

Berlin – Prenzlauer Berg

Charming apartment in an old building - stylish and spacious living in Prenzlauer Berg - ready to move in!

Property ID: 25463006-A



www.von-poll.com

PURCHASE PRICE: 799.000 EUR • LIVING SPACE: ca. 116 m² • ROOMS: 3

Property ID: 25463006-A - 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: 25463006-A - 10405 Berlin – Prenzlauer Berg

At a glance

| | |
|----------------------|------------|
| Property ID | 25463006-A |
| Living Space | ca. 116 m² |
| Floor | 2 |
| Rooms | 3 |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Year of construction | 1900 |

| | |
|-------------------------------|--|
| Purchase Price | 799.000 EUR |
| 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 | Built-in kitchen, Balcony |

Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

Energy Data

| | | | |
|--------------------------------|------------------------------|--|--------------------------------|
| Type of heating | Single-storey heating system | Energy Certificate | Energy consumption certificate |
| Energy Source | Gas | Final energy consumption | 98.10 kWh/m²a |
| Energy certificate valid until | 11.06.2029 | Energy efficiency class | C |
| Power Source | Gas | Year of construction according to energy certificate | 1900 |

Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



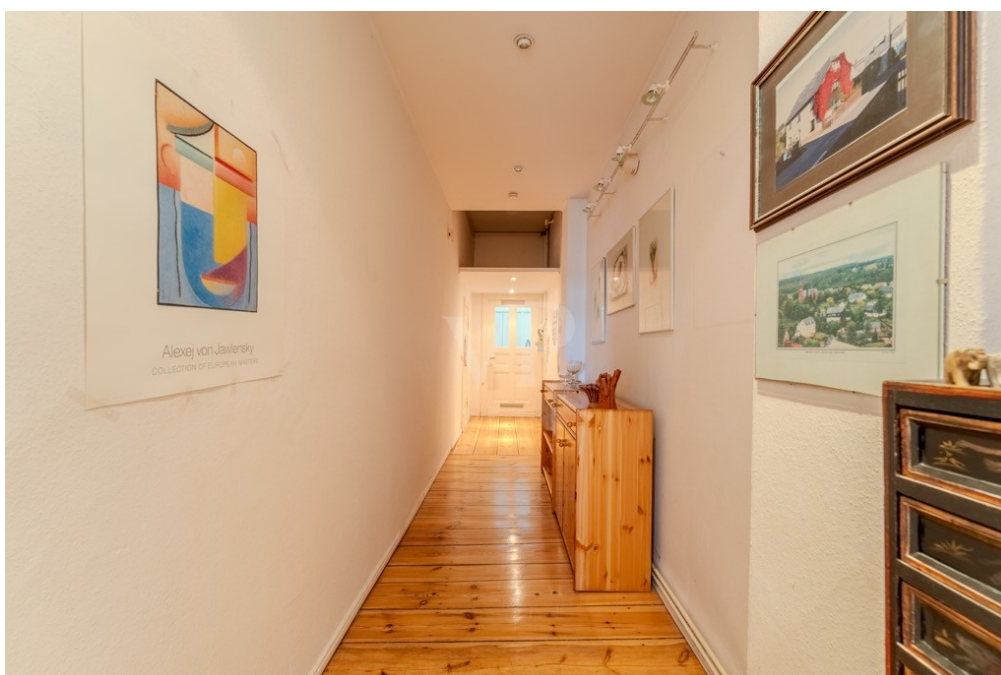
Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 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

Property ID: 25463006-A - 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



www.von-poll.com

Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



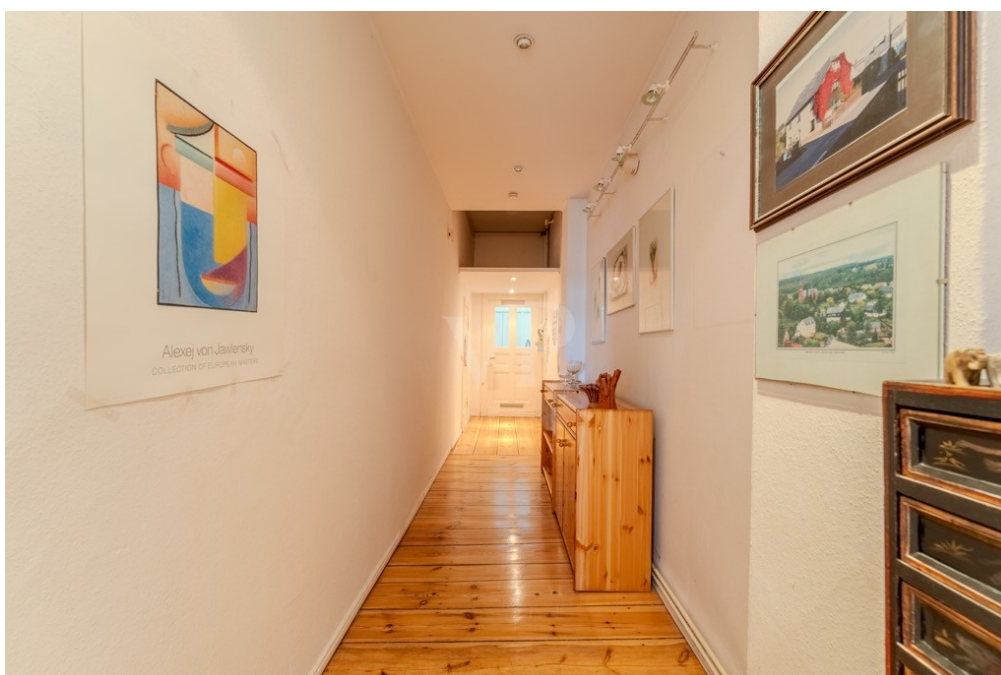
Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property



VON POLL
IMMOBILIEN

Capital
MAHLER-KOMPASS
BEST WIRTSCHAFT
Top-Makler Berlin
★★★★★
Hochnotierte für
von Poll Immobilien
Pankow
100.000.000 € Makler

BELLEVUE
Best Property
Agents
2024

Berlin

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: 25463006-A - 10405 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



VON POLL
IMMOBILIEN



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

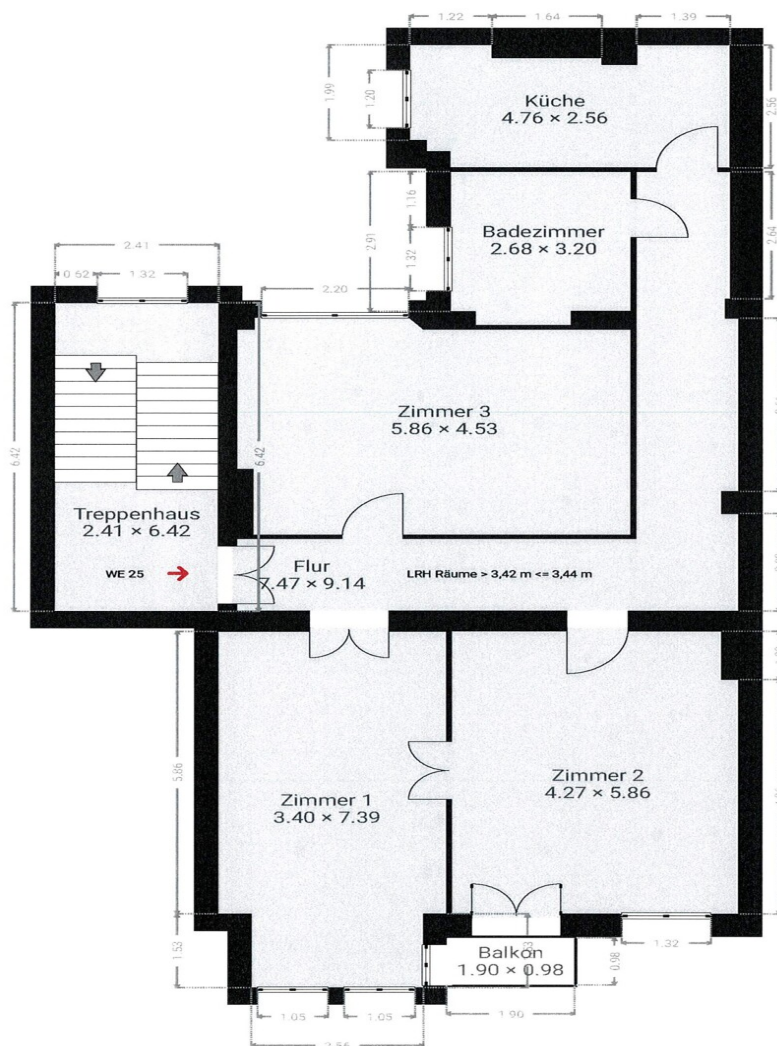
Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

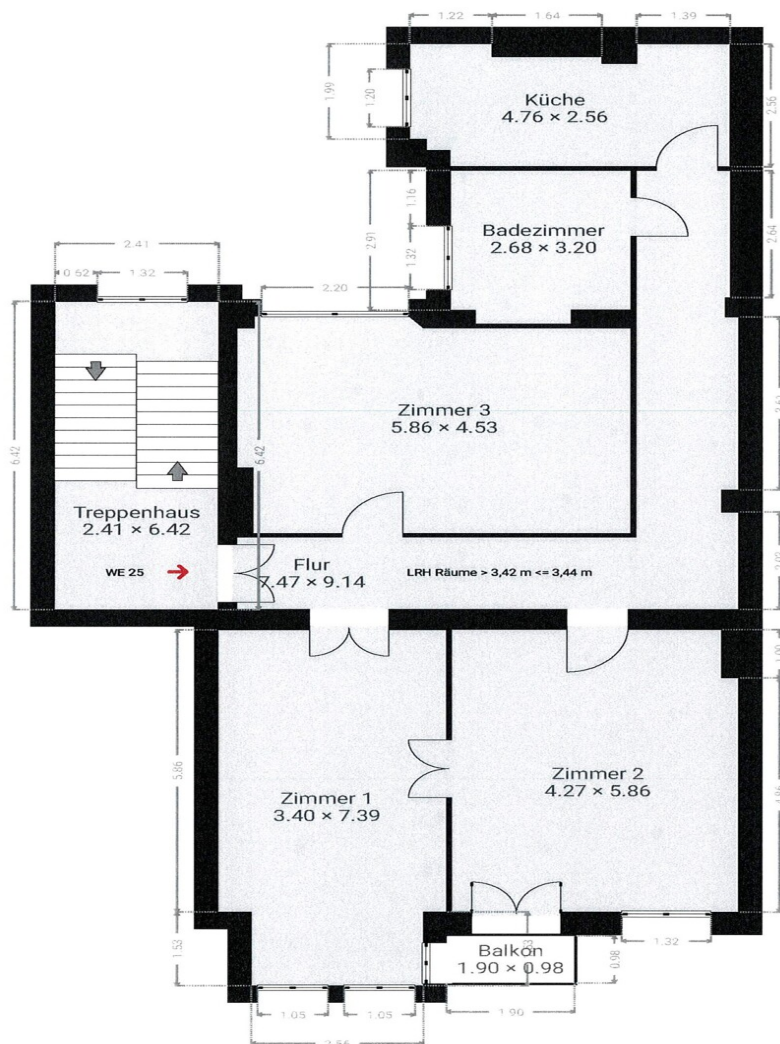
Leading REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow

Property ID: 25463006-A - 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: 25463006-A - 10405 Berlin – Prenzlauer Berg

A first impression

For sale is an exceptional and generously proportioned old apartment in the sought-after Winsviertel district in the heart of Berlin-Prenzlauer Berg (milieu protection area).

The building was constructed around 1900 and impresses with its historic building fabric and well-maintained overall condition. The apartment is located in the front building and offers generous and stylish living comfort on approx. 116 m² of living space and a ceiling height of up to 3.40 m.

The layout of the apartment is clearly structured and offers a comfortable living ambience: In the front area, there are two large rooms - connected by a double door - and a small balcony. The third room is located opposite.

At the back of the apartment, you will find the kitchen with built-in units and a small seating area as well as the bathroom with a bathtub, shower and plenty of natural light. The bathroom and kitchen are fitted with double-glazed wooden windows.

Typical old building elements such as stucco decorations, original double doors and the wooden box-type windows in the front living area, which were restored in 2015, give the apartment a special character. The oak parquet flooring and floorboards underline the elegant living atmosphere.

Heating is provided by a gas-fired central heating system, which also supplies hot water. There is also a cellar compartment and bicycle storage facilities in the inner courtyard. The house rent is set at EUR 232.32 per month (excluding gas costs, but including EUR 70.33 maintenance reserve). The apartment was last modernized in 2007.

The central and quiet location of the apartment in the Winsviertel offers excellent connections to the public transport network. All important facilities for daily needs can be reached in the immediate vicinity.

This apartment appeals to singles, couples and small families alike - an ideal home for city lovers looking for something special.

Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

Details of amenities

- Apartment in the front building
- Old stucco building
- Room height (except in the hallway): approx. 3.40 m
- Balcony
- floorboards & oak parquet
- Double doors
- Wooden box window (restored 2015)
- Double-glazed wooden windows in the bathroom and kitchen (1997)
- Fitted kitchen
- Bathroom with bathtub, shower and window
- Gas heating (renewal of the boiler in 2007)
- Intercom system
- Inner courtyard with bicycle parking

Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

All about the location

The apartment is located in the popular Winsviertel district in the heart of Berlin-Prenzlauer Berg (milieu protection area) - one of the capital's liveliest and most charming neighborhoods. The neighborhood is characterized by lovingly renovated old buildings, leafy avenues and a diverse range of restaurants.

Just a few steps away is the legendary Volkspark Friedrichshain, Kollwitzplatz with its weekly market and Leise Park - a green oasis with quiet paths and shady spots that invites you to take a walk and relax.

The Winsviertel impresses with its high density of cozy cafés, individual boutiques and small delicatessens.

The central location also makes it easy to reach Berlin's City East with Alexanderplatz, Museum Island and Hackescher Markt - both by bike and by public transport.

The connections are excellent: the underground and S-Bahn stations Alexanderplatz, Greifswalder Straße and Prenzlauer Allee are very close by - several streetcar lines are within walking distance. This location combines urban life with a relaxed neighborhood atmosphere in an ideal way.

Property ID: 25463006-A - 10405 Berlin – Prenzlauer Berg

Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 11.6.2029.
Endenergieverbrauch beträgt 98.10 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1900.
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: 25463006-A - 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