Berlin – Prenzlauer Berg

Stylish and central apartment by the park with loggia, air conditioning and high-quality furnishings - ready to move in!

Property ID: 26463002

PURCHASE PRICE: 349.000 EUR • **LIVING SPACE:** ca. 49 m² • **ROOMS:** 1.5

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At a glance

Property ID	26463002
Living Space	ca. 49 m²
Floor	3
Rooms	1.5
Bedrooms	1
Bathrooms	1
Year of construction	1927

Purchase Price	349.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2011
Condition of property	Well-maintained
Equipment	Built-in kitchen, Balcony

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Energy Data

Type of heating	Central heating
Energy Source	Remote
Energy certificate valid until	05.06.2028
Power Source	District heating

Energy Certificate	Energy consumption certificate
Final energy consumption	144.00 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1938

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The property

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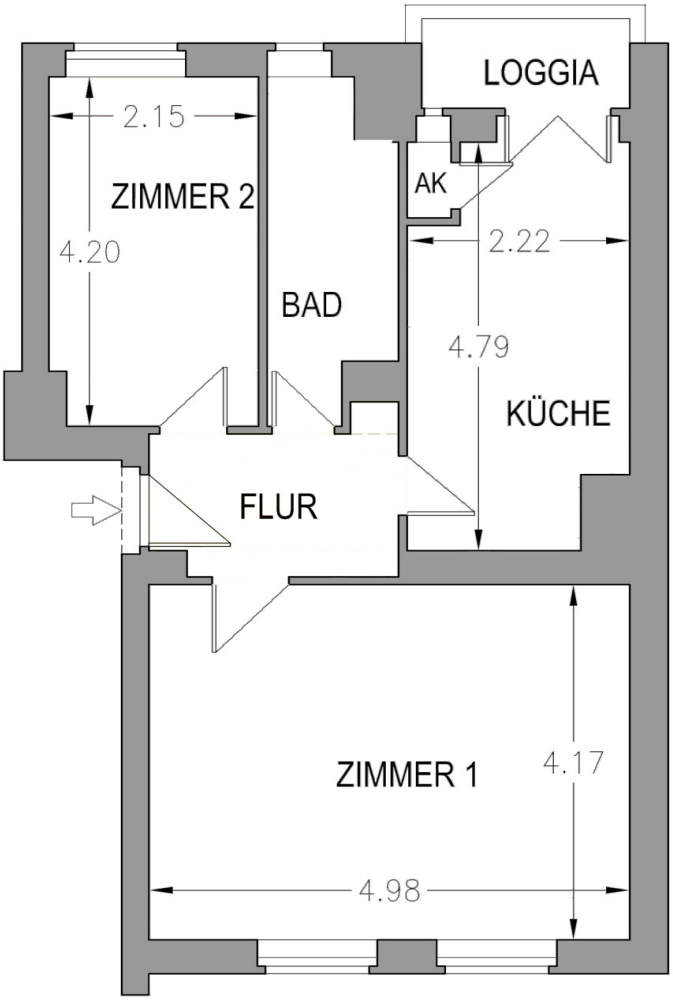
Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This well-kept apartment in a listed ensemble (milieu protection area) from around 1927 offers an attractive combination of historical charm and contemporary living comfort on around 49 m² of living space. The high-quality furnished apartment is located on the third floor. Solid oak wood and modern appliances from the upper price segment define its homely character. It is suitable for both owner-occupiers and investors who value harmonious furnishings and a pleasant living ambience.

The floor plan comprises 1.5 rooms - a spacious living area and a bedroom of approx. 9m². The pleasant ceiling height of over 2.80 m ensures a generous feeling of space. Both rooms and the hallway are fitted with high-quality solid oak strip parquet flooring, creating a harmonious combination of functionality and attractive design.

A particular highlight is the kitchen, which is equipped with solid oak worktops, high-quality Hansgrohe fittings and mostly new premium brand appliances (dishwasher, washing machine, heat pump dryer and much more). There is even air conditioning here - ideal conditions for people who like it cool. The kitchen also has a south-east-facing loggia, which provides plenty of natural light, and a small, practical storage room. The kitchen therefore offers space to cook and enjoy.

The bathroom has a bathtub and a window, which provides both comfort and pleasant ventilation. The double-glazed wooden windows in the apartment date from 2002.

Heating is provided by central heating with district heating, which also ensures the hot water supply.
You also have your own cellar compartment, a shared bicycle cellar and bicycle storage facilities in the very large inner courtyard. There you will also find a shady recreational lawn, accessible exclusively to the residents of the complex.

The house rent is set at EUR 221.00 per month (incl. EUR 36.62 maintenance reserve). The last significant modernization was carried out in 2011, while the building was extensively renovated in 2001.

The apartment combines high quality fixtures and fittings throughout with comfortable everyday suitability. Its location directly next to Volkspark Friedrichshain, one of Berlin's largest green spaces, and its excellent public transport connections ensure a high quality of living within Berlin's S-Bahn ring. You can get to Alexanderplatz, Warschauer Strasse,

Kulturbrauerei or Mauerpark in around 10 minutes without changing trains.

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Details of amenities

- High-quality equipment for direct purchase
- Monument protection
- Kitchen with sunny loggia facing south-east and small storage room
- Fitted kitchen incl. premium brand appliances as good as new; several worktops made of solid oak 40 mm
- Air conditioning in the kitchen
- Ceiling height over 2.80 m
- Solid oak parquet flooring 20 mm
- Double-glazed wooden windows (2002)
- Daylight bathroom with bathtub
- Central heating with district heating
- cellar compartment
- very large inner courtyard with recreational lawn, trees, bicycle parking and much more.

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All about the location

This very well-kept 1.5 room apartment is located in a listed 1920s ensemble (milieu protection area) by Bruno Taut, situated on a quiet side street with no through traffic, less than 100 meters from Volkspark Friedrichshain. The park is one of the largest inner-city green spaces in Berlin. It offers endless recreational opportunities - from beach volleyball courts and climbing rocks to beer gardens and a lake. The Bötzowviertel, with its upmarket restaurants and mostly exclusive retail outlets, is also within walking distance. The M10 streetcar and the 200 bus stop less than 100 m from the front door, and you can reach Warschauer Strasse, the Kulturbrauerei, Mauerpark, Berlin Central Station, Potsdamer Platz and Kurfürstendamm from here without having to change even once. Supermarkets, organic markets, discount stores and fast food outlets, as well as doctors, daycare centers, schools, sports facilities and the Velodrom are all within walking distance.

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Other information

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Contact partner

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