

PRIVATE INTERIORS

BRÜSSELER 29

Wedding

Two rooms. Two rhythms. One Berlin home.

TWO ROOMS

One shared.
One quiet.
A door between.

A KITCHEN APART

Freedom to create
your own.

BERLIN LIGHT

Tall windows.
Divided panes.
Courtyard air.

FOR LIFE IN TWO

Together when chosen.
Separate where it matters.

PRIVATE VIEWINGS

BY APPOINTMENT

Daniel Goldenberg

OFFERING AT

€285,000

Brüsseler Straße 29 · 13353 Berlin-Wedding

65.28 m² · 2 rooms · balcony · tenant-occupied

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DGF

Publishing

THE PREMISE

Together, with a door you can close.

A compact Berlin apartment whose value lies not in spectacle, but in separation: a room to share, a room to withdraw, a kitchen with its own threshold and a balcony that opens the plan to air.



DOCUMENTARY SOURCE PHOTOGRAPHS · PHOTOGRAPHED VACANT CONDITION

The photographs above record the supplied vacant condition. **The apartment is currently treated as tenant-occupied.** The images therefore describe the physical rooms, not present possession or assured availability. Any future vacant possession remains subject to a separate written arrangement and confirmed handover.

BUILDING

1926

LAYOUT

2 rooms

ENERGY

Class C

HEATING

District heating

Morning light. Dinner for two.

Enough room for both to happen.



EDITORIAL VIRTUAL STAGING

Two windows give the principal room its own natural rhythm: conversation to one side, dinner or work to the other. The architecture does the separating without requiring another wall.

Furniture, art, lighting and plants are removable additions. Fixed architecture has not been intentionally changed.

A bedroom with its own threshold.

The second room sits apart from the main living room and opens toward the balcony side. Panel doors, the classic radiator and tall glazing retain the apartment's recognisably Berlin character.



EDITORIAL VIRTUAL STAGING



DOCUMENTARY SOURCE PHOTOGRAPHS • SUPPLIED VACANT CONDITION

A separate room, ready for an idea.



EDITORIAL VIRTUAL STAGING

The historic plan assigns approximately 10.1 m² to the kitchen. The supplied source photographs show the tiled work wall and utility connections, but no fitted kitchen. That absence is not disguised: the next owner may shape the room rather than inherit somebody else's solution.



SOURCE CONDITION

No installed kitchen, fixed cabinetry, sink or built-in appliance is represented as included.

Inside, complete. Outside, a pause.

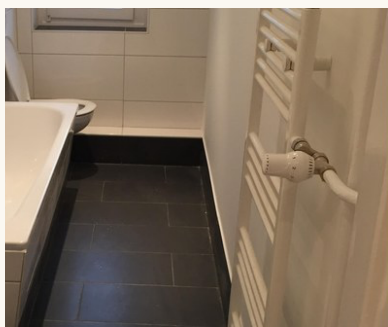


EDITORIAL VIRTUAL STAGING

The bathroom. White tile, dark floor, bathtub, basin, WC, window and towel radiator form a compact but complete room.



The balcony. The historic plan states 5.1 m², counted at 50% as 2.6 m² of living area. The courtyard outlook shown is real.



DOCUMENTARY SOURCE PHOTOGRAPHS • SUPPLIED VACANT CONDITION

Shared life without shared every moment.

The apartment's most useful luxury is not excess space. It is the sequence of thresholds: entrance, kitchen, living room, quiet room, bathroom, balcony. Each part can do one thing properly.

Together when chosen.
Separate where it matters.

MAIN ROOM

share

QUIET ROOM

withdraw

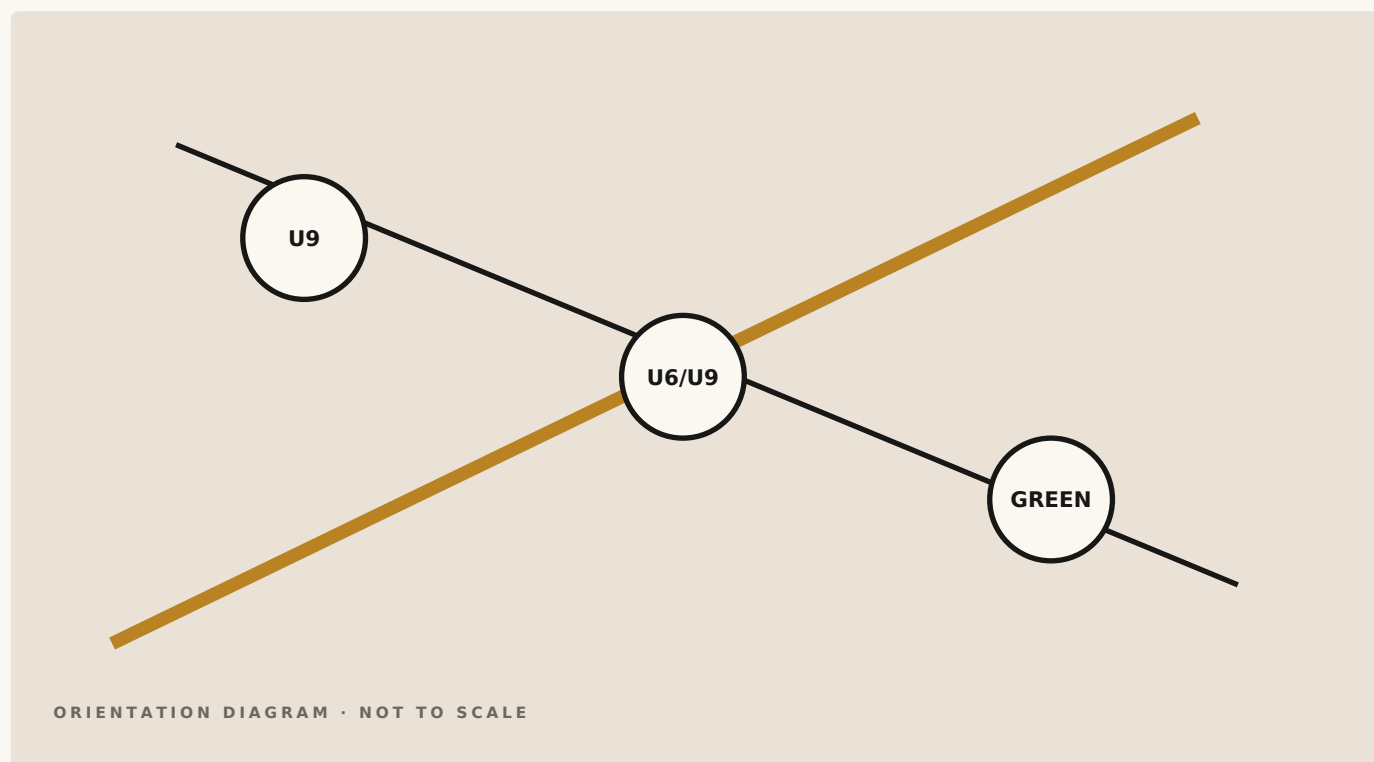
KITCHEN

make

BALCONY

breathe

Connected to the city. Close to room outside.



Brüsseler Straße lies in Wedding, within Berlin's borough of Mitte. Everyday shops and services meet the open scale of Leopoldplatz, the Sprengelkiez and the green spaces toward Volkspark Rehberge and Plötzensee.

LOCAL STATION

U Amrumer Str.

INTERCHANGE

U Leopoldplatz

GREEN

Volkspark Rehberge

BOROUGH

Berlin-Mitte

Transport references are descriptive. Routes, walking times and service conditions should be checked for the buyer's own daily pattern.



09

What is visible. What remains conditional.

PHOTOGRAPHED CONDITION

The supplied source photographs show the rooms vacant. They describe the physical apartment, not current legal possession.

CURRENT OCCUPANCY

The apartment is treated as tenant-occupied. Tenant identities and private arrangements are not publication content.

FUTURE VACANCY

A consensual departure is being explored. Vacant possession is not secured until a written agreement, performance and handover are confirmed.

WEG AND COSTS

2026 debits show a €433.02 monthly house fee. Roof works and a unit-specific special assessment appear in supplied records; current allocation, payment and final status require confirmation.

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PURCHASE AND ACCESS

A personal exclusive offer.

€285,000 asking price

PROPERTY

Condominium / two-room apartment · WE 26

LIVING AREA

65.28 m² according to the signed lease · title verification reserved

OCCUPANCY

Tenant-occupied · future vacant possession not yet secured

HOUSE FEE

€433.02 shown in 2026 WEG debits · current approved amount to be confirmed

ENERGY

Consumption certificate · 86 kWh/(m²·a) · class C · district heating

WEG

Roof works and unit-specific special assessment recorded · final status to be confirmed

VIEWING

Exclusively by prior personal arrangement and subject to lawful access

BUYER COMMISSION

Only under a separate agreement in text form

EXCLUSIVE CONTACT

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Private viewings
by appointment.

SOME PROPERTIES ARE LISTED.
OTHERS ARE PUBLISHED.



Publishing

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