398.000 €	1	✓		Details

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PROVIDER

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NOTES

Illustrations and visualizations shown (interior and exterior views) may differ from actual planned or executed construction features (walls, windows, doors, flooring and wall coverings, facades, colors, roofs, balconies and terraces, plants, etc.) and do not constitute a guarantee of specific characteristics. Floor plans shown are schematic and cannot be used to derive exact dimensions. Drawings may differ from the actual condition (wall thicknesses, door details, sanitary fixture placement, etc.). Furniture shown is only included in the purchase price if explicitly described as part of the purchase agreement.



estater-Project-ID: 241898

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