

Berlin – Prenzlauer Berg

Quiet top-floor apartment with terrace in a top location on Senefelderplatz - ready to move in!

Property ID: 25463010



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PURCHASE PRICE: 639.000 EUR • LIVING SPACE: ca. 100 m² • ROOMS: 3

Property ID: 25463010 - 10119 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

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At a glance

Property ID	25463010	Purchase Price	639.000 EUR
Living Space	ca. 100 m²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	4		
Rooms	3		
Bedrooms	2	Modernisation / Refurbishment	2024
Bathrooms	1		
Year of construction	1910	Condition of property	Well-maintained
		Equipment	Terrace, Built-in kitchen

Property ID: 25463010 - 10119 Berlin – Prenzlauer Berg

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	124.40 kWh/m²a
Energy certificate valid until	19.02.2034	Energy efficiency class	D
Power Source	Gas	Year of construction according to energy certificate	1910

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The property



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The property





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Kundenbewertung **4,9**
★★★★★

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The property

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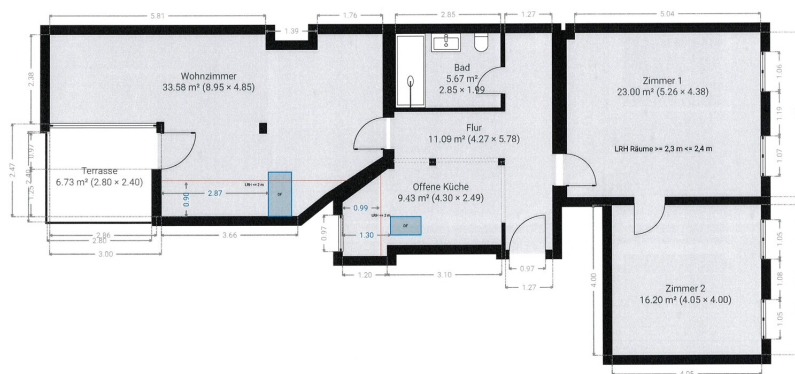
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Property ID: 25463010 - 10119 Berlin – Prenzlauer Berg

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.

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A first impression

This quiet and well-kept top-floor apartment offers contemporary living in a stylish ambience on Senefelderplatz dating back to 1910 on approx. 100 m² of living space and was extended in 1998. The apartment building - a listed building - has been regularly maintained and the apartment was last modernized in 2024, so that you can move in here in a modern and well-kept environment combined with classic architecture.

The inviting living area forms the heart of the apartment. From here, you have direct access to the terrace, which offers additional living comfort, especially in the warmer months.

The open kitchen in the entrance area is equipped with a fitted kitchen that has all the essential appliances and storage space for everyday use. A special highlight in this area is the additional skylight, which makes the kitchen area appear friendly and bright.

There are a total of three well-proportioned rooms, including two bedrooms, which offer a variety of uses - from a classic bedroom to a study or guest room. The bathroom is fitted with modern porcelain stoneware tiles and a shower. There is a separate storage niche with washing machine connection in the hallway. The room layout is ideal for couples or small families.

Well-maintained parquet flooring has been laid throughout the apartment, creating a cozy living atmosphere. The windows are partly double-glazed wood and partly plastic.

Heating is provided by gas central heating, which also ensures the hot water supply. There is also a cellar compartment and bicycle storage facilities in the inner courtyard. The house rent is set at EUR 363.00 per month (incl. EUR 144.67 maintenance reserve).

This top-floor apartment combines the charm of an old building with modernized living comfort.

You are welcome to see the advantages of this property for yourself at a viewing appointment. We are always available to answer any questions and arrange an individual viewing.

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Details of amenities

- Converted attic apartment (1998)
- Living area with terrace
- Open kitchen with fitted kitchen and additional skylight
- Bathroom with shower and fine stone tiles
- Parquet floor
- Double-glazed wooden and plastic windows

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All about the location

The apartment is located in the lively and well-known Berlin district of Prenzlauer Berg near Senefelderplatz. The location in a quiet side street, which is characterized by leafy courtyards and charming old buildings, guarantees a feel-good atmosphere. This neighborhood is known for its unique mix of historical architecture, modern living concepts and urban flair.

The surrounding area offers a variety of cafés, restaurants, bars and boutiques that invite you to linger and shop. Teutoburger Platz, the famous Kollwitzplatz, Oderberger Straße, Kastanienallee and the world-famous Mauerpark - a popular meeting place for young and old - are all in the immediate vicinity. Weekly markets and events take place here regularly, enriching the cultural life of the neighborhood.

The public transport connections are excellent. The Senefelderplatz subway station (U2) is in the immediate vicinity and offers fast connections to other parts of the city. The M1, M2, M10 and M12 streetcar lines are also within easy reach and provide convenient connections to the main train station, Alexanderplatz and other central locations in Berlin.

The nearby Volkspark am Weinberg and Mauerpark offer plenty of green spaces and playgrounds for recreation and sporting activities. Here you can go for a walk, jog or simply enjoy nature.

The neighborhood's infrastructure is very well developed. Various supermarkets, doctors' surgeries, pharmacies, kindergartens and schools are within walking distance and guarantee a pleasant quality of life.

Your apartment is in one of the most sought-after locations in Berlin and is an ideal place to live for people who appreciate the vibrant city life and the charm of a mature neighborhood. Here you can enjoy the advantages of an urban environment and at the same time benefit from the peace and quiet of a side street.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 19.2.2034.
Endenergieverbrauch beträgt 124.40 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1910.
Die Energieeffizienzklasse ist D.

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Contact partner

For further information, please contact your contact person:

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