

Berlin – Prenzlauer Berg

3-room top floor apartment with sun terrace and elevator at the popular Helmholtzplatz - ready to move in!

Property ID: 25463008B



www.von-poll.com

PURCHASE PRICE: 629.000 EUR • LIVING SPACE: ca. 78 m² • ROOMS: 3

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

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

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

At a glance

Property ID	25463008B	Purchase Price	629.000 EUR
Living Space	ca. 78 m²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	5		
Rooms	3		
Bedrooms	2	Modernisation / Refurbishment	2020
Bathrooms	1		
Year of construction	1892	Condition of property	Well-maintained
		Equipment	Terrace, Built-in kitchen

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	28.05.2028
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	75.00 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	2004

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

The property



Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

The property



Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

The property



Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

The property



Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

The property







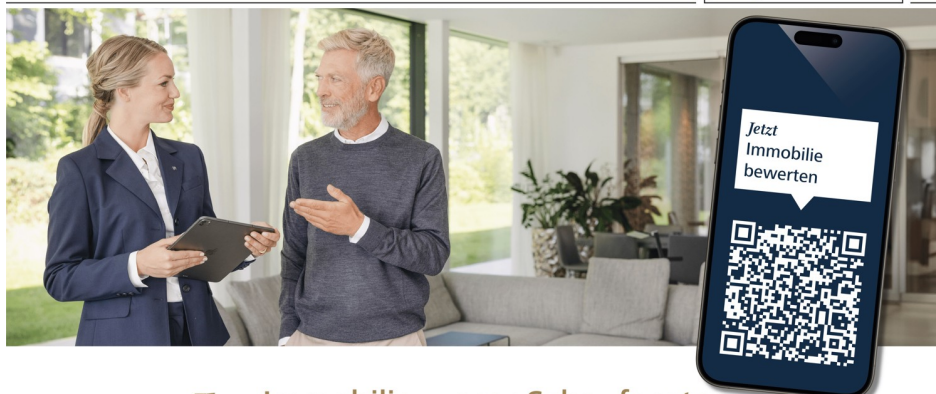
Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ 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

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: 25463008B - 10437 Berlin – Prenzlauer Berg

A first impression

For sale is an attractive, light-flooded top-floor apartment in a well-kept old building from 1892 directly on Helmholtzplatz (milieu protection area). It was renovated in 2004 and is accessible via an elevator. The apartment was modernized in 2020 and offers its future residents the highest level of living comfort. It is in a well-kept condition and has a living space of approx. 78 m².

The room layout of the apartment is ideal. A total of three rooms are available, including two bedrooms - one room stands out with its gable wall.

The open kitchen blends seamlessly into the living area and is equipped with a fitted kitchen that invites you to cook and linger together. The bright bathroom with a bathtub, shower and window rounds off your living comfort.

The west-facing terrace is particularly noteworthy. The living area and bedrooms are fitted with solid oak parquet flooring, while high-quality tiles have been laid in the kitchen and bathroom. The double-glazed plastic windows and the additional skylights ensure a pleasant flood of light and good energy efficiency. Some windows were replaced as part of the 2020 modernization work. Additional skylight windows in the hallway and in room 3, which were renewed in 2022, contribute to a bright and friendly living ambience.

Heating is provided by an efficient gas central heating system, which also ensures the hot water supply. There is also a cellar compartment, which offers additional storage space. The house rent is set at EUR 394.17 per month (incl. EUR 118.17 maintenance reserve).

This top-floor apartment combines the charm of an old building with the amenities of modern living and is aimed at prospective buyers who place particular value on comfort. The last comprehensive modernization in 2022 makes the property particularly attractive and saves potential buyers from having to carry out renovation work.

The central and quiet location of the apartment on Helmholtzplatz offers excellent connections to the public transport network and all important facilities for daily needs are within easy reach. This apartment is ideal for singles, couples and small families alike and is waiting to offer new residents a comfortable home.

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

Details of amenities

- Converted attic apartment (2004)
- elevator
- West-facing terrace
- Open kitchen with fitted kitchen
- Bathroom with tub, shower and window
- Double-glazed plastic windows (some from 2020) and skylights
- Skylight windows in the hallway and in room 3 (2022)
- Solid oak parquet / tiles (partly from 2020)

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

All about the location

The apartment is located in a quiet street directly on Helmholtzplatz (milieu protection area) in the district of Prenzlauer Berg, one of Berlin's trendy districts.

It is characterized by predominantly five-storey old buildings built before 1948.

The district borders Friedrichshain-Kreuzberg to the south, Mitte to the southwest, Lichtenberg to the east and Weißensee and Pankow to the northeast.

Public transport is all within walking distance - so Prenzlauer Berg has excellent connections to the local public transport network. Numerous buses, streetcars, S-Bahn and U-Bahn trains run here.

A variety of shopping facilities, daycare centers, schools, doctors, restaurants and bars are located in the immediate vicinity.

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 28.5.2028.
Endenergieverbrauch beträgt 75.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 2004.
Die Energieeffizienzklasse ist C.

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 establishing a business relationship, 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: 25463008B - 10437 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