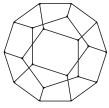


The choice is yours

CÖPNICK⁵³

Best place to live

Living at the Spreepromenade



NIBER.

CÖPNICK⁵³

Die heutige Köpenicker Straße wurde 1589 auf Befehl des Kurfürsten Johann Georg als Ausbau eines bereits zuvor bestehenden Heerweges von Berlin nach Köpenick angelegt. In ihrer Anfangszeit diente diese Straße nicht zuletzt für den Weg des Kurfürsten zu seinem Jagdschloss in Köpenick, dem Schloss Köpenick.

Historische Schreibweisen des auch heute noch bestehenden Straßennamens sind
Cöpnicksche Straße (1723), Köpnicker Straße (1789) und später auch Cöpenicker Straße.

The Köpenicker Straße of today was built in 1589 by order of the Elector Johann Georg and was an expansion to the already existing army path from Berlin to Köpenick. In its early days the Elector often used the road as way to his hunting lodge in Köpenick, the Köpenick castle. Historic spellings of the still existing street name are Cöpnicksche Straße (1723), Köpnicker Straße (1789) and later also Cöpenicker Straße.

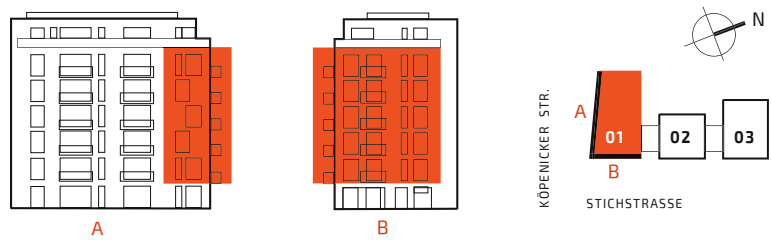
Köpenicker Straße 53 , 10179 Berlin-Mitte

www.coepnick.com

HAUS

01

WE **01** 1.OG
04 2.OG
07 3.OG
10 4.OG
13 5.OG



Variante **1**



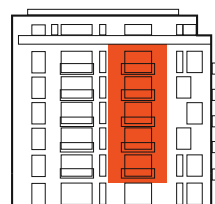
WOHNEN/ESSEN/KOCHEN	35,36
SCHLAFEN	12,63
DU-BAD	6,39
HWR	2,03
DIELE/GARDEROBE	8,10
BALKON (50%)	2,14
TOTAL	66,65 m²

Variante 2

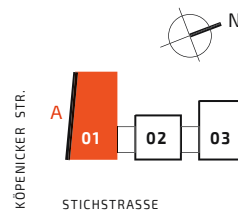


WOHNEN/ESSEN/KOCHEN	32,91
SCHLAFEN BZW. AR/ANKLEIDE	11,82
ZIMMER	7,77
DU-BAD	3,52
HWR	1,14
DIELE/GARDEROBE	6,75
BALKON (50%)	2,14
TOTAL	66,05 m²

WE **02** 1.OG
05 2.OG
08 3.OG
11 4.OG
14 5.OG



A



Variante 1



WOHNEN/ESSEN/KOCHEN	23,05
SCHLAFEN	10,72
DU-BAD	5,30
AR/WM	2,12
ANKLEIDE	5,02
DIELE/GARDEROBE	5,12
BALKON (50%)	2,91

TOTAL **54,24 m²**

Variante **2**

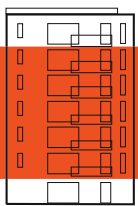


WOHNEN/ESSEN/KOCHEN	20,41
SCHLAFEN	13,17
DU-BAD	5,30
AR/WM	2,12
DIELE/GARDEROBE	10,23
BALKON (50%)	2,91
TOTAL	54,14 m²

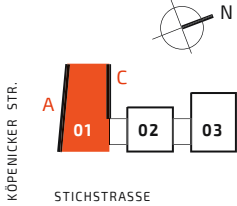
WE **03** 1.OG
06 2.OG
09 3.OG
12 4.OG
15 5.OG



A



C



Variante **1**



WOHNEN/KOCHEN	53,21	ZIMMER 1	11,77
SCHLAFEN	15,46	DU/BAD 1	4,56
DU/BAD 2	5,84	DIELE/GARDEROBE	9,89
FLUR 2	2,26	BALKON 1 (50%)	2,91
ZIMMER 2	11,76	BALKON 2 (50%)	3,63
AR	2,98		
FLUR 1	3,04		
		TOTAL	127,31 m ²

Variante 2

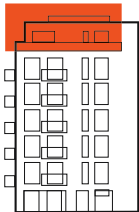


WOHNEN/KÜCHEN	50,75	ZIMMER 1	13,64
SCHLAFEN	14,51	DU-BAD	4,08
BAD	4,82	DIELE/GARDEROBE	7,81
FLUR	5,89	BALKON 1 (50%)	2,91
ZIMMER 2	16,18	BALKON 2 (50%)	3,63
AR	1,53		
WM	1,31		
		TOTAL	127,06 m ²

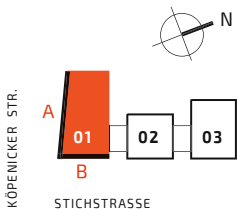
WE **16** 6.OG



A

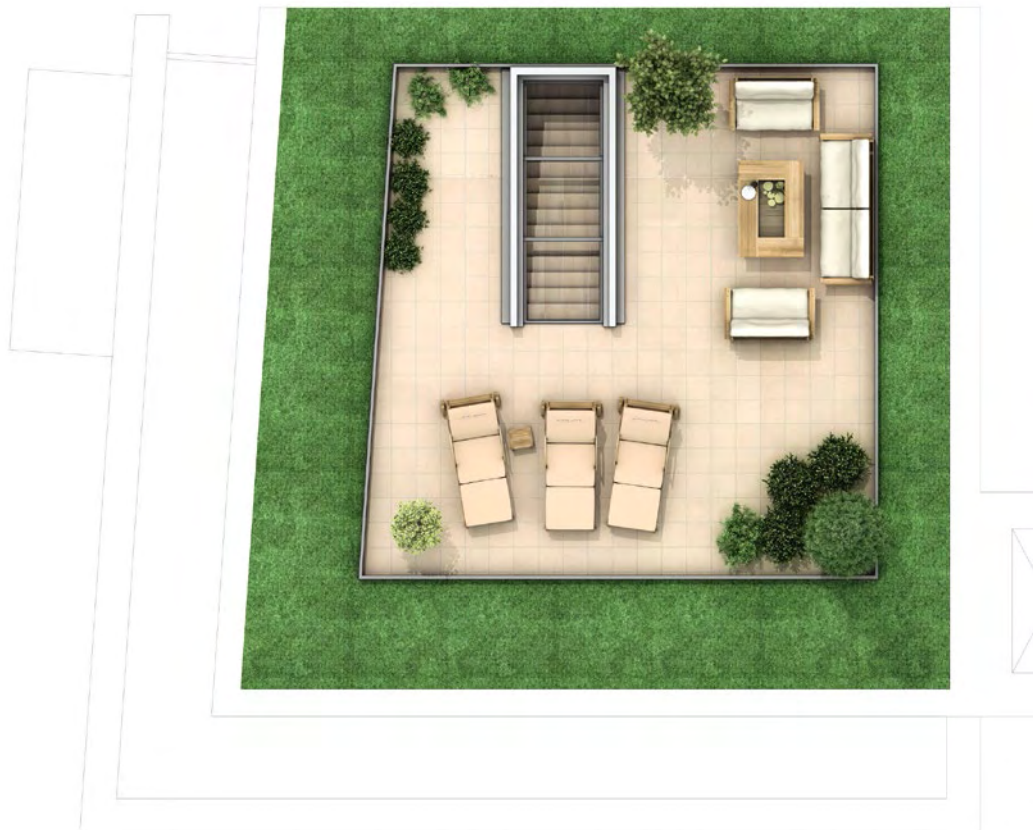


B



WOHNEN/ESSEN/KOCHEN	35,43
SCHLAFEN	12,92
DU-BAD	6,74
AR (UNTER TREPPE)	1,48
ZIMMER	10,12
DIELE/GARDEROBE	4,86
DACHTERRASSE 6.OG (50%)	13,45
DACHTERRASSE DACH (50%)	23,38
TOTAL	108,38 m ²

WE 16 DACHTERRASSE DACH

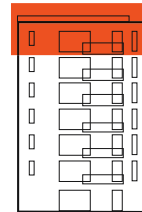


GESAMTFLÄCHE DACHTERRASSEN **46,75 m²**

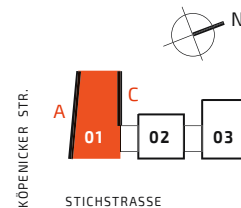
WE **17** 6. OG



A



C



WOHNEN/ESSEN/KOCHEN	53,05
SCHLAFEN	14,51
BAD	4,82
FLUR	6,07
AR	1,16
WM	1,33
ZIMMER 1	8,53
DU-BAD	4,08
ZIMMER 2	11,17
DIELE/GARDEROBE	7,06
BALKON (50%)	3,63
DACHTERRASSE 6. OG (50%)	7,72
DACHTERRASSE DACH (50%)	30,81

TOTAL **153,94 m²**

WE 17 DACHTERRASSE DACH



GESAMTFLÄCHE DACHTERRASSEN **61,62 m²**

HAUS

02

TH **01** 1. UG – 2.OG
02

1. UG

ABSTELLRAUM

14,98 m²

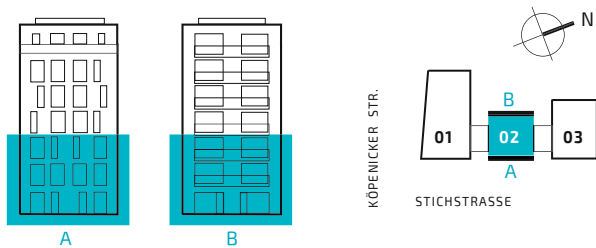


WOHNEN/ESSEN/KOCHEN **41,99**
WC **2,06**
DIELE/GARDEROBE **11,58**
TERRASSE (50%) **9,02**

TOTAL **64,65 m²**

EG





1.0G

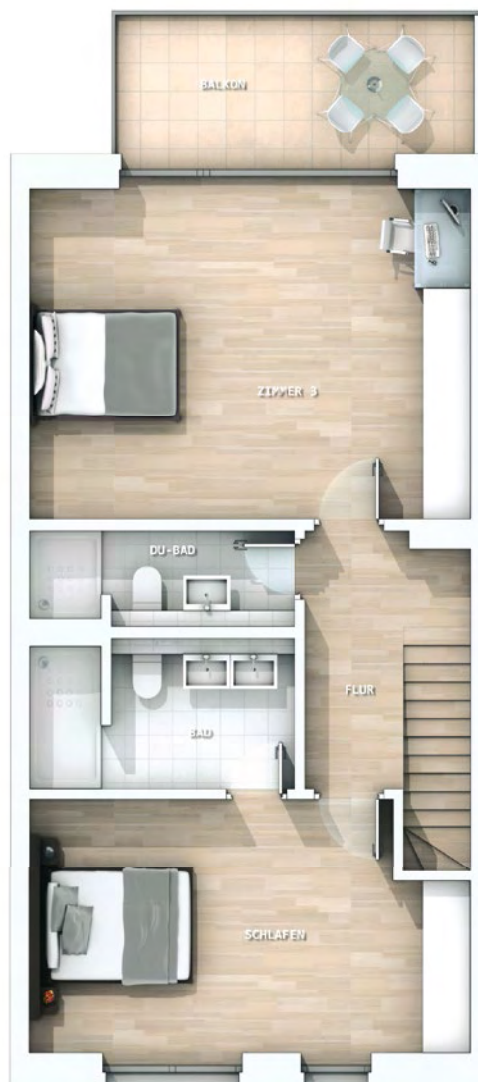


ZIMMER 1	23,21
ZIMMER 2	16,06
DU-BAD	4,43
AR	3,57
FLUR	7,59
BALKON (50%)	3,96
TOTAL	58,82 m ²

TH 01 1. UG – 2.OG

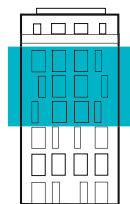
02

SCHLAFEN	16,87
BAD	6,11
ZIMMER 3	23,21
DU-BAD	3,86
FLUR	4,91
BALKON (50%)	3,96
TOTAL	58,83 m ²
TOTAL TH01/TH02	197,28 m ²



2.OG

WE **03** 3.OG
04 3.OG
05 4.OG
06 4.OG
07 5.OG
08 5.OG



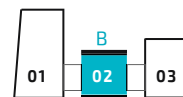
A



B



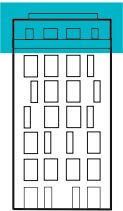
KÖPENICKER STR.



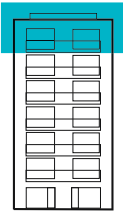
STICHSTRASSE



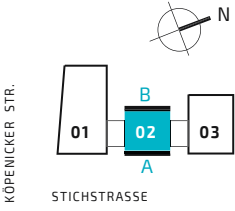
WOHNEN/ESSEN/KOCHEN	25,72
SCHLAFEN	11,00
DU-BAD	5,24
AR/ZIMMER	7,49
DIELE/GARDEROBE	8,38
BALKON (50%)	3,96
TOTAL	61,79 m²



A



B



WOHNEN/ESSEN/KOCHEN	47,93
SCHLAFEN	14,48
BAD	5,53
FLUR	2,10
AR	1,57
ZIMMER	12,71
DU-BAD	5,66
DIELE/GARDEROBE	4,95
AR	2,39
BALKON (50%)	8,05
DACHTERRASSE 6.OG (50%)	6,75
DACHTERRASSE DACH (50%)	22,03
TOTAL	134,15 m ²



GESAMTFLÄCHE DACHTERRASSEN **44,06 m²**

HAUS

03

WOHNEN/KOCHEN

41,34

SCHLAFEN

13,06

BAD

4,32

AR / HWR

0,74

ZIMMER 1

13,14

ZIMMER 2

9,73

DU-BAD

3,33

DIELE/GARDEROBE

5,49

FLUR

2,75

TERRASSE (50%)

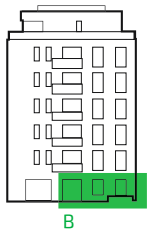
17,97

TOTAL

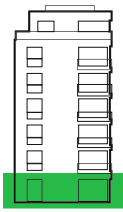
111,87 m²

Variante 1

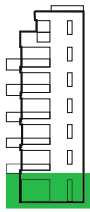




B

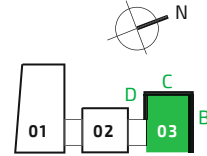


C



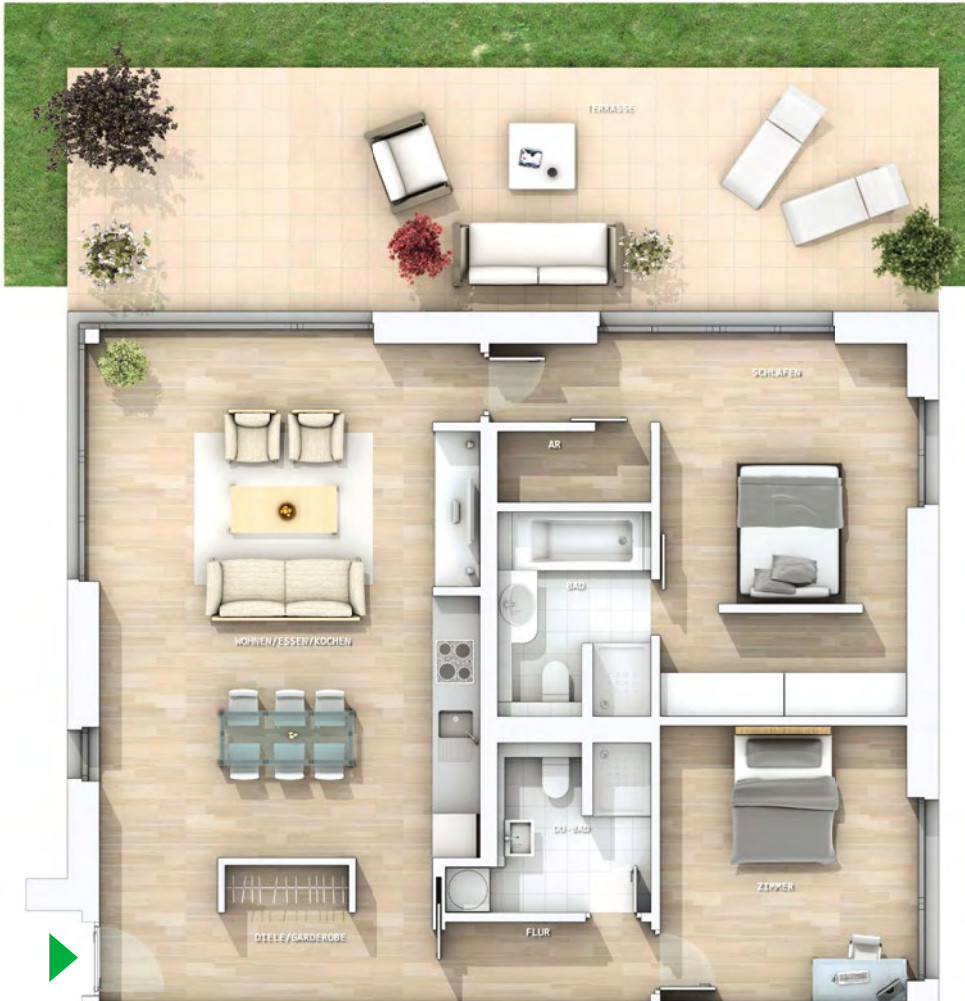
D

KÖPENICKER STR.

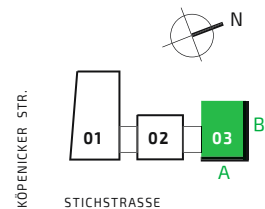


STICHSTRASSE

Variante 2

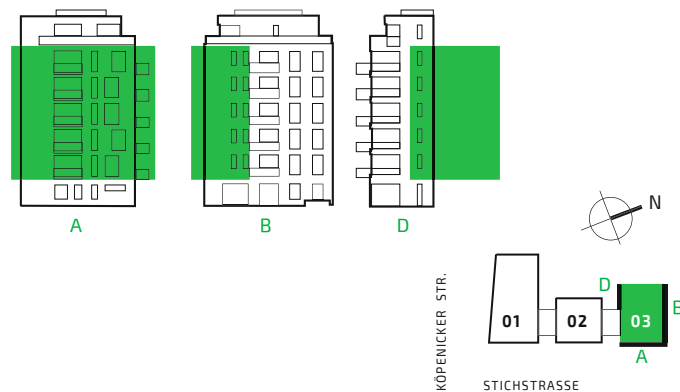


WOHNEN/ESSEN/KOCHEN	38,81
SCHLAFEN	19,95
BAD	5,74
AR/HWR	2,05
ZIMMER	12,92
DU-BAD	5,19
FLUR	3,10
DIELE/GARDEROBE	6,71
TERRASSE (50%)	17,97
TOTAL	112,97 m ²



WOHNEN/ESSEN/KOCHEN	22,66
SCHLAFEN	12,60
BAD	7,57
AR	2,40
WC	2,01
ZIMMER	8,82
FLUR	3,48
TERRASSE (50%)	5,96
TOTAL	65,50 m²

WE **04** 1.0G
06 2.0G
08 3.0G
10 4.0G
12 5.0G

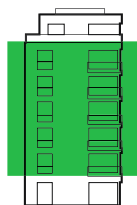


WOHNEN/ESSEN/KOCHEN	25,97
SCHLAFEN	12,22
BAD	5,91
ANKLEIDE/AR	4,99
WC	4,82
DIELE/GARDEROBE	3,44
FLUR	2,58
BALKON (50%)	2,55
TOTAL	62,48 m²

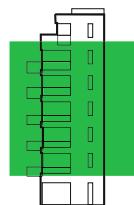
WE **03** 1.OG
05 2.OG
07 3.OG
09 4.OG
11 5.OG



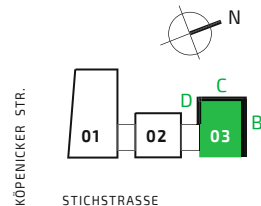
B



C



D



KÖPENICKER STR.

STICHSTRASSE

WOHNEN/ESSEN/KOCHEN **41,34**
 SCHLAFEN **13,06**
 BAD **4,32**
 AR **0,74**
 ZIMMER 1 **13,14**
 ZIMMER 2 **9,73**

Variante 1

DU-BAD **3,33**
 DIELE/GARDEROBE **5,49**
 FLUR **2,75**
 BALKON 1 (50%) **3,69**
 BALKON 2 (50%) **3,24**

TOTAL **100,82 m²**



Variante 2

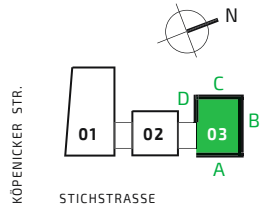
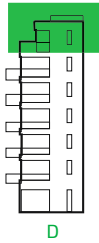
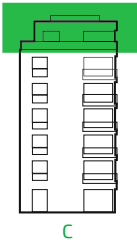
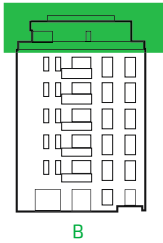
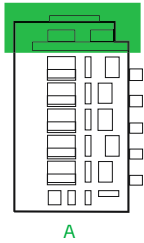
WOHNEN/ESSEN/KOCHEN	38,93
SCHLAFEN	19,83
BAD	5,74
AR	1,91
ZIMMER	12,92

DU-BAD	5,19
DIELE/GARDEROBE	6,71
FLUR	3,10
BALKON 1 (50%)	3,69
BALKON 2 (50%)	2,20

TOTAL **100,21 m²**



WE **13** 6. OG



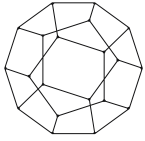
WOHNEN/ESSEN/KOCHEN	31,95
SCHLAFEN	12,89
DU-BAD 1	4,80
DIELE	12,24
AR	2,15
ZIMMER 1	15,49
ZIMMER 2	15,74
DU-BAD 2	4,33
DACHTERRASSE 6.0G (50%)	21,77
DACHTERRASSE DACH (50%)	21,77
TOTAL	143,13 m ²

WE 13

DACHTERRASSEN DACH



GESAMTFLÄCHE DACHTERRASSEN **43,53 m²**



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Projektentwicklung

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NIBER Realty GmbH
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10119 Berlin-Mitte
info@niber-berlin.de
www.niber-berlin.com

Architekten

Kuhn & Co.
Gesellschaft von Architekten mbH
Jahnstraße 51/53
12347 Berlin

Gestaltung: diegeisel

Renderings: Lemax

Visualisierungen

Die Fassaden und Grundrisse unterliegen noch der endgültigen Zustimmung der Baubehörde und können sich als Folge der Genehmigungs- und Ausführungsplanung noch leicht verändern. Die Möbel in den Abbildungen sind nicht im Preis enthalten. Die Innenausstattung ist nur als Beispiel zu verstehen.

Visualizations

The facades and floor plans depend on the final approval of the local authorities and can be subject to changes due to the requirements of the planning permission and the construction drawings. The furniture is not included in the sales price. The fittings are exemplary only.

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buying@thesellingcompany.com

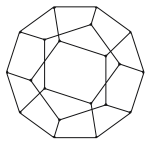
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