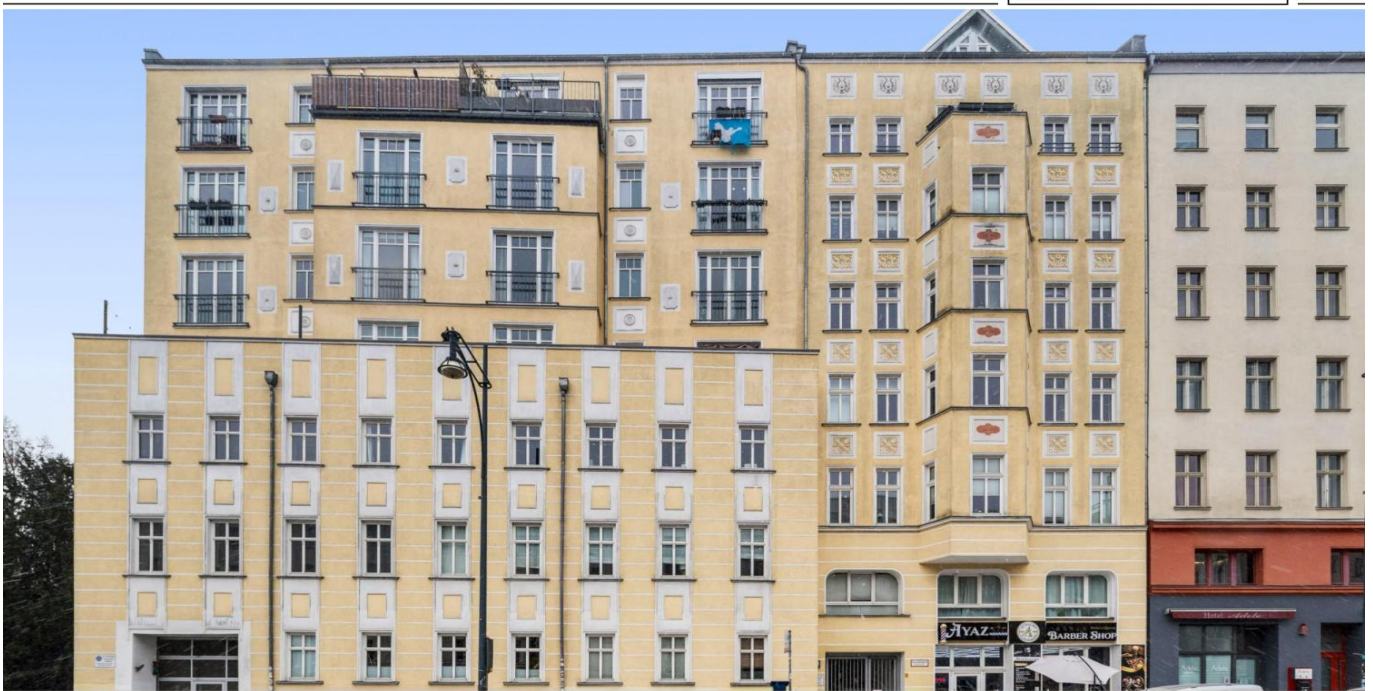


Berlin - Prenzlauer Berg

South-facing balcony and view of the park -
bright, modern and spacious 1-room apartment -
ready to move into!

Property ID: 26463005-A



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PURCHASE PRICE: 299.000 EUR • LIVING SPACE: ca. 43 m² • ROOMS: 1

Property ID: 26463005-A - 10405 Berlin - Prenzlauer Berg

- At a glance
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Property ID: 26463005-A - 10405 Berlin - Prenzlauer Berg

At a glance

Property ID	26463005-A	Purchase Price	299.000 EUR
Living Space	ca. 43 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	3		
Rooms	1		
Bedrooms	1	Modernisation / Refurbishment	2015
Bathrooms	1	Condition of property	Well-maintained
Year of construction	1910	Construction method	Solid
		Equipment	Built-in kitchen, Balcony

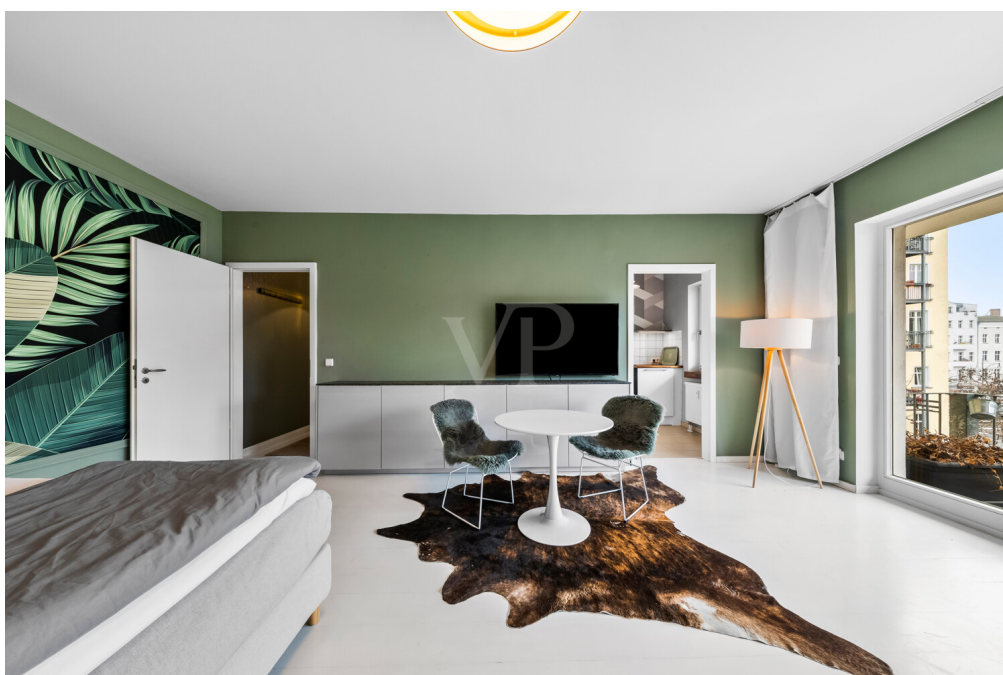
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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	66.10 kWh/m ² a
Energy certificate valid until	06.10.2031	Energy efficiency class	B
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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The property



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The property

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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: 26463005-A - 10405 Berlin - Prenzlauer Berg

A first impression

This modern and bright approx. 43 m² 1-room apartment with a south-facing balcony and a view of the park is located in the sought-after Winsviertel / Prenzlauer Berg (milieu protection area) with fantastic public transport connections. The property is located on the 3rd floor of the side wing of an apartment building built around 1910. It was extensively modernized in 2015 and presents itself in a well-kept condition with a ceiling height of approx. 2.70 m.

The apartment offers a fitted kitchen (2018) with dishwasher. The bathroom is equipped with a shower and washing machine connection.

The 4-part balcony door and the double-glazed wooden windows (2009) ensure a pleasant and bright living atmosphere. The hallway and living room are fitted with laminate flooring, the kitchen and bathroom with timeless tiles.

Heating is provided by gas central heating (2010), which also ensures the hot water supply. There is also a cellar compartment and bicycle storage space in the inner courtyard.

The house rent is set at EUR 137.00 per month (incl. EUR 18.00 maintenance reserve).

Particularly noteworthy is the apartment's location in the popular Winsviertel district, which is also impressive due to its easy accessibility to central and public transport connections. Shopping facilities, restaurants and other everyday amenities are in the immediate vicinity. At the same time, the side wing with a south-facing view of the park provides a pleasant living environment.

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, bright 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: 26463005-A - 10405 Berlin - Prenzlauer Berg

Details of amenities

- Apartment in the side wing with south-facing balcony and view of the park
- Fitted kitchen with dishwasher (2018)
- Ceiling height up to approx. 2.70 m
- Laminate / tiles
- Double-glazed balcony door and wooden windows (2009)
- Bathroom with shower and washing machine connection
- Gas central heating (2010)
- cellar compartment
- Inner courtyard with bicycle parking

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All about the location

The apartment is located in the popular Winsviertel district in 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 (M4 and M2) are within walking distance. This location combines urban life with a relaxed neighborhood atmosphere in an ideal way.

Property ID: 26463005-A - 10405 Berlin - Prenzlauer Berg

Other information

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Property ID: 26463005-A - 10405 Berlin - Prenzlauer Berg

Contact partner

For further information, please contact your contact person:

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E-Mail: prenzlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

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