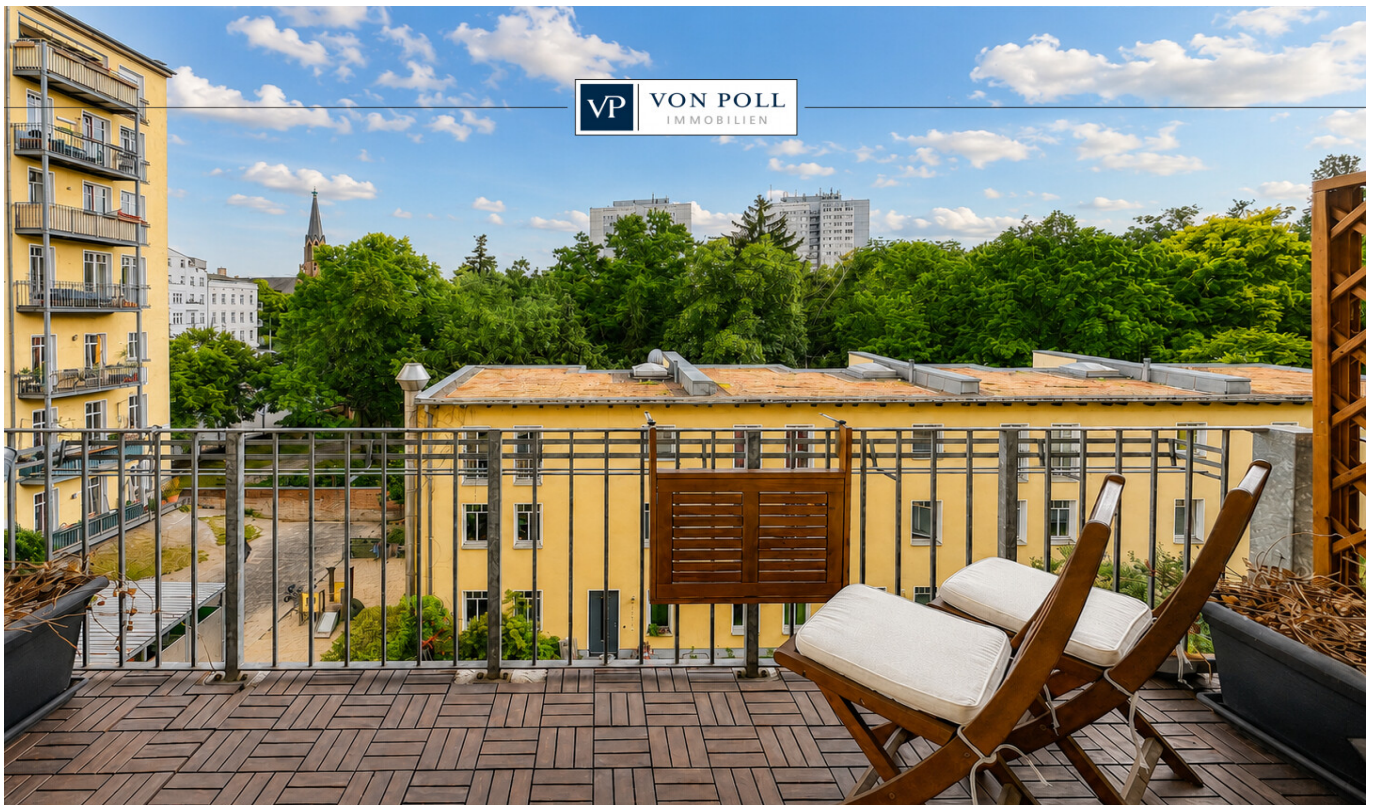


Berlin - Prenzlauer Berg

## Charming neighborhood apartment with a south-facing balcony—move in and feel right at home!

Property ID: 26463005---C



**PURCHASE PRICE: 249.500 EUR • LIVING SPACE: ca. 43 m<sup>2</sup> • ROOMS: 1**

**Property ID: 26463005---C - 10405 Berlin - Prenzlauer Berg**

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

## At a glance

Property ID	26463005---C
Living Space	ca. 43 m <sup>2</sup>
Floor	3
Rooms	1
Bedrooms	1
Bathrooms	1
Year of construction	1910

Purchase Price	249.500 EUR
Type	Apartment
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2015
Condition of property	Well-maintained
Construction method	Solid
Equipment	Built-in kitchen, Balcony

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

## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	66.10 kWh/m <sup>2</sup> 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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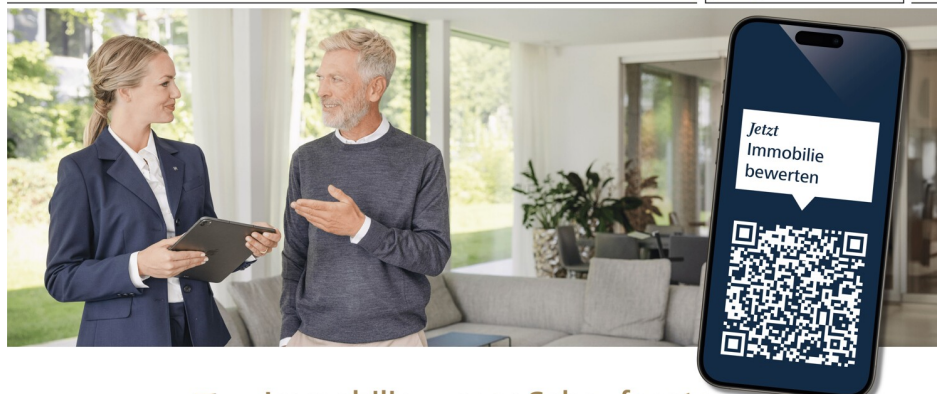
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## Floor plans



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.

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## **A first impression**

**This modern and bright approximately 43 m<sup>2</sup> one-room apartment, featuring a south-facing balcony and a view of the park, is located in the sought-after Winsviertel / Prenzlauer Berg neighborhood (a protected area) with excellent public transportation access. The property is located on the 3rd floor of the side wing of an apartment building constructed around 1910. It was extensively modernized in 2015 and is in well-maintained condition with a ceiling height of approximately 2.70 m.**

**The apartment features a built-in kitchen (2018) with a dishwasher. The bathroom is equipped with a shower and a washing machine hookup.**

**The four-panel balcony door and the double-glazed wooden windows (2009) create a pleasant and bright living atmosphere. The hallway and living room feature laminate flooring, while the kitchen and bathroom are fitted with timeless tile flooring.**

**Heating is provided by a gas central heating system (2010), which also supplies hot water. Additionally, a basement storage unit and bicycle parking in the courtyard are available to you.**

**The monthly maintenance fee is set at 210.00 EUR (including 18.00 EUR for the maintenance reserve).**

**Particularly noteworthy is the apartment's location in the popular Winsviertel neighborhood, which also stands out for its easy access to central areas and public transportation. Shopping options, restaurants, and other amenities for daily needs are located in the immediate vicinity. At the same time, the side wing with a south-facing view of the park creates a pleasant living environment.**

**This apartment is particularly well-suited for singles or students looking for a well-maintained home in an urban setting. Here, you'll enjoy the benefits of a modern, bright apartment with a thoughtfully designed layout.**

**Please feel free to schedule a viewing and see for yourself the potential this property has to offer. We look forward to hearing from you!**

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## **Details of amenities**

- Apartment in the side wing with a south-facing balcony and a view of the park
- Built-in kitchen with dishwasher (2018)
- Ceiling height up to approx. 2.70 m
- Laminate flooring / tile flooring
- Double-glazed balcony door and wooden windows (2009)
- Bathroom with shower and washing machine hookup
- Gas central heating (2010)
- Storage room in the basement
- Courtyard with bicycle parking

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## All about the location

The apartment is located in the popular Winsviertel neighborhood in Berlin-Prenzlauer Berg (a protected area) — one of the capital's liveliest and most charming neighborhoods. The neighborhood is characterized by lovingly renovated historic buildings, tree-lined avenues, and a diverse range of dining options.

Just a few steps away are 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 walks and enjoy moments of relaxation.

The Winsviertel impresses with its high concentration of cozy cafés, unique boutiques, and small specialty food shops.

Its central location also allows for quick access to Berlin's City-Ost district, home to Alexanderplatz, Museum Island, and Hackescher Markt—easily reached by bike or public transportation.

Transportation connections are excellent: The U-Bahn and S-Bahn stations Alexanderplatz, Greifswalder Straße, and Prenzlauer Allee are all nearby—several tram lines (M4 and M2) are within walking distance. This location thus perfectly combines urban life with a relaxed neighborhood atmosphere.

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## Other information

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**Property ID: 26463005---C - 10405 Berlin - Prenzlauer Berg**

## Contact partner

**For further information, please contact your contact person:**

**Ulf Sobeck**

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**E-Mail: [prezlauer.berg@von-poll.com](mailto:prezlauer.berg@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

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