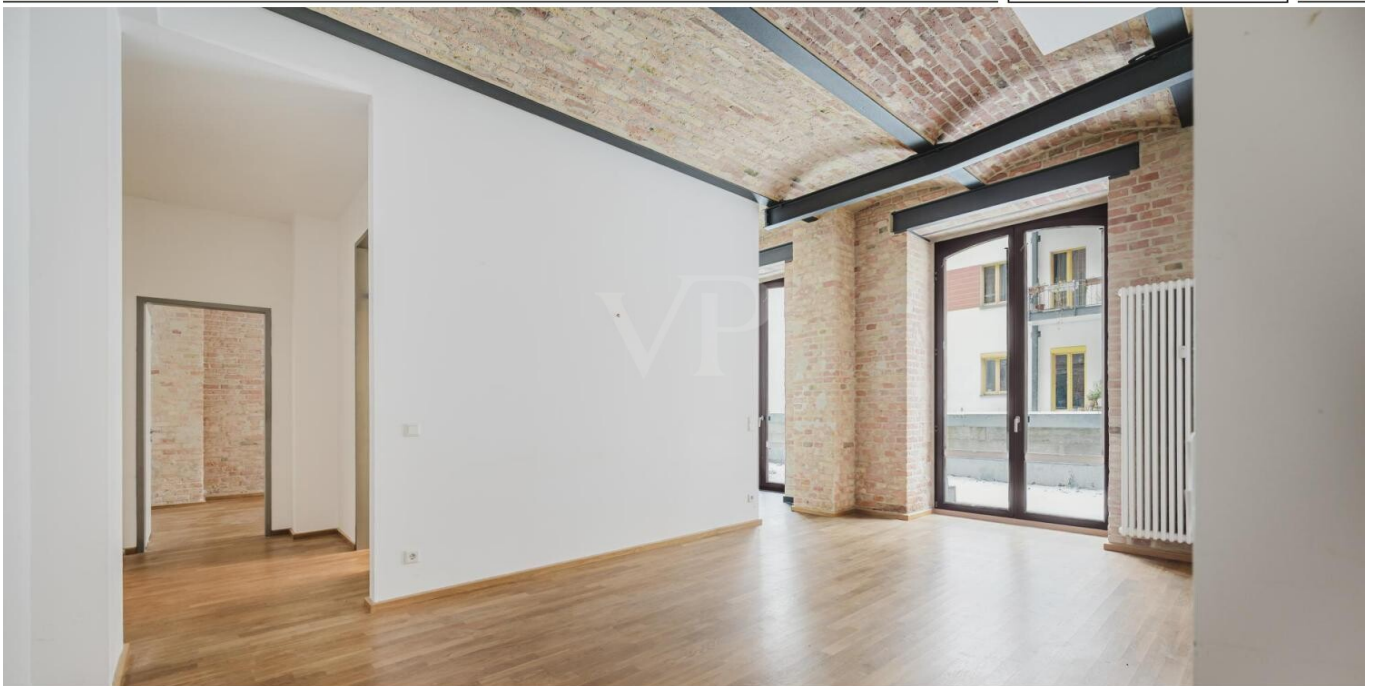


Berlin - Prenzlauer Berg

Loft character on the ground floor with terrace and underground parking in popular Prenzlauer Berg

Property ID: 25463004B



www.von-poll.com

PURCHASE PRICE: 575.000 EUR • LIVING SPACE: ca. 78,69 m² • ROOMS: 2

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Other information**
- **Contact partner**

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

At a glance

Property ID	25463004B
Living Space	ca. 78,69 m ²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1904
Type of parking	1 x Underground car park, 40000 EUR (Sale)

Purchase Price	575.000 EUR
Type	Ground floor
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2007
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Built-in kitchen

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1904

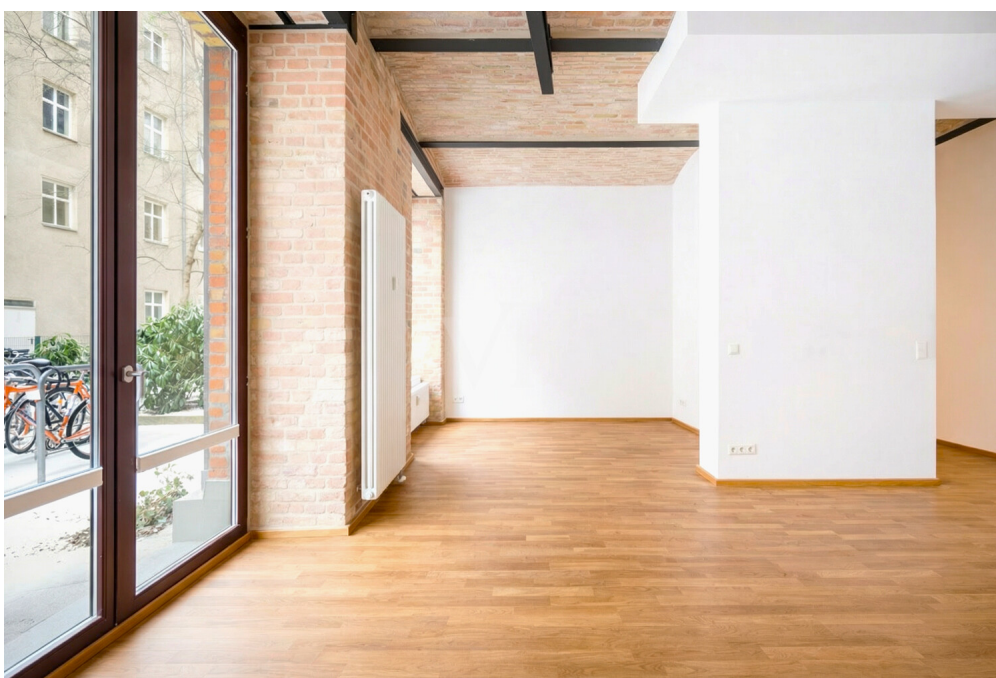
Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property



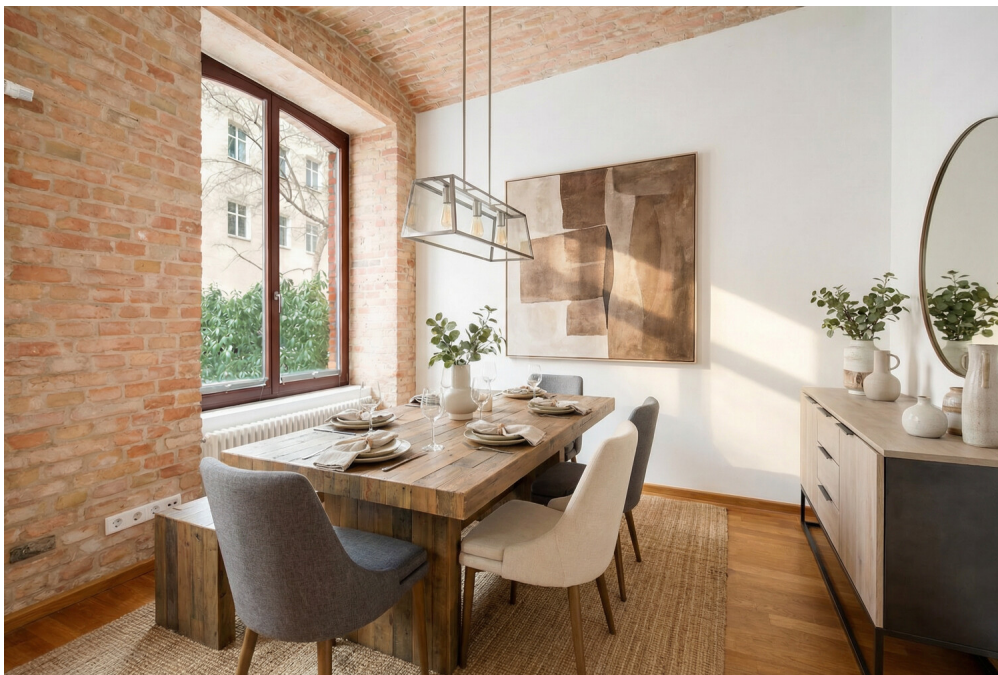
Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property



Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property

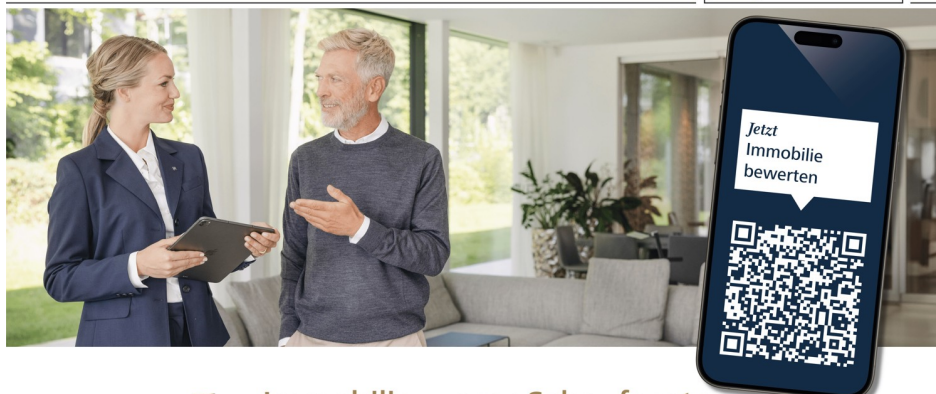


Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property



FÜR SIE IN DEN BETSEN LAGEN



Ihre Immobilie, unser Schaufenster –
Professionelle Bewertung durch VON POLL IMMOBILIEN.

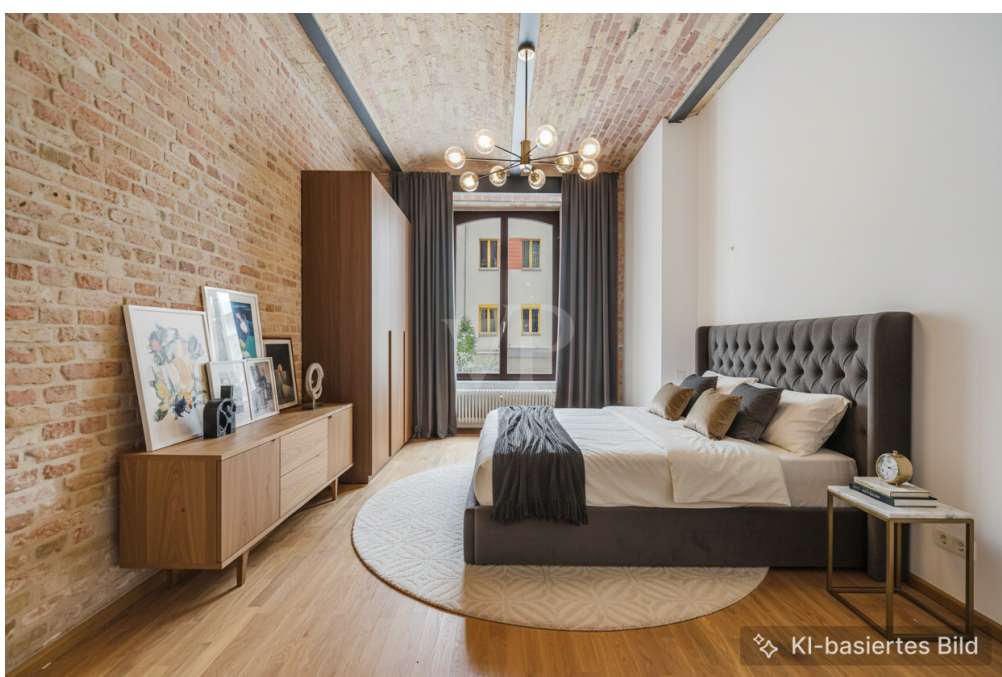
Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property



Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



Traumimmobilien und maßgeschneiderte Finanzierungen
– entdecken **Sie** die VON POLL Komplettlösung.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



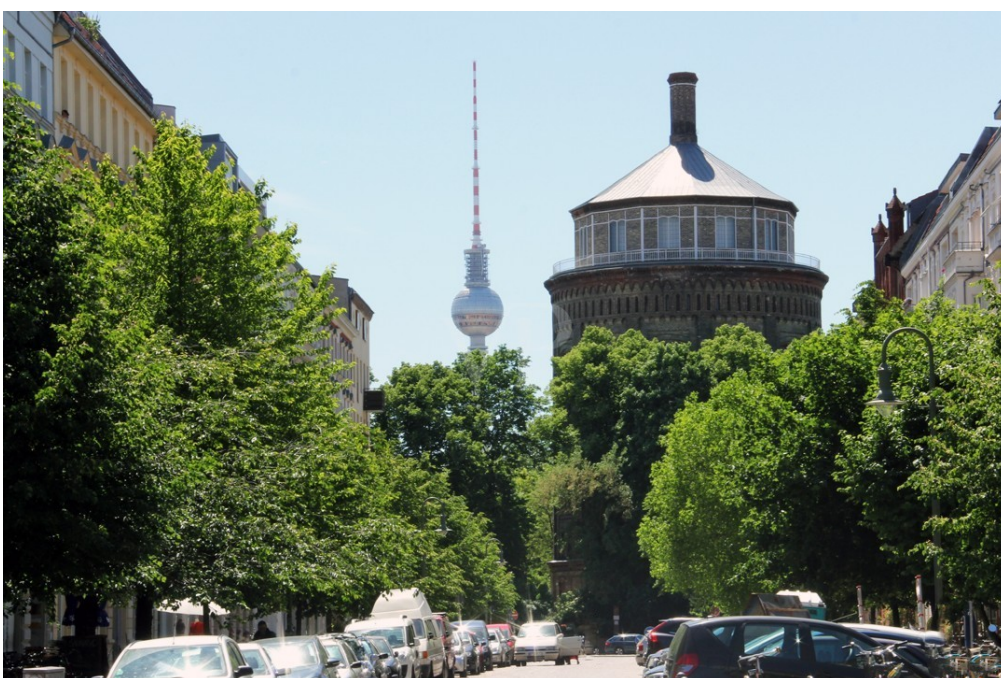
Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property



Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

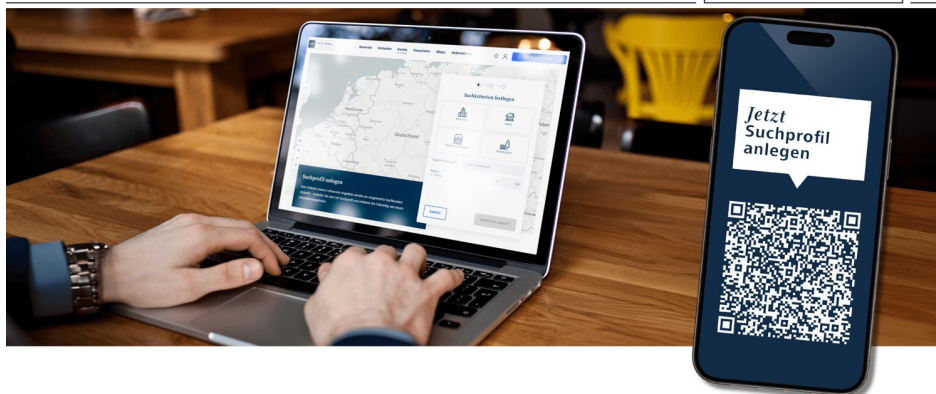
The property



Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzu Hause – legen Sie Ihr Suchprofil bei VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading REAL ESTATE COMPANIES IN THE WORLD®

www.von-poll.com/berlin-pankow



Professionelle Immobilienbewertung kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden



Kundenbewertung

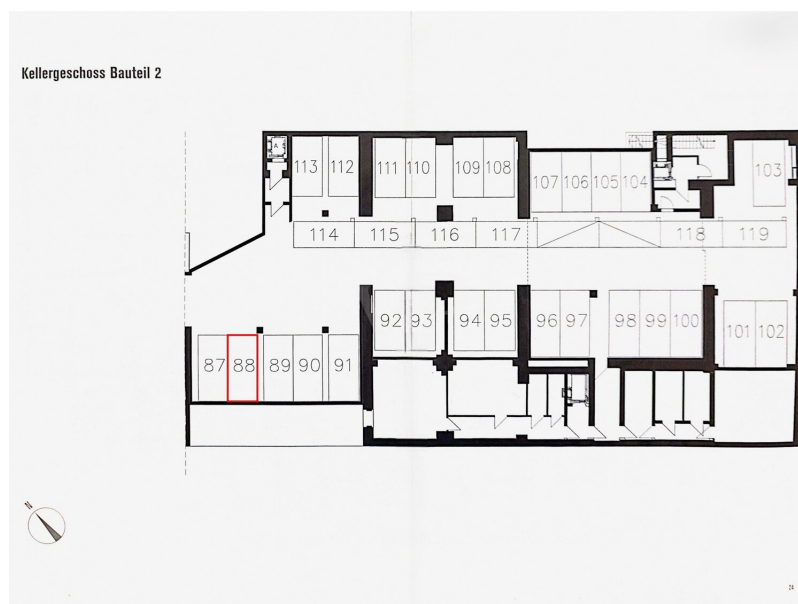
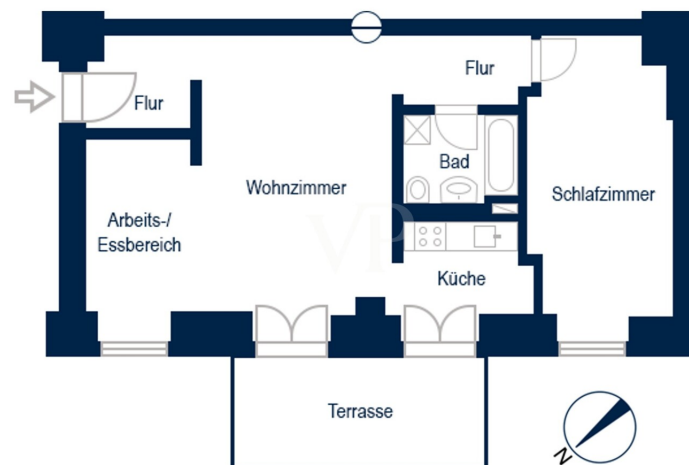


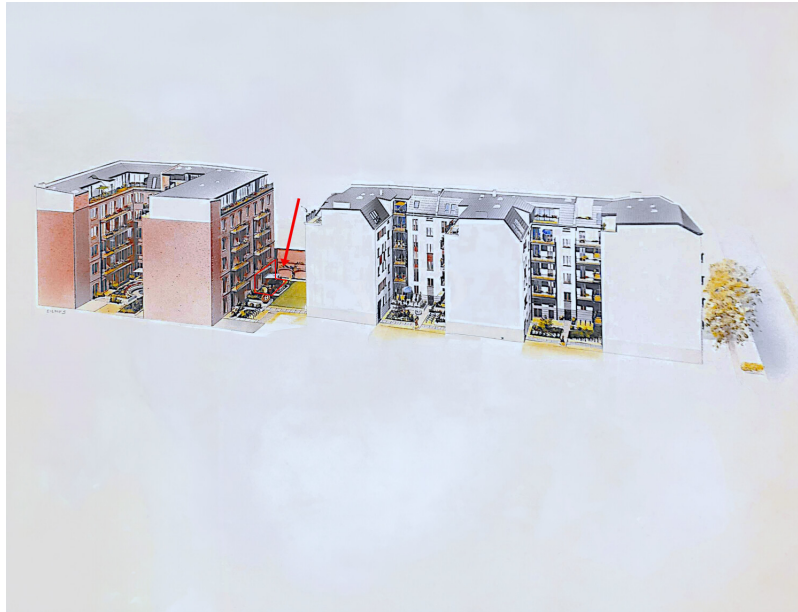
4,9

Shop Berlin - Prenzlauer Berg | Prenzlauer Allee 52 | 10405 Berlin | T: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

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.

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

A first impression

For sale is an exceptional first floor apartment in an architecturally charming apartment building, which was built between 1904 and 1907 and extensively renovated and converted for residential purposes between 2005 and 2007. Historic details such as capped ceilings and original style elements lend the apartment an unmistakable industrial charm.

The apartment has approx. 78.7 m² of living space and is ideal for singles or couples who want to combine urban living with a quiet retreat. The floor plan is clearly structured, as all rooms can be accessed directly via the living room.

The heart of the apartment is the bright, spacious living room, which offers space for both a dining area and a cozy sofa area. Large windows create a light-flooded atmosphere. An adjoining alcove is perfect as a home office workspace or as a small reading corner.

The bedroom is well laid out and offers enough space for a double bed and a closet. The bathroom is modern and has a bathtub, towel radiator and electric ventilation. The separate kitchen is functionally designed, equipped with all important electrical appliances and offers enough space to cook and enjoy.

The apartment includes a cellar room and an underground parking space, which must be purchased for an additional €40,000. The underground garage is accessible via both the stairwell and the elevator and ensures convenient and secure parking. The communal areas of the building are in a well-kept condition.

The apartment is located in a milieu protection area. Approval may therefore be required for certain construction measures or conversions if they affect the character of the neighborhood, which is worthy of preservation. The regulation serves to protect the established neighborhood and helps to preserve the special character of the area in Prenzlauer Berg.

The combination of historical substance, urban flair and modern furnishings makes this first floor apartment an attractive home in a quiet yet centrally located area of Prenzlauer Berg.

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

Details of amenities

- extensively renovated in 2007
- Preservation of historical elements such as capped ceilings and original style elements
- high-quality oak parquet flooring throughout the apartment
- modern bathroom fittings: bathtub, towel radiator, ventilation system
- double insulated glass windows for good thermal insulation and soundproofing
- Central heating ensures an even and pleasant living climate
- Practically designed kitchen with a full range of electrical appliances
- Large windows for optimal lighting conditions
- well-kept communal areas within the residential complex
- Cellar room for additional storage space
- Underground parking space (plus purchase price: € 40,000) in a central location

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

All about the location

The apartment is located in one of the most popular areas of Prenzlauer Berg, a lively and diverse district with a mixture of urban flair, historic architecture and established neighborhoods. The area offers a high quality of life and combines the typical ambience of an old building with excellent everyday amenities.

There are numerous cafés, restaurants, small stores and cultural offerings in the immediate vicinity that characterize the neighbourhood. Popular places such as Kollwitzplatz, Kastanienallee, Volkspark Friedrichshain and Mauerpark are within easy reach and offer a wide range of opportunities for going out, relaxing or sporting activities. Berlin-Mitte with Zionskirchplatz and Arkonaplatz is also not far away and adds further gastronomic and cultural highlights to the offer. Despite the urban surroundings, leafy courtyards, quiet side streets and charming old buildings ensure a pleasant living atmosphere.

The public transport connections are excellent. The U2 subway line and several streetcar lines, such as the M2, M4 and M10, provide quick access to the city center, Alexanderplatz, the main train station and other parts of the city. There are supermarkets, pharmacies, doctors' surgeries, schools and daycare centers in the immediate vicinity to meet daily needs.

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

Other information

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when a business relationship is established, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG.

LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization.

OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

Property ID: 25463004B - 10405 Berlin - Prenzlauer Berg

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Prenzlauer Allee 52, 10405 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: prenzlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com