



Pankow

The district begins just behind Alexanderplatz and comprises residential and recreational areas of all kinds. There is a lot of potential for new construction, but also sometimes resistance against it.

Stretching from Berlin's city centre to behind the S-Bahn ring, Prenzlauer Berg comprises the north-eastern part of the city centre. With its restored old building facades, attractive apartments and colourful street life, the southern part of the district is today one of the city's most expensive areas. With varying professional and social status, not only wealthy people live here, but also young and artistically creative people as well as "completely normal Berliners". There are still some inexpensive apartments, which partly have some drawbacks in quality when it comes to facilities and location. The further north you go, the greater the proportion of buildings built during the interwar period or after Second World War, even though urbanity is declining here. The urban area of the same name, Pankow, which borders to the north, is a strongly mixed quarter. Its most renowned addresses are close to Bürgerpark and Schönhausen Pa-

lace. Both areas still suffer today under the approach routes to Tegel Airport; many residents hope that the opening of the BER Airport in a few years' time will relieve them of noise and emissions. The scene of some new construction projects on smaller brownfields and as gap closures, the quarters of Niederschönhausen, Wilhelmsruh and Rosenthal have a more suburban character.

The same phenomenon can be observed in Weißensee, whose centre is much closer located to the city centre. Above all, the west of this district, around Roelckestrasse and Langhansstrasse, is characterised by a mix of residential and commercial properties and offers numerous potentials for densification at a later stage. The most charming quarters are located near Weißensee Lake, which the district was named after.

All other parts of the district – and with them about half of its surface area – have a suburban ▶



16.0

Green space per inhabitant in m²

4

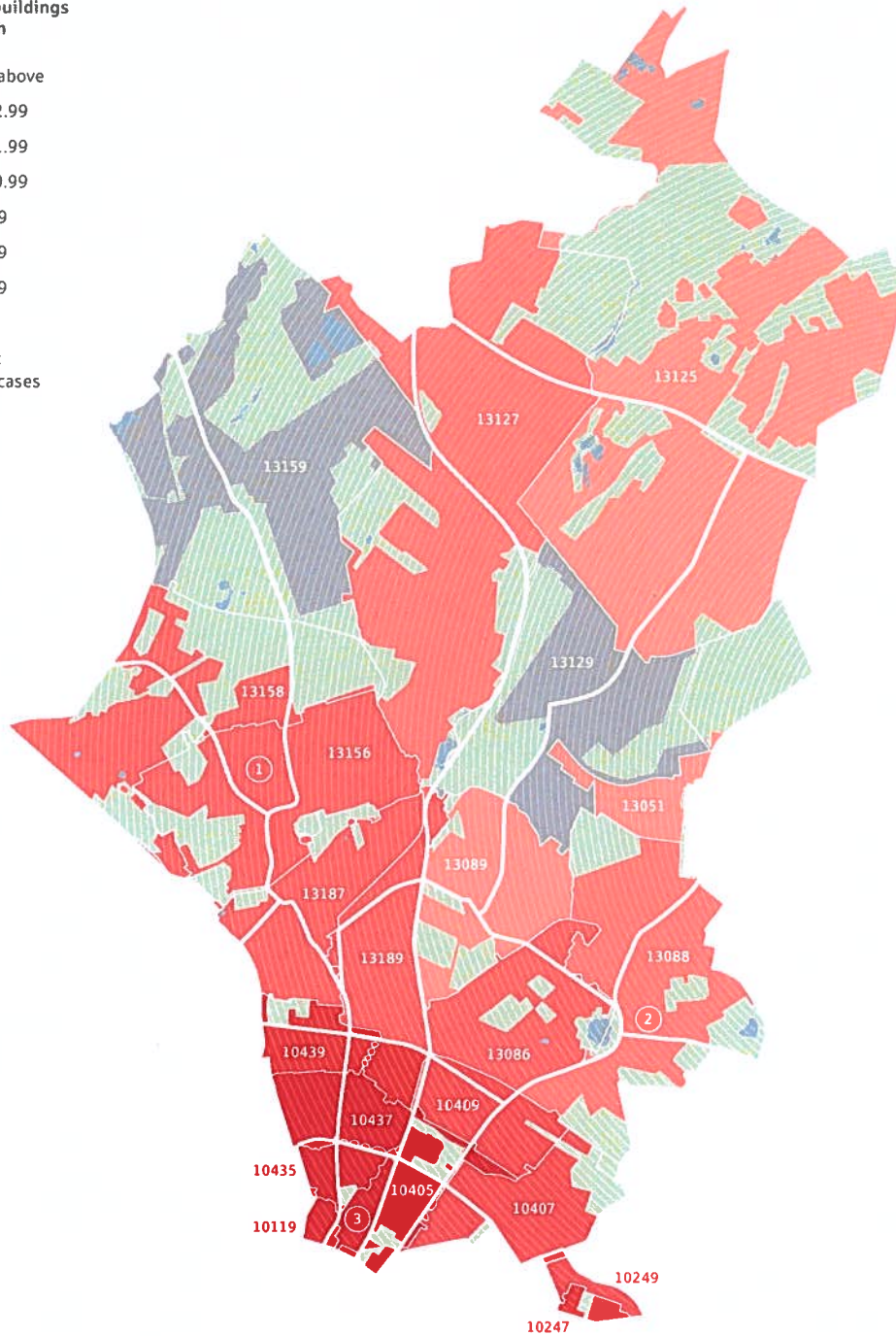
Galleries per 100,000 inhabitants

1,167

Ø distance to the next "Spaeti" convenience store in metres

Basic rent for apartments in apartment buildings in €/m²/month

- 13.00 and above
- 12.00 to 12.99
- 11.00 to 11.99
- 10.00 to 10.99
- 9.00 to 9.99
- 8.00 to 8.99
- 7.00 to 7.99
- to 6.99
- Insufficient number of cases



①

Niederschönhausen

The barock Schönhausen Palace is Niederschönhausen's highlight. The cityscape is characterised by old and partly well renovated villas and apartment buildings, which survived both world wars well. The top officials of the East German government used to live here, and citizens were not allowed to enter this part of Berlin at that time.

②

Buschallee

The residential units in and around Buschallee and Trierer Strasse were designed by Bruno Taut in reaction to the Great Depression. Its residents were able to plant fruits and vegetables or even keep small livestock in the gardens. Karl Schmidt-Rottluff's expressionist colour scheme enhances the buildings.

③

Kollwitzkiez

This neighbourhood must have the city's highest density of latte macchiato cafés. Particularly the large number of still well-preserved stucco facades from the Wilhelminian era invite visitors to linger. Everyone will find their own personal hotspot at the listed Kulturbrauerei buildings, Pfefferberg, Senefelderplatz and Kollwitzplatz.

Source: CBRE based on data from empirica-systeme GmbH © Cartography: Nexiga, 2006–2014 Tom Tom

Rent and housing costs

The district in small-scale analysis

Housing market data

Postcode	Number of rental offers	Basic rent in all market segments ¹		Basic rent in bottom market segment ¹		Basic rent in top market segment ¹	
		in €/m ² /month		in €/m ² /month		in €/m ² /month	
10405	466	13.12	(14)	6.00	(161)	19.85	(14)
10407	308	11.72	(53)	5.99	(165)	19.38	(20)
10409	244	11.03	(74)	6.26	(151)	15.34	(83)
10435	252	14.28	(9)	7.64	(39)	20.52	(11)
10437	493	13.00	(17)	8.20	(18)	18.40	(33)
10439	495	12.44	(35)	8.02	(25)	18.39	(34)
13086	448	10.48	(92)	6.90	(102)	14.89	(91)
13088	307	9.78	(119)	5.92	(168)	14.02	(110)
13089	56	8.97	(151)	7.37	(62)	14.50	(97)
13125	345	8.41	(164)	6.41	(141)	11.33	(167)
13127	220	9.59	(129)	7.10	(81)	12.09	(149)
13129	13	n/a	n/a	n/a	n/a	n/a	n/a
13156	408	10.15	(102)	7.27	(68)	12.97	(135)
13158	209	10.12	(103)	7.95	(29)	12.51	(140)
13159	2	n/a	n/a	n/a	n/a	n/a	n/a
13187	411	10.90	(81)	7.01	(91)	14.99	(90)
13189	309	10.30	(97)	6.58	(124)	16.04	(74)
District	4,986	10.97		6.66		17.57	
Berlin	40,154	10.34		6.46		17.13	

Housing cost

Apartment size ¹ , avg. in m ²	Total housing cost ² , avg. in €/month	Household purchasing power, avg. in €/month	Housing cost ratio ³ in %
69.6 (49)	1,071 (32)	3,394 (73)	31.5 (39)
60.3 (150)	843 (92)	2,997 (134)	28.1 (77)
56.4 (173)	750 (143)	2,741 (171)	27.3 (84)
75.0 (25)	1,241 (11)	3,282 (85)	37.8 (10)
65.0 (103)	992 (45)	3,005 (131)	33.0 (28)
61.4 (141)	903 (73)	2,806 (165)	32.2 (34)
60.7 (148)	773 (130)	3,001 (133)	25.8 (98)
66.0 (85)	795 (119)	3,113 (109)	25.5 (99)
66.0 (85)	741 (147)	3,640 (47)	20.4 (164)
66.8 (79)	713 (152)	3,642 (46)	19.6 (175)
66.5 (81)	788 (126)	3,694 (40)	21.3 (152)
n/a n/a	n/a n/a	3,916 (29)	n/a n/a
65.0 (103)	806 (109)	3,572 (53)	22.6 (136)
72.0 (36)	891 (79)	3,618 (50)	24.6 (109)
n/a n/a	n/a n/a	3,288 (84)	n/a n/a
69.0 (58)	908 (71)	2,980 (138)	30.5 (51)
63.2 (123)	793 (121)	2,744 (170)	28.9 (68)
64.8	857	3,184	26.9
65.0	833	3,258	25.6

(1) Median (2) Includes operating costs: 2.26 €/m² (eastern Berlin), 2.73 €/m² (western Berlin) and 2.50 €/m² (all of Berlin) (3) Rent (incl. utilities) as percent of household purchasing power () Rank among the 186 postcodes with rental data Source: CBRE based on data from empirica-systeme GmbH, BBU (operating costs), Michael Bauer Research; compiled by CBRE

The district has immense construction potential on undeveloped land or in densely populated areas, and infrastructure of all kinds is in great demand. Discussions and decision-making, therefore, are often greatly needed.



8,508

2012–2017
housing increase

or even rural character. There are still some village building structures in Karow, Blankenburg and, above all, Blankenfelde. Theoretically, the areas for new construction are large, but they are partly blocked by protests and politics. This applies, for example, to the Elisabethaue where

the plans of two municipal housing associations for around 5,000 apartments were already well advanced. The Blankenburg South project is still in the planning stage, but as more apartments could be built there than in the Elisabethaue, it is also controversial. ■



1,865

2017 natural net
population balance

The district in comparison

Where is the district positioned in the urban fabric?



Share of average housing costs (basis: asking rent) of the average household purchasing power



Of all completions in Berlin, share of completed apartments in new residential buildings



Asking rent (median) in comparison with the maximum value of the districts (Friedrichsh.-Kreuzb., €12.99/m²)



39.1

Living space per
inhabitant in m²



14.9

Share of population
aged 65 and older in %

Prenzlauer Berg is expensive and diverse. There are also cheaper neighbourhoods in the north.

New construction in the district

Two current project developments in detail



Nesselweg

Developer: Ten Brinke
Area: Rosenthal
Street: Nesselweg
Residential Units: 79
Type of use: rent
Rent €/m²: n/a



Kastanienallee 105

Developer: GESOBAU
Area: Rosenthal
Street: Kastanienallee
Residential Units: 48
Type of use: rent
Rent €/m²: n/a

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