

NEUE BOCKBRAUEREI

Schwiebusser Straße 12–17, 10965 Berlin-Kreuzberg



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Number of Apartments **130**

Year built **2024-2026**

Available from **2026**

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.

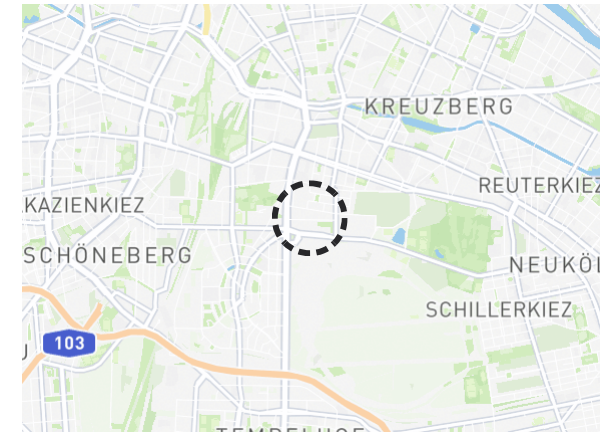
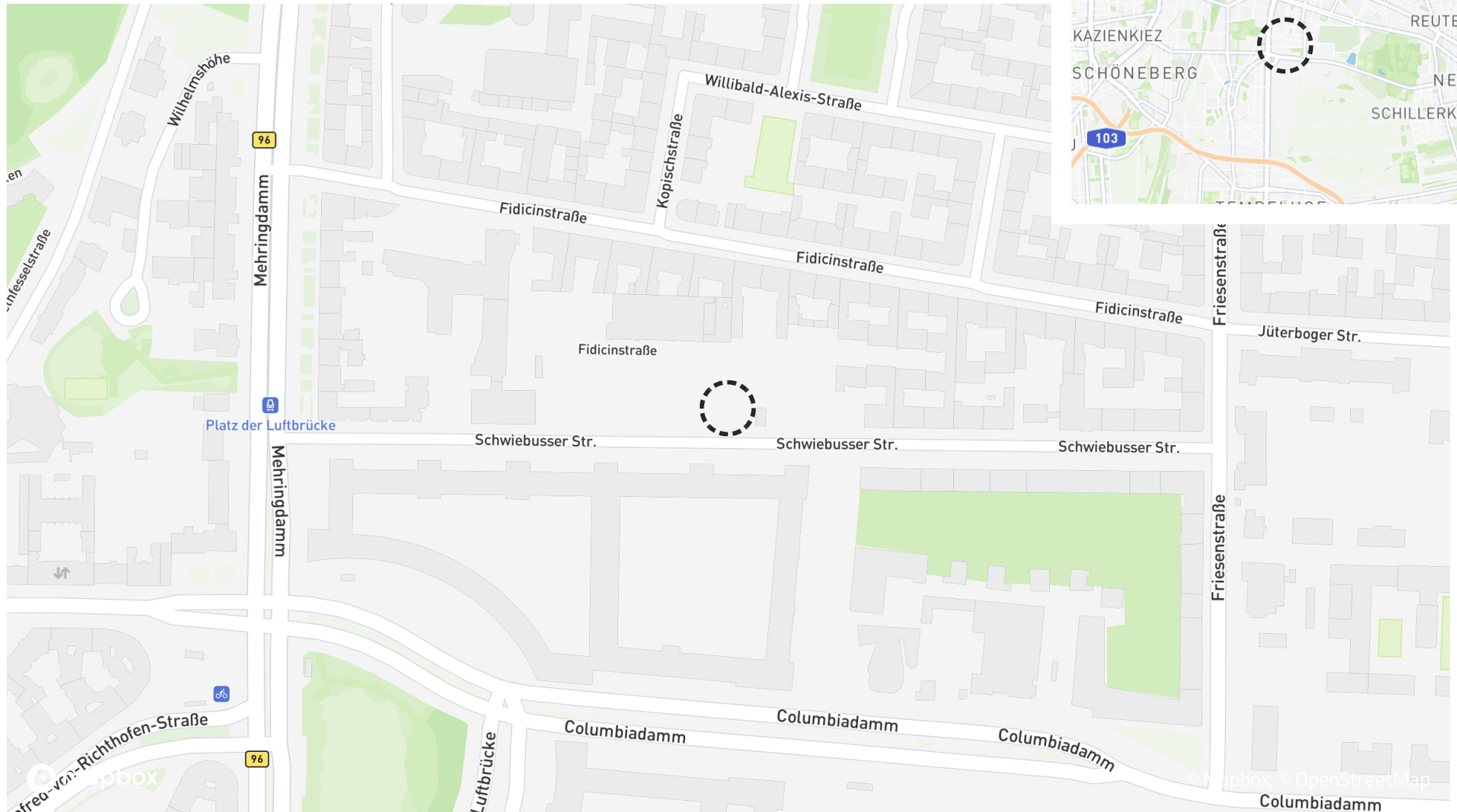
LOCATION

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



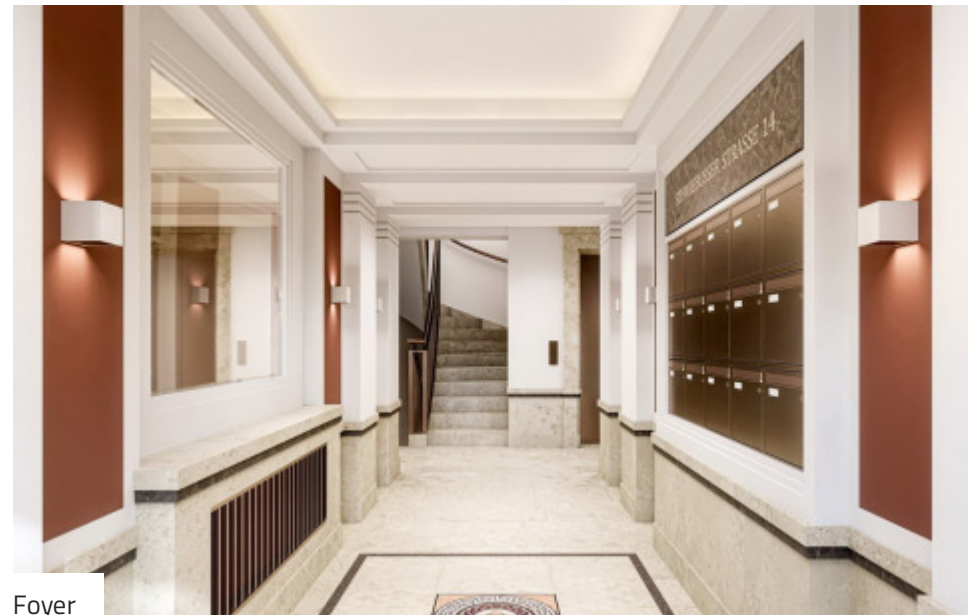
Garden apartment



Impression dusk

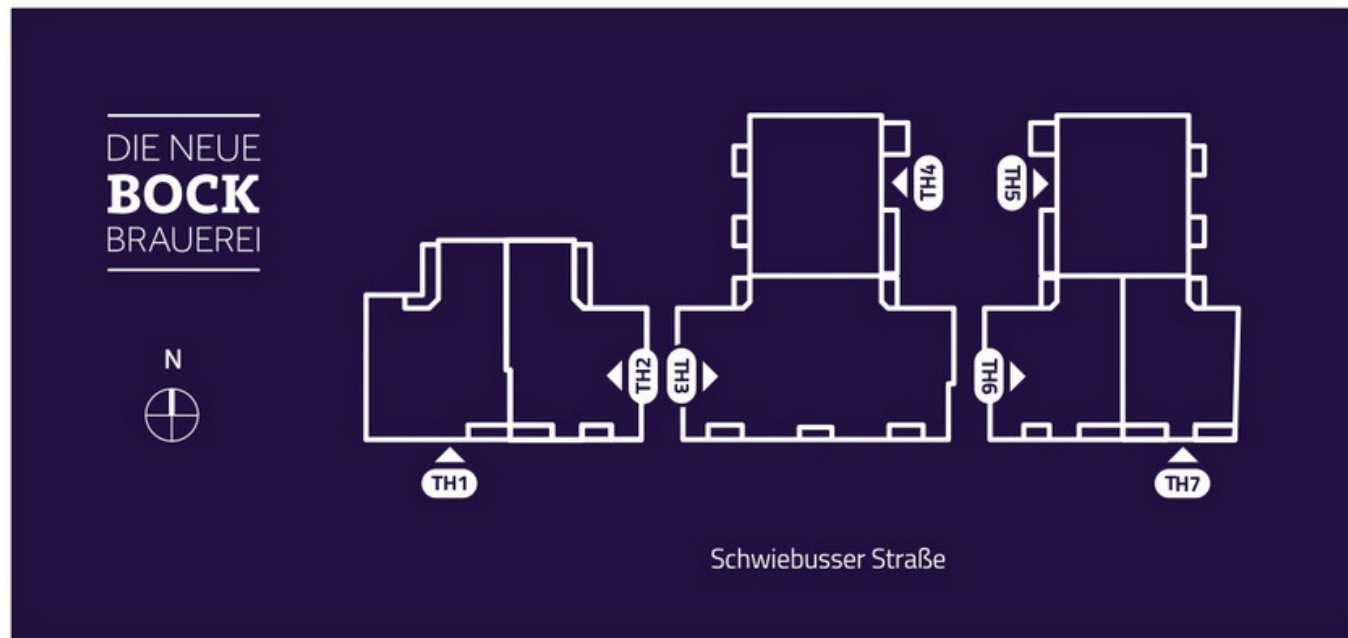


Impression dusk



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 m²	549.000 €	1	✓		Details
# 1.02	TH1	FID-1.02	1st floor	4	3	2	117 m²	1.189.000 €	1	✓	✓	Details
# 1.04	TH1	FID-1.04	1st floor	3	2	1	73 m²	698.000 €	1	✓	✓	Details
# 2.02	TH2	FID-2.02	Ground floor	4	3	2	127 m²	1.129.000 €	2	✓	✓	Details
# 2.05	TH2	FID-2.05	1st floor	4	3	2	118 m²	1.085.000 €	2	✓	✓	Details
# 2.06	TH2	FID-2.06	2nd floor	4	3	2	100 m²		1	✓	✓	reserved
# 3.01	TH1	FID-3.01	Ground floor	2	1	1	62 m²	498.000 €	1	✓		Details
# 3.18	TH1	FID-3.18	2nd floor	3	2	2	82 m²	898.000 €	1	✓	✓	Details
# 3.34	TH3	FID-3.34	5th floor	5	3	2	138 m²	1.948.000 €	2	✓	✓	Details
# 4.03	TH3	FID-4.03	1st floor	3	2	2	80 m²	948.000 €	2	✓	✓	Details
# 4.07	TH4	FID-4.07	2nd floor	2	1	1	56 m²	698.000 €	1	✓		Details
# 5.03	TH3	FID-5.03	1st floor	3	2	2	82 m²	799.000 €	2	✓	✓	Details
# 5.10	TH1	FID-5.10	3rd floor	2	1	1	56 m²	758.000 €	1	✓		Details
# 6.07	TH6	FID-6.07	2nd floor	3	2	2	89 m²	868.000 €	2	✓	✓	Details
# 7.01	TH1	FID-7.01	Ground floor	1	1	1	38 m²	398.000 €	1	✓		Details

Provider: BAUWERT Fidicinstraße GmbH

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PROVIDER

BAUWERT Fidicinstraße GmbH

Kurfürstendamm 21

10719 Berlin

SALES TEAM

☎ +49 30 832115555

✉ vertrieb@bauwert.de



NOTES

Shown illustrations and visualizations (interior and exterior views) may deviate from actually planned or executed structural work (walls, windows, doors, floor and wall coverings, facades, colors, roofs, balconies and terraces, plants, etc.), and do not constitute any guarantee of properties in their representation. The floor plans shown are schematic floor plans from which no exact dimensions can be derived. Graphical representations may deviate from the actual condition (wall thicknesses, door details, arrangement of sanitary objects, etc.). The furniture shown is only included in the purchase price if it is described as part of the purchase contract.



estater-Project-ID: 241898

estater.de/en/id/241898