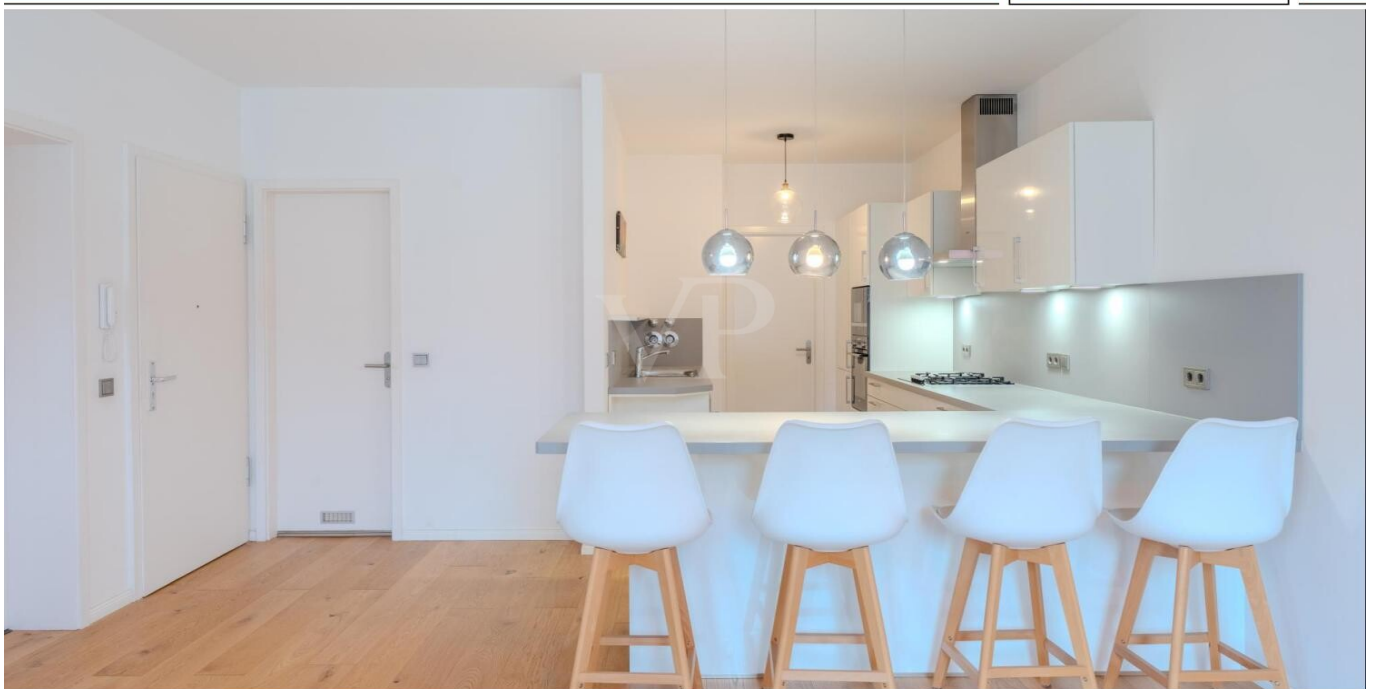


**Berlin - Prenzlauer Berg**

**A real gem in the Winsviertel! - Modern and bright apartment with separate conservatory and south-facing balcony!**

**Property ID: 26463001**



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 525.000 EUR • LIVING SPACE: ca. 66 m<sup>2</sup> • ROOMS: 2**

**Property ID: 26463001 - 10405 Berlin - Prenzlauer Berg**

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**Property ID: 26463001 - 10405 Berlin - Prenzlauer Berg**

## At a glance

Property ID	26463001	Purchase Price	525.000 EUR
Living Space	ca. 66 m <sup>2</sup>	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	5	Modernisation / Refurbishment	2018
Rooms	2	Condition of property	Like new
Bedrooms	1	Equipment	Built-in kitchen, Balcony
Bathrooms	1		
Year of construction	1995		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	98.71 kWh/m <sup>2</sup> a
Energy certificate valid until	16.04.2028	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1920

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## The property



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## The property



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Map of Berlin with districts: Spandau, Prenzlauer Berg, Pankow, Zehlendorf, Tempelhof, Treptow-Köpenick.

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## The property

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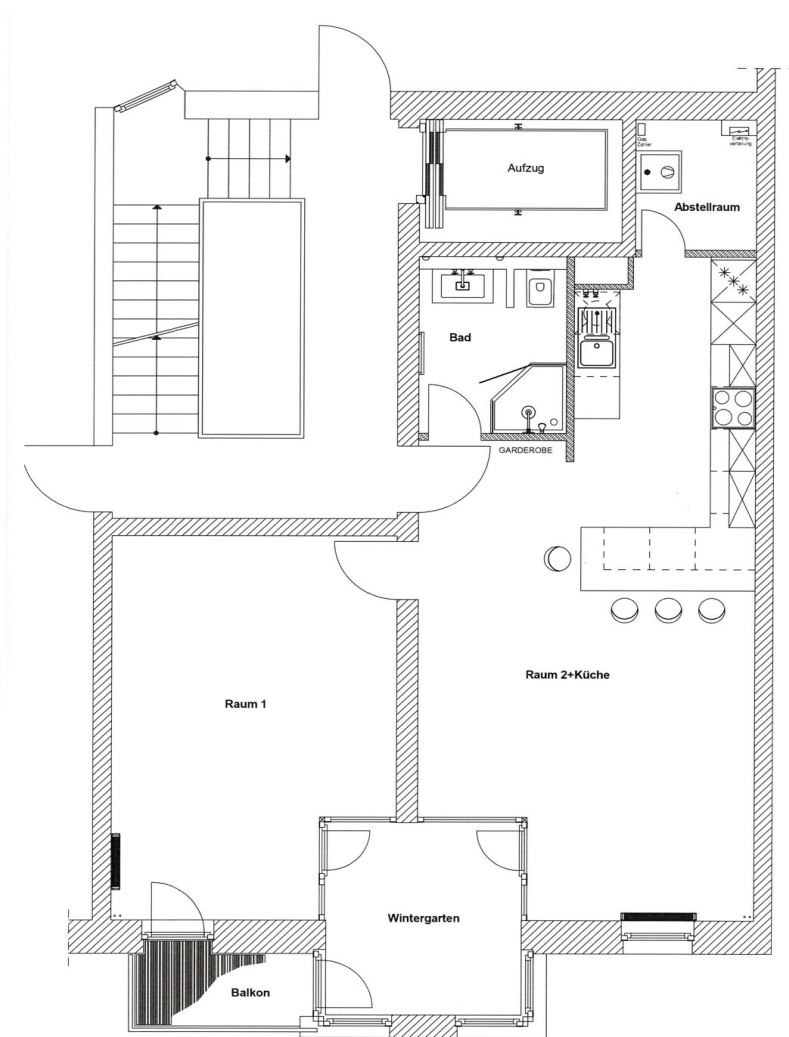
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## Floor plans



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: 26463001 - 10405 Berlin - Prenzlauer Berg**

## A first impression

This high-quality apartment on the fifth floor offers approx. 66 m<sup>2</sup> of living space in a fantastic home in mint condition and was completely modernized in 2018. The front building, which was built in 1995 (milieu protection area), is equipped to the latest standards and therefore meets the highest demands in terms of comfort and functionality. The elevator takes you to your apartment.

As you enter the apartment, the spacious layout of the living area with open kitchen immediately catches the eye. The ceiling height of approx. 2.70 m and the numerous double-glazed wooden windows (2025) with plenty of natural light ensure an appropriate level of living comfort. The parquet flooring underlines the quality of the apartment.

The apartment consists of two well-designed rooms - the living area and the bedroom. The light-flooded living area has a modern look and is south-facing.

A highlight is the separate conservatory (accessible from the living area and the bedroom), which offers you the opportunity for a versatile area. From here, you can enjoy direct access to the balcony, which can be accessed from both the conservatory and the bedroom. The south-facing balcony is ideal for spending relaxing hours outdoors.

The high-quality fitted kitchen from 2018 is equipped with a gas ceramic hob, high-quality Siemens built-in appliances and a built-in wine fridge. The combination of functionality and stylish design appeals to discerning residents who place particular value on quality.

The modern bathroom has a shower and was also brought up to a contemporary standard during the last modernization. The apartment also has a separate storage

room with a washing machine connection.

Heating is provided by gas central heating, which also ensures the hot water supply and was renewed in 2020. There is also a cellar compartment and bicycle storage space in the inner courtyard.

The house rent is set at EUR 392.00 per month (incl. EUR 53.97 maintenance reserve).

The attractive location in the front building combines urban living with discreet privacy. Shopping facilities, public transport and leisure activities are within easy reach and offer you all the amenities of a central city location.

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## Details of amenities

- Apartment in the front building (new building from 1995) and completely modernized in 2018
- elevator
- Modern fitted kitchen from 2018 with gas ceramic hob, Siemens built-in appliances and wine fridge
- Conservatory (ideal as a work area) with access to the balcony, living area and bedroom
- South-facing balcony (accessible from the bedroom and conservatory)
- Bathroom with shower
- Room height: approx. 2.70 m
- Parquet flooring
- Double-glazed wooden windows (2025)
- Gas central heating (renewed in 2020)
- Storage room with washing machine connection

**Property ID: 26463001 - 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 get to Berlin 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.

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## Other information

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**Property ID: 26463001 - 10405 Berlin - Prenzlauer Berg**

## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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Prenzlauer Allee 52, 10405 Berlin

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*To the Disclaimer of von Poll Immobilien GmbH*

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