

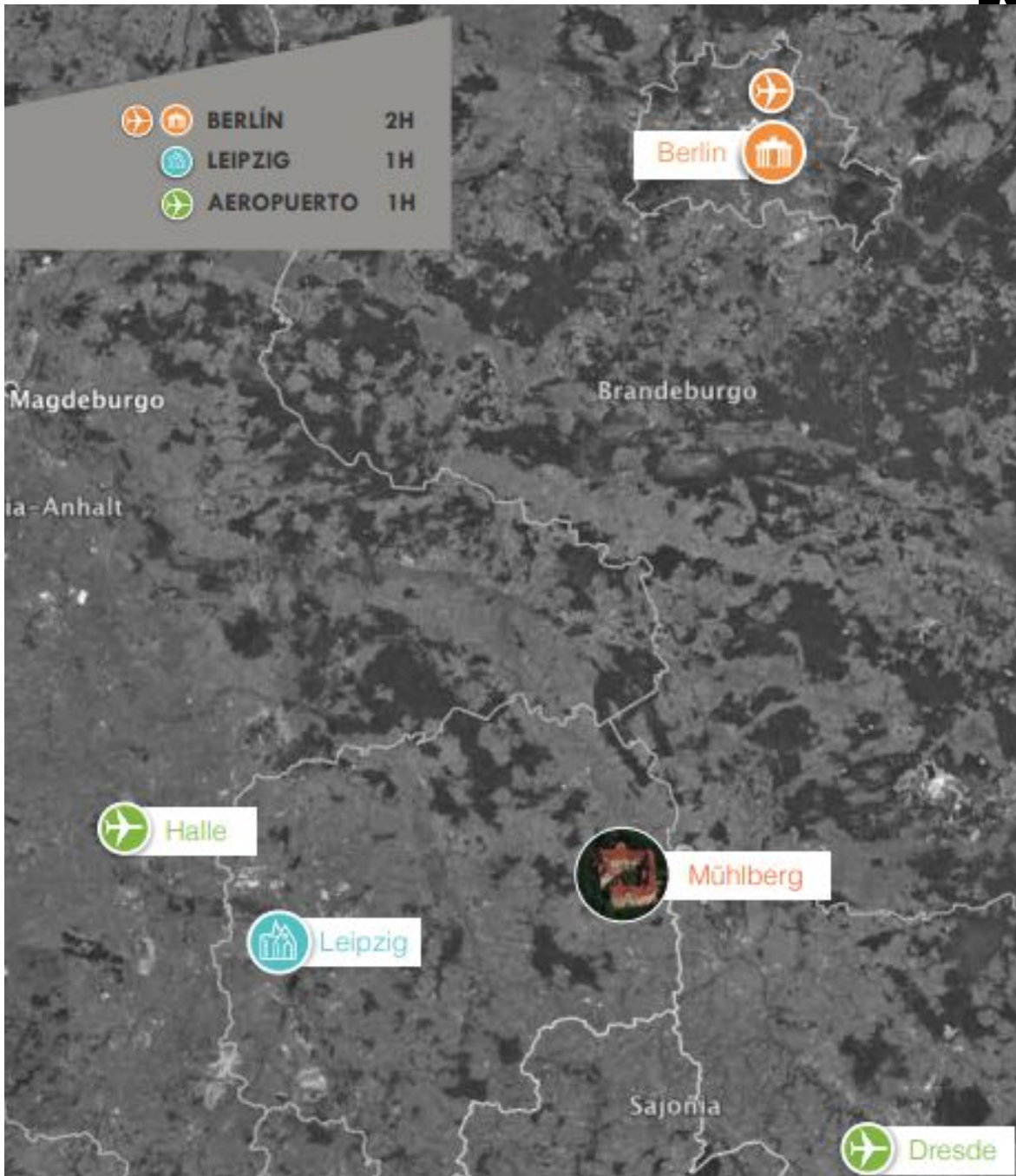
MÜHLBERG CASTLE



COMMERCIAL INFORMATION

MÜHLBERG CASTLE

LOCATION



MÜHLBERG CASTLE

Southwest Facade



HISTORY

Mühlberg Castle is a hidden architectural gem of the Renaissance, built upon the remains of an earlier medieval fortress (13th century). Notable visitors and events—such as Emperor Charles IV and the Battle of Mühlberg, which marked a milestone in the Reformation movement—underscore the castle's great historical significance. It stood on the northern bank of the Elbe River, between Torgau and Riesa, at a key crossroads and border point between Saxony, Brandenburg, and the then Kingdom of Bohemia. After the war, the region became isolated. The castle remains a valuable legacy of German history. Due to its historical significance, urban and architectural qualities, and scenic location, the town of Mühlberg/Elbe and Mühlberg Castle are an important icon of Germany's architectural heritage.



MÜHLBERG CASTLE

East Facade



MÜHLBERG CASTLE

West Facade



MÜHLBERG CASTLE Site Plan

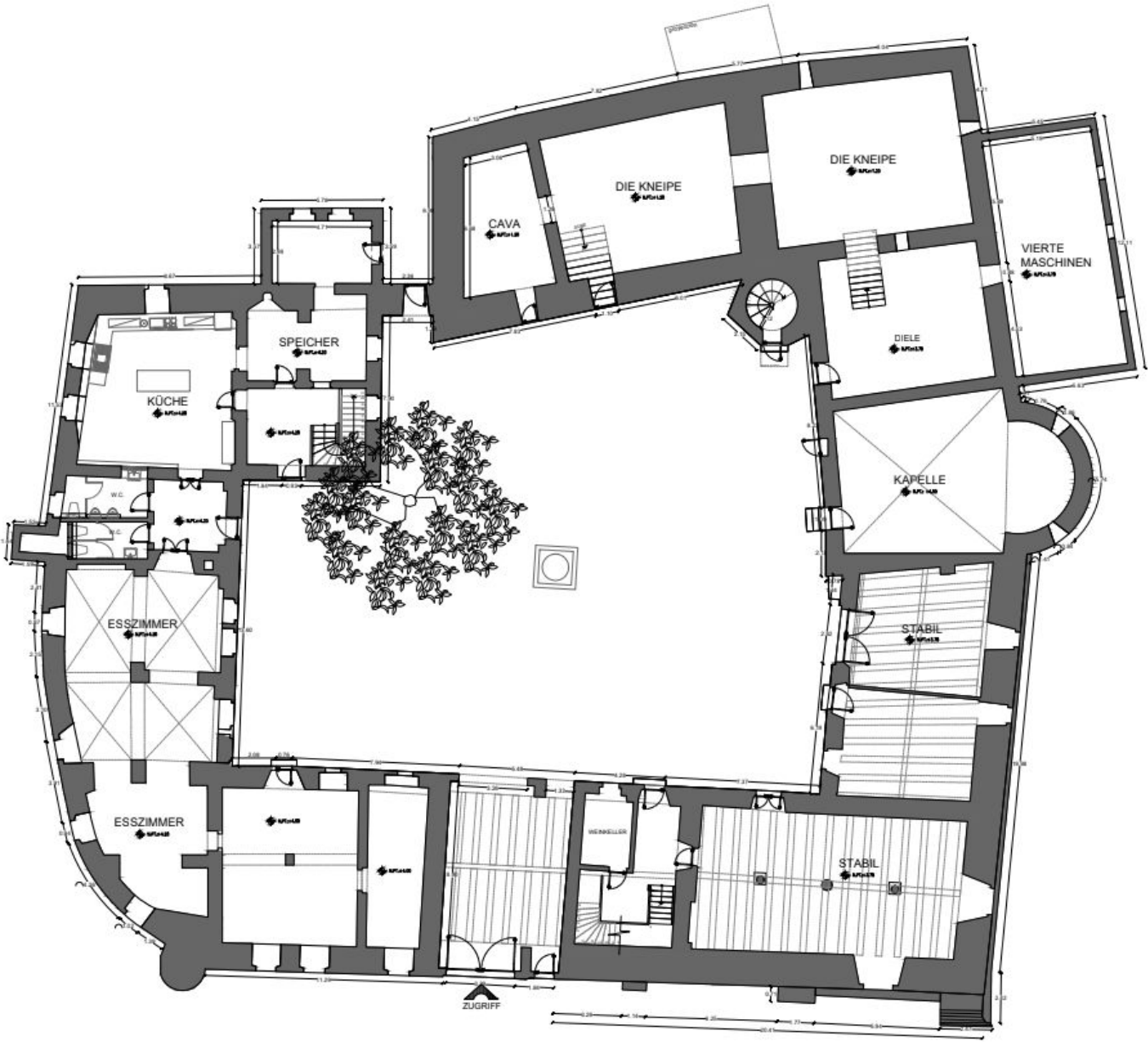


Total Land Area	24,923m ²
Building Footprint Area	1,291 m ²
Ground Floor Construction Area	1,291 m ²
First Level Construction Area	1116 m ²
Second Level and Atic Construction Area	1120 m ²
Atic Cinstuction Area	347 m ²
Total construction Area	3,876 m ²
Schrebergarten	19 units

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MÜHLBERG CASTLE

GROUND FLOOR



MÜHLBERG CASTLE
SOUTH FACADE AND GROUND FLOOR



Main Entrance



MÜHLBERG CASTLE
SOUTH FACADE AND GROUND FLOOR



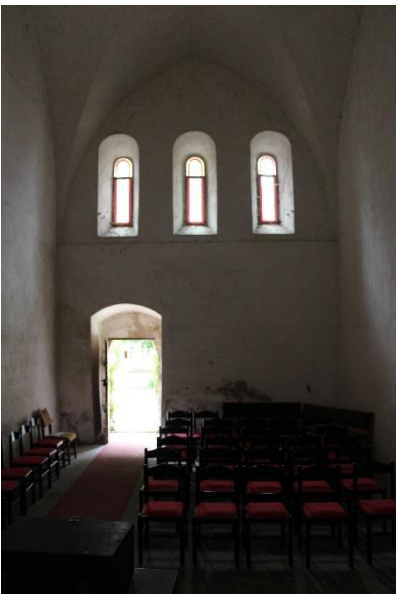
GROUND FLOOR STAIRS



NORTH WING ACCESS



MÜHLBERG CASTLE
GROUND FLOOR AND BASEMENT
CHAPEL AND PATIO





CAVA 01

CAVA 02



FIRST LEVEL



15	NORTH WING
16	STAIRS
17	APARTMENT
18	STAIRS
19	SOUTH WING
20	WEST WING
21	STAIRS
22	STAIRS



Departamento NOOX 01.



Departamento NOOX 02.



Departamento NOOX 03.



Departamento NOOX 04.



Escaleras para el acceso hacia el ático y torre del ala Sur del Castillo de Mühlberg.



E





Escaleras del ala oeste que suben hacia ático.



Pasillo del ala oeste.



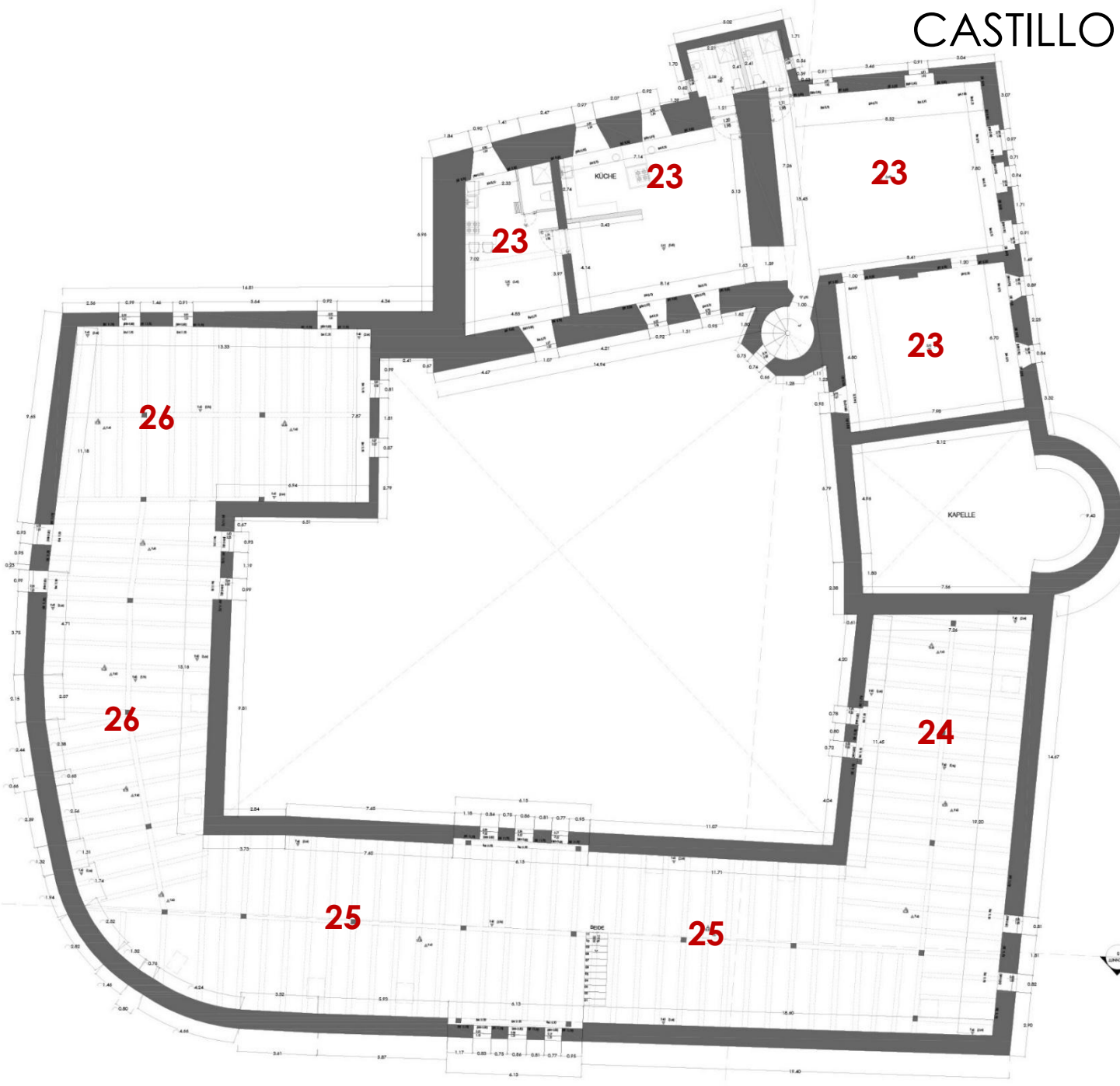
Cuarto del ala oeste.



Cuarto del ala sur con conexión al ala oeste, en la foto 04 leyendo de izquierda a derecha.

CASTILLO MUHLBERG

SEGUNDO NIVEL
ÁTICO



23	ALA NORTE
24	ÁTICO ALA ESTE
25	ÁTICO ALA SUR
26	ÁTICO ALA OESTE



Loft del ala norte.



Cocina del ala norte.

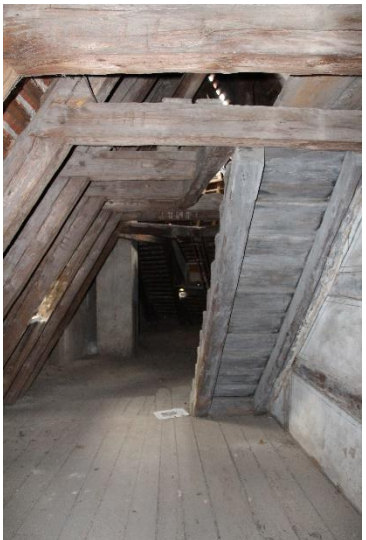


Baño del ala norte.



Cuartos ala norte.





CASTILLO MUHLBERG

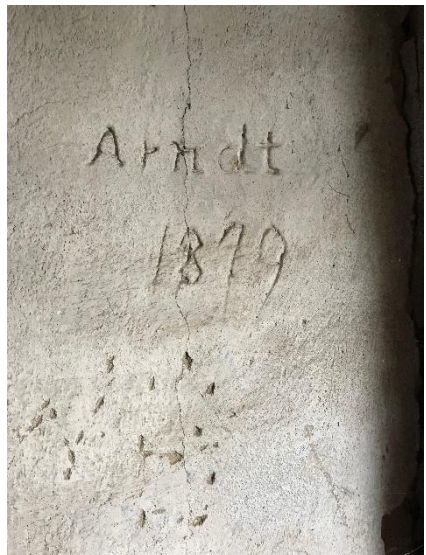
2DO. ÁTICO

27	ÁTICO ALA NORTE
28	TECHO



MÜHLBERG CASTLE

SECOND . ÁTTIC



MÜHLBERG CASTLE

CURRENT CONDITION

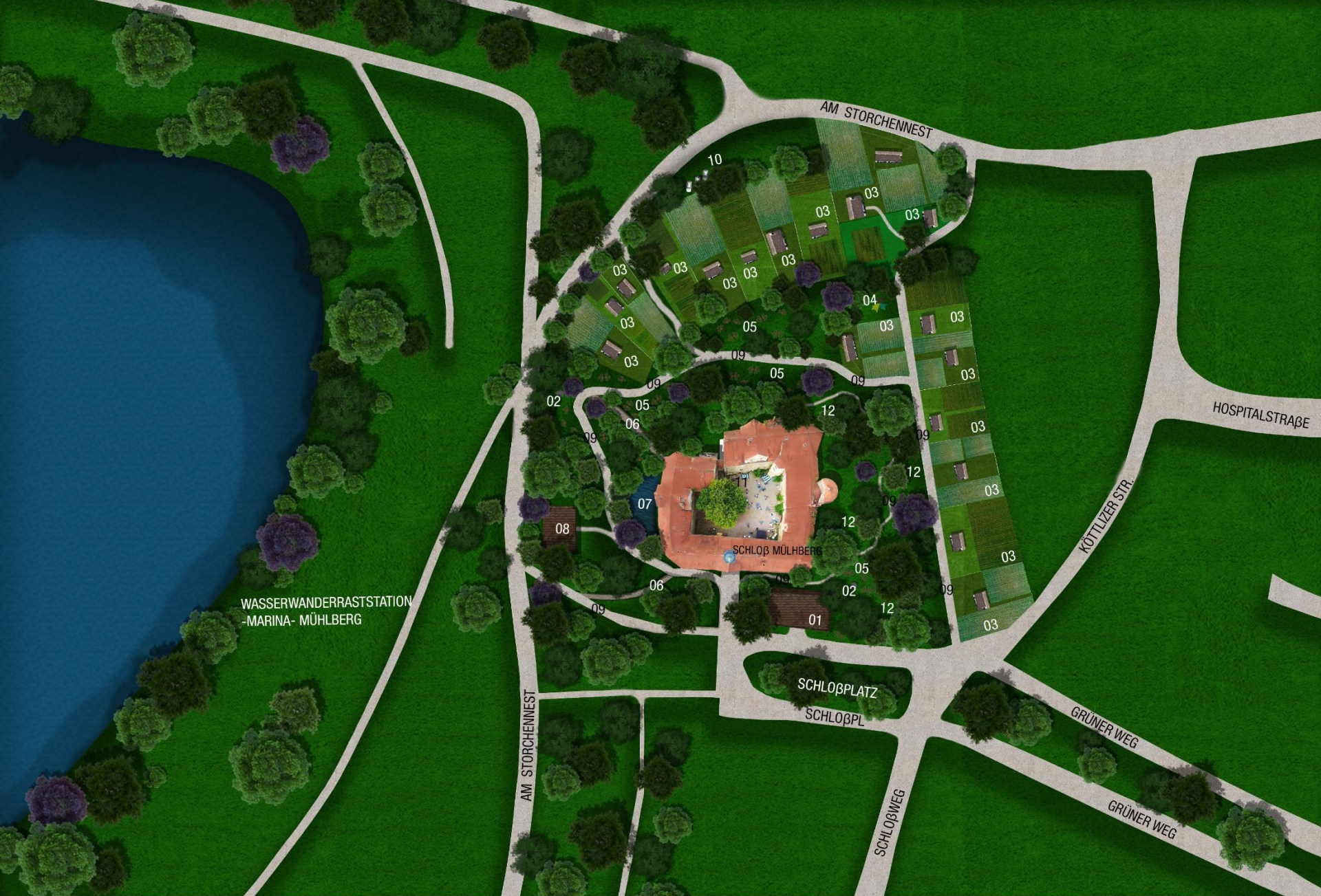


CASTILLO MUHLBERG

Vista aérea, fachada suroeste

An aerial photograph of Castillo Muhlberg, a large stone building with a red-tiled roof and a central tower, surrounded by dense green trees. The building is situated in a rural area with fields and a small town in the background. The sky is blue with scattered clouds. The text 'MASTER PLAN' is overlaid in white, bold, sans-serif font across the center of the image.

MASTER PLAN



SCHLOß MÜHLBERG | MASTER PLAN

- 01. BEERGARDEN 02. WATER FOUNTAIN 03. SCHREBERGARTEN 04. ART INSTALLATION 05. BENCH AND TABLE
- 06. OLD WALL 07. LAGOON 08. SAUNA 09. WALKING TOUR 10. PARKING 11. COMPOSTERS 12. FOREST PARK

CASTILLO MUHLBERG GROUND FLOOR

MASTER PLAN



101	SITE MUSEUM
102	KELLERT-ART GALLERY
103	COMERCIAL PLACES
104	COMERCIAL PLACES
105	COMERCIAL PLACES
106	COMERCIAL PLACES
107	COMERCIAL PLACES
108	COMERCIAL PLACES
109	MULTIPURPOSE ROOM
110	BÜRO
111	WOHNUNG
112	DINNING-RESTAURANT
113	COMERCIAL PLACES



CASTILLO

MÜHLBERG CASTLE

FIRST FLOOR

MASTER PLAN



- 201. WOHNUNG
- 202. SERVICES
- 203. BEDROOM
- 204. BEDROOM
- 205. BEDROOM
- 206. BEDROOM
- 207. BEDROOM
- 208. BEDROOM
- 209. BEDROOM
- 210. BEDROOM
- 211. BEDROOM
- 212. WOHNUNG
- 213. WOHNUNG

MÜHLBERG CASTLE
SECOND FLOOR
ATTIC

MASTER PLAN



- 301. WOHNUNG
- 302. WOHNUNG
- 303. GUESTROOM
- 304. SERVICES
- 305. STORAGE
- 306. OVERLOOK
- 307. STORAGE
- 308. CINEMA ROOM
- 309. GUESTROOM
- 310. BATHROOMS

MÜHLBERG CASTLE

ATTIC

MASTER PLAN



401. GUESTROOM
402. LUDIC ROOM
403. LUDIC ROOM

CHRONOLOGY OF RESTORATION WORK ON THE BUILDING

2018

Acquisition & Vision

A group of Mexican family members and business partners created Pixka Deutschland GmbH, acquiring from Mr Marco Schröter the castle with a long-term vision: to replicate real estate model they had developed in Mexico.

Based in Mexico, the team specializes in restoring and repurposing heritage buildings for coworking and coliving developments, particularly in Mexico City and historic haciendas in Yucatán and Hidalgo.

2019

- Topographic and architectural survey
- Concept Development & Strategic Planning
- 1st roof repairing works

2020

Collaborations with local authorities and a German architect specialized in monument restoration, recommended by the Denkmalschutz (Monuments Authority).

Master Plan approval

Renovation of electrical installation in the south wing (pandemic)

2021

Preparation of Studies:

- Structural Damage
 - Wood Condition
 - Fire Protection
- Renovation of restrooms in the west and north wings

2022

Submission and approval of Construction License Phase 1

Implementation of urgent measures:

- Replacement of deteriorated windows
- Removal of wooden flooring contaminated with mold in the basement
- 2nd roof repair

2023

Start of Phase 1:

- Crack repair in the North Wing, 50% financed by the Institute for Culture, Science and Technology

2024

- Repair and replacement of wooden beams
- Settlements and damage were observed in some areas of the Castle
- In collaboration with Heritage and Municipal Authorities, the damage was analyzed and the use of the Castle was prohibited until the origin of the damage is determined

2025

- A complementary geotechnical and foundation study is currently underway in order to redefining the restoration work and continuing with the Master Plan

Promotional Visits for Investment:

- Alexander von Sachsen, Prince of Saxony
- Eng. Horst Petersen, Mexican-German partner of Pixka Deu
- César Oropeza, Partner and Art Manager

Meetings and Communication with Various Authorities:

- Heritage Protection Authority (Denkmalschutzbehörde)
- Mayor of Mühlberg
- Bad Liebewerda

Contact with International Institutions for Funding:

- World Monuments Fund (WMF) – World Monuments Watch
- ALIPH Foundation (International Alliance for the Protection of Heritage)
- Europa Nostra + European Commission

Interviews with Journalists

SUMMARY OF COMPLEMENTARY SUBSOIL AND FOUNDATION STUDY

1. Main Findings of the Geotechnical Study

The geotechnical study carried out by the engineering firm BIB Bolduan aimed to analyze ground conditions and determine whether the structural movements observed in the castle are related to soil issues or to the building structure itself.

The results indicate that:

- No significant failures were identified in the foundation soil.
- The natural soil layers beneath the castle provide adequate load-bearing capacity for the existing structure.
- No active groundwater was detected beneath the building foundations during the borehole investigations.
- The natural ground conditions are stable and geotechnically competent.

The study also notes that certain areas of the castle were historically built over filled sections of the former moat, which may cause localized differential settlement, particularly in the south and southwest wings.

However, the technical conclusion states that:

- The majority of the foundations of Mühlberg Castle can still be considered to be in good condition.

This means that the primary issue is not related to the ground, but rather to specific structural elements of the building that require stabilization.

2. Structural Condition of the Building

The cracks and deformations identified in parts of the castle were already known prior to the study and are mainly related to:

- cumulative deformations over centuries,
- localized settlement in specific areas,
- structural deterioration typical of historic buildings.

The areas requiring attention are mainly concentrated in:

- the south wing,
- the transition area toward the west wing.

The remainder of the building maintains a reasonably stable structural condition considering its age.

3. Next Steps

Based on these findings, the authorities have requested that Architect Dähne prepare a detailed work plan, including a scope of works and budget, which will be delivered in the coming weeks.

To ensure long-term stability, a complementary geotechnical and foundation study was commissioned and will be completed by November 2025, providing a clear path forward for targeted restoration works.

Prior to this, architectural, structural, and wood condition studies had already been carried out, resulting in a comprehensive Master Plan officially approved by the heritage authority. Additionally, construction licenses have been secured.

This represents a major advantage for the future owner: all critical studies are complete, the restoration path is clearly defined, and the necessary approvals are already in place. Importantly, the costs of these studies and licenses are included in the final price of the castle, adding significant value and saving both time and resources for the buyer.

TEAM

RESTORATION:

Dr. Arch. Michael Dähne – DÄHNE Architekten PartGmbB (Dresden)

M. Arch. Helia Vallejos & Arch. Javier Vallejos – MYP Arquitectura (México)

LEGAL ADVISORY:

Jan Mittelstein – MW Mittelstein Legal Part GmbH

ACCOUNTING:

MT Consult (Leipzig)

MÜHLBERG CASTLE

AERIAL VIEW

PRICE
EUR 1.3 M

<https://www.nooxgermany.com>