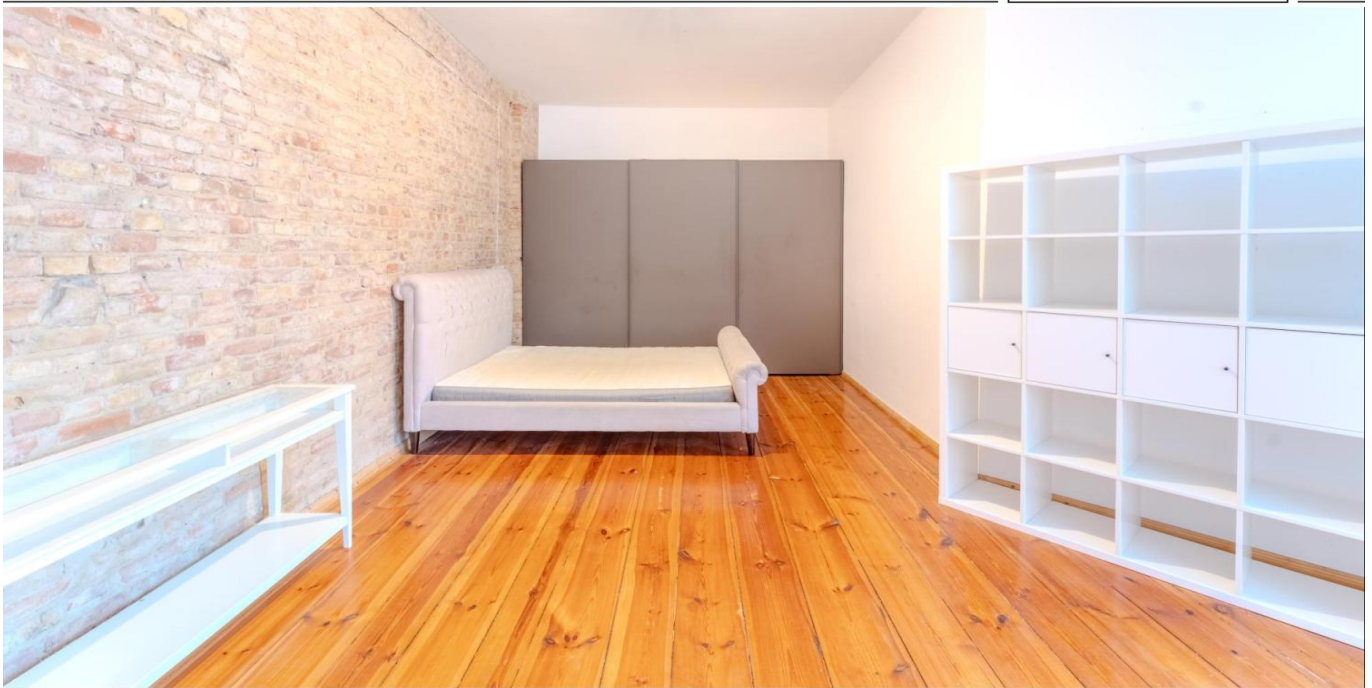


Berlin - Prenzlauer Berg

Close to Schönhauser Allee Arcaden - spacious and quiet 1-room apartment - ready to move in!

Property ID: 25463013---D



www.von-poll.com

PURCHASE PRICE: 249.000 EUR • LIVING SPACE: ca. 44 m² • ROOMS: 1

Property ID: 25463013---D - 10439 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: 25463013---D - 10439 Berlin - Prenzlauer Berg

At a glance

Property ID	25463013---D	Purchase Price	249.000 EUR
Living Space	ca. 44 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	2	Modernisation / Refurbishment	2014
Rooms	1	Condition of property	Well-maintained
Bedrooms	1	Construction method	Solid
Bathrooms	1		
Year of construction	1900		

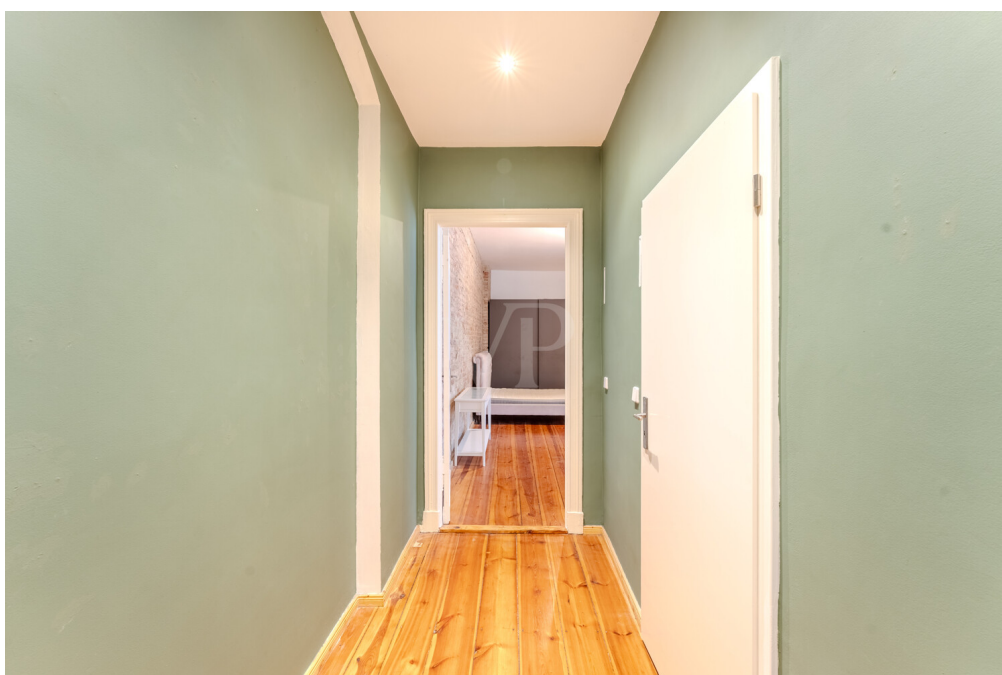
Property ID: 25463013---D - 10439 Berlin - Prenzlauer Berg

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	117.50 kWh/m ² a
Energy certificate valid until	19.07.2028	Energy efficiency class	D
Power Source	Gas	Year of construction according to energy certificate	1900

Property ID: 25463013---D - 10439 Berlin - Prenzlauer Berg

The property



Property ID: 25463013---D - 10439 Berlin - Prenzlauer Berg

The property



Property ID: 25463013---D - 10439 Berlin - Prenzlauer Berg

The property



Property ID: 25463013---D - 10439 Berlin - Prenzlauer Berg

The property



VP VON POLL
IMMOBILIEN

Capital
MAKLER-KOMPASS
Top-Makler Berlin
★★★★★
Höchste Note für
von Poll Immobilien
Pankow

BELLEVUE
Best Property
Agents
2024

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: 25463013---D - 10439 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: 25463013---D - 10439 Berlin - Prenzlauer Berg

A first impression

This quiet approx. 44 m² 1-room apartment in an old building in well-kept condition presents itself as an interesting living opportunity near the Schönhauser Allee Arcaden. It is within walking distance of the S-Bahn & U-Bahn - in the heart of Prenzlauer Berg (milieu protection area).

The property is located on the 2nd floor of the right side wing of an apartment building built around 1900 - a typical old building with a ceiling height of up to approx. 3.20 meters.

The apartment impresses with its spacious room with exposed brick wall and floorboards, which can be individually furnished as a living and sleeping area and offers a warm living atmosphere.

The separate kitchen with kitchenette offers plenty of space for cooking and eating.

The bathroom, which was modernized in 2014, is equipped with a shower.

The double-glazed plastic windows provide plenty of light, and the kitchen and bathroom are tiled with timeless tiles.

Heating is provided by gas central heating, which also ensures the hot water supply. There is also a cellar compartment and a bicycle storage facility in the inner courtyard.

The house fee is set at EUR 148.00 per month (incl. EUR 7.58 maintenance reserve). The last modernization of the apartment took place in 2014. The property was completely renovated in 1995/1996, including an attic conversion.

The location of the apartment impresses with its easy accessibility to central amenities and public transport connections such as the U2 underground line and the Ringbahn. Shopping facilities, restaurants and other facilities for daily needs are in the immediate vicinity.

This apartment is particularly suitable for singles or students looking for a well-kept home in an urban environment. Here you benefit from the advantages of a modern, compact apartment with a well thought-out interior design.

Arrange a viewing appointment and see for yourself what this property has to offer. We look forward to your inquiry!

Property ID: 25463013---D - 10439 Berlin - Prenzlauer Berg

Details of amenities

- Apartment in the side wing
- Kitchen with kitchenette
- Brick wall - uncovered in 2017
- Ceiling height up to approx. 3.20 m
- Floorboards / tiles
- Double-glazed plastic windows
- Bathroom with shower - modernized 2014
- Gas central heating
- cellar compartment
- Inner courtyard with bicycle parking

Property ID: 25463013---D - 10439 Berlin - Prenzlauer Berg

All about the location

The apartment is located in a quiet street near the Schönhauser Allee Arcaden (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: 25463013---D - 10439 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 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: 25463013---D - 10439 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: prezlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com