SEPTEMBER

2026 EDITION

DGF Publishing

PRIVATE INTERIORS

STUDIO 54

Wedding

A private apartment for the city after hours.



DOWNTOWN STATE OF MIND

Discreet. Design-led. Undeniably Berlin.

LIVE SMALL, LIVE BEAUTIFULLY

Thoughtful space. Effortless style.

CONNECTED TO CULTURE

Mauerpark mornings. Mitte nights.

FOR THE PERFECT TENANT

Move in. Make it yours. Make it last.

PRIVATE VIEWINGS BY APPOINTMENT

A home that doesn't shout. It stays.

OFFERING AT

€175,000

GERICHTSTRASSE 54 · 13347 BERLIN-WEDDING

35.83 m² · 1 room · 3rd floor · vacant

PRIVATE VIEWING BY APPOINTMENT

Daniel Goldenberg · privateviewing@dgfco.co

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EDITORIAL COVER VISUALISATION · STAGED/AI-ASSISTED

EDITORIAL DISCIPLINE

The image attracts. The documents govern.

The cover sets a mood. It is an editorial visualisation, not a contractual depiction of the apartment. The pages that follow distinguish atmosphere from verified property facts.



UNALTERED PROPERTY PHOTOGRAPH



EDITORIAL LIFESTYLE VISUALISATION

The verified apartment is vacant. The person, bed, desk, chair, lamps, books and records shown in editorial images are removable additions and are not included in the sale.

LIVING AREA	ROOMS	FLOOR	STATUS
35.83 m²	1	3rd	Vacant

THE ROOM

Clean lines. Two windows. Nothing staged.

On the third floor is a recently refreshed one-room apartment. The main room is bright, simple and easy to use, with two large windows, a wooden floor and enough wall space for a bed, table and shelves.





DOCUMENTARY PHOTOGRAPHS · PRINCIPAL ROOM

The separate kitchen keeps cooking apart from the living area. The bathroom is compact and straightforward. Nothing has been over-designed; the appeal lies in the freedom to decide what comes next.

POSITION	LAYOUT	HEATING	STATUS
Front building	**Separate kitchen**	**District heating**	**Vacant**

A ROOM WITH RHYTHM

The room changes with the hour.



EDITORIAL LIFESTYLE VISUALISATION

Work by the window. Come back after midnight.

The apartment is not a lifestyle set. It is an empty room with a useful floor, two windows and privacy above the street.

THE ROOM STAYS QUIET.

THE CITY DOES NOT.



CONTEXTUAL BERLIN IMAGES · NOT THE PROPERTY

The editorial staging shows one possible rhythm only. All staged elements are excluded from the sale.

THE ACTUAL APARTMENT

Compact, separate, complete.

The plan resolves 35.83 m² into an entrance hall, bathroom, separate fitted kitchen and one principal room. Service functions remain apart, leaving the main room free for sleeping, working and living.



ENTRANCE



SEPARATE FITTED KITCHEN



BATHROOM

The threshold image is editorially staged. Kitchen and bathroom images are documentary photographs of the property.

MAIN ROOM	KITCHEN	BATHROOM	ENTRANCE
1	Separate	Separate	Hall

THE BUILDING

Old Berlin character.
A quiet room above the street.



The front building retains the layered character of Gerichtstraße, from its tiled entrance surround to the original timber staircase. The contrast between the street's raw energy and the quiet private interior above is part of the address's unmistakable Wedding identity.

UNALTERED DOCUMENTARY PHOTOGRAPH · BUILDING ENTRANCE

GERICHTSTRASSE · WEDDING

Culture is not imported here. It is already on the street.

Gerichtstraße carries its own cultural register. Silent Green occupies the listed former Wedding crematorium at number 35; Panke at number 23 brings club nights, performances, workshops and independent programming into the same short urban spine.



OUTLOOK FROM THE APARTMENT



BUILDING FACADE

Days can feel quiet and residential; evenings bring screenings, openings, sound, food and movement within a short walk. S+U Wedding connects to the U6 and Ringbahn, while Leopoldplatz adds the U9. Everyday shops, cafés and services remain close at hand.



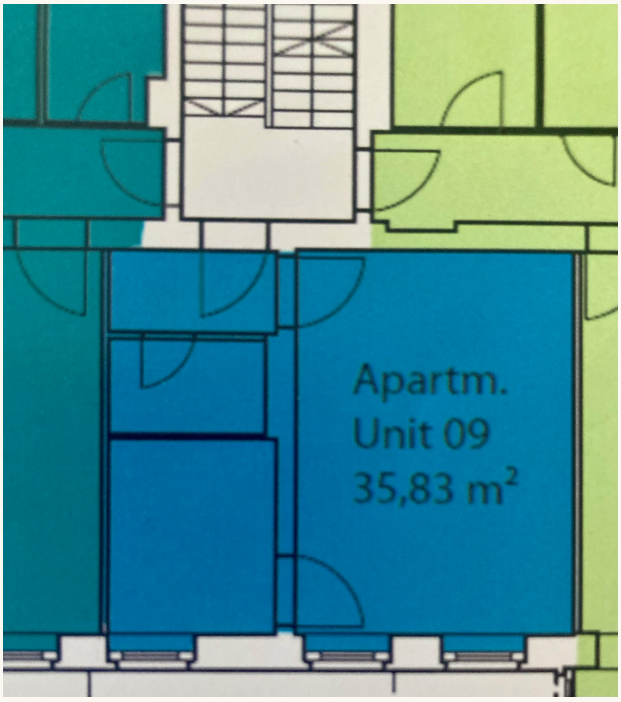




STREET CULTURE	RAIL	UNDERGROUND	DISTRICT
Silent Green · Panke	**S+U Wedding**	**U6 · U9 nearby**	**Berlin-Wedding**

PLAN AND ENERGY

The physical record.



FLOOR PLAN · ORIENTATION ONLY · NOT TO SCALE

UNIT	00901 · front building · 3rd floor, middle
LIVING AREA	35.83 m²
ROOMS	1 main room · separate kitchen, bathroom and entrance
CERTIFICATE	Consumption certificate · issued 9 February 2026 · valid to 8 February 2036
FINAL ENERGY	113.2 kWh/(m²·a) · efficiency class D
ENERGY CARRIER	District heating for heating and hot water
CERTIFICATE YEAR	Building 1912 · heat generator / transfer station 2012
HOUSE FEE	€242.22/month · 2026 individual budget

SOURCE NOTE

The current energy certificate states the building year as 1912; an informal property note stated 1905. The certificate value is used in this Edition. The discrepancy must be checked against the original building records.

ENERGY CLASS

D

113.2 kWh/(m²·a)

Consumption certificate

PURCHASE AND ACCESS

A public offer.
A private viewing.

OFFERING AT

€175,000

plus real-estate transfer tax and notarial and court costs

PROPERTY TYPE	Condominium / one-room apartment
CONDITION	Cosmetically refreshed according to the supplied property note; verification reserved
MONTHLY HOUSE FEE	€242.22/month · 2026 individual budget
AVAILABILITY	Vacant
VIEWING	By prior personal arrangement
FURTHER DOCUMENTS	Object and WEG documents provided within a qualified purchase process

QUALIFIED PURCHASE PROCESS

1 Edition — 2 Enquiry — 3 Documents — 4 Private viewing

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