



BERLIN · WEISSENSEE

Historic Loft

at the Sternecker Brewery

A HOME WITH HISTORY — TWO POSSIBILITIES

WELCOME

A Home with History

Between historic brick walls and the characteristic vaulted brick ceilings of the former Sternecker Brewery, a home has emerged that connects past and present in a truly distinctive way.

The listed building was renovated with great attention to detail. Today, this apartment combines the character of historic industrial architecture with modern living comfort — bright, quiet, and timeless.

*Whether as a stylish home or a long-term investment:
This apartment offers more than just living space.
It offers possibilities.*



AT A GLANCE

The Highlights

Compact, bright, and full of character — the key facts about this apartment at a glance.

Living space		64.25 m ²	Rooms		2
Floor		1st floor	Move-in		Available immediately
Balcony	SSW-facing, overlooking the courtyard			Building	Listed building
Ceiling	Historic vaulted brick ceiling			Ceiling height	Over 3 m (living areas)
Flooring	Solid wood parquet			Heating	Underfloor heating (gas-fired central heating)
Kitchen	Fitted kitchen included			Agency fee	Commission-free



FEATURES

In Detail

Beyond the big picture, this apartment impresses in the details — from its listed building fabric to its high-quality bathroom fittings.

Structure & Character

- Listed (heritage-protected) building
- Historic vaulted brick ceiling
- Ceilings over 3 metres high in the living areas
- Extra-tall doors (approx. 2.20 m)
- Solid wood parquet flooring throughout
- Wooden windows with triple glazing

Comfort & Technology

- Underfloor heating
 - Gas-fired central heating
- Video intercom
- DSL connection
 - Up to 250 Mbit/s according to telekom.de; fibre-optic rollout announced for late 2026
- Usable cellar storage
- Fitted kitchen included

Bathroom

- High-quality tiles
- Axor fittings
- Duravit ceramics
- Bathtub



LIVING ROOM

Bright Rooms with Historic Character



VISUALIZATION (AI-GENERATED)



ORIGINAL



VISUALIZATION (AI-GENERATED)

Balcony overlooking a quiet courtyard

The balcony offers a peaceful retreat with a view of the courtyard.

KITCHEN & DINING AREA

Living and Dining



VISUALIZATION (AI-GENERATED)

CURRENT CONDITION

Original Photos

The previous pages show visualizations of possible furnishing concepts. This and the following page show exclusively original photos of the apartment in its current condition — for a transparent impression.





BEDROOM



KITCHEN



VAULTED CEILING



BALCONY

Alternative Use as a 3-Room Shared Flat

With manageable structural effort, the apartment can alternatively be used as a modern 3-room shared flat (WG) — an attractive option for increasing rental yield in a sought-after location.

01

Layout Adjustment

An additional, non-load-bearing partition wall creates a third, rentable room with virtually unchanged living space.

02

Target Group

Students and young professionals in Weißensee are increasingly looking for shared-flat-suitable layouts in renovated period buildings with good transport links.

03

Yield Potential

Renting out three rooms individually can achieve a noticeably higher total rent compared to conventional letting.

The following page shows the specific floor plan for the 3-room shared-flat conversion, compared directly with the original.

FLOOR PLANS

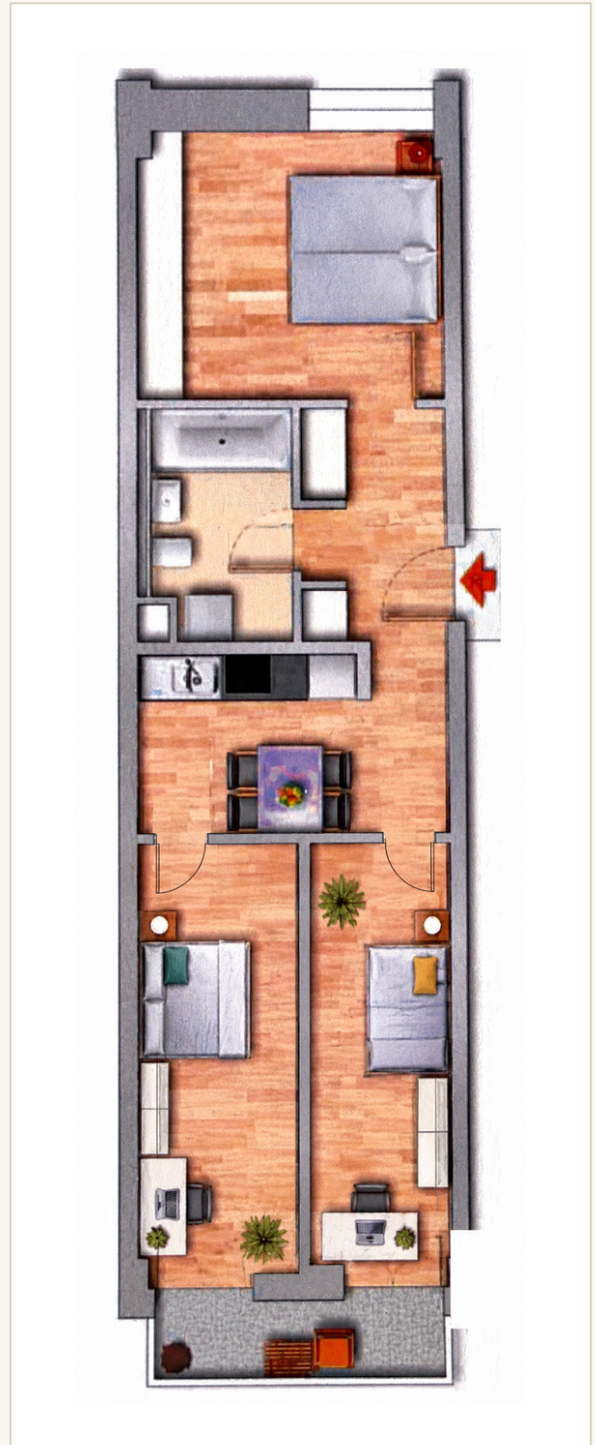
Original & Shared-Flat Layout Compared

An additional, non-load-bearing partition wall in the rear living area creates a third, fully usable room — with virtually unchanged total living space.

Original Floor Plan
2 ROOMS



Shared-Flat Layout
3 ROOMS





THE LOCATION

Living in Weißensee

Weißensee is one of the greenest yet most lively corners of northeast Berlin: the namesake lake, Weißer See, with its lakeside park, is just a few minutes' walk away, surrounded by quiet streets, period buildings, and a growing number of small cafés and studios.

Those looking for central Berlin can get there quickly by tram — those looking for peace and quiet will find it right on their doorstep. This mix of urban proximity and neighbourhood character makes the location especially appealing for anyone who wants both a city life and a retreat.

A PLACE WITH A PAST

The Sternecker Brewery

The former Sternecker Brewery ensemble is one of Weißensee's industrial heritage landmarks. Its characteristic brick façades and vaulted brick ceilings still recall its original use as a brewery site.

History

Founded in 1885 by restaurateur Rudolf Sternecker on Berliner Allee, it was Weißensee's first industrial site. With its attached amusement park, it shaped Berlin's day-trip tourism before the site changed hands several times after the brewery closed in 1922.

Renovation

As part of the heritage-compliant renovation, the historic vaulted ceilings were preserved and combined with contemporary living comfort.

Today

The former industrial site has become a quiet residential ensemble full of character — embedded in the green surroundings of Weißensee.

TERMS

Facts

PURCHASE PRICE

€359,000

Agency fee	Commission-free
Viewing	By appointment
Move-in	Available immediately
Living space	64.25 m²
Rooms	2 (optionally 3)

All information is provided without guarantee. Subject to changes and errors. Visualizations are for illustrative purposes only and depict possible furnishing concepts.



CONTACT

I look forward to
showing you this special
apartment in person.

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