

Berlin - Weißensee

Apartment with terrace, private garden and large eat-in kitchen in Weißensee - ready to move in!

Property ID: 26071028



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PURCHASE PRICE: 349.000 EUR • LIVING SPACE: ca. 68 m² • ROOMS: 2

Property ID: 26071028 - 13088 Berlin - Weißensee

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At a glance

Property ID	26071028	Purchase Price	349.000 EUR
Living Space	ca. 68 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Rooms	2	Modernisation / Refurbishment	2023
Bedrooms	1	Condition of property	Well-maintained
Bathrooms	1	Construction method	Solid
Year of construction	1995	Usable Space	ca. 65 m ²
		Equipment	Terrace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	80.00 kWh/m ² a
Energy certificate valid until	15.05.2028	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1995

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The property



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2024

Professional Immobilienbewertung
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- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Kundenbewertung
★★★★★ **4,9**

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The property

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A first impression

This well-kept apartment on the mezzanine/ground floor of a residential complex built in 1995 (milieu protection area) offers approx. 68 m² of living space and a garden area of approx. 65 m², making it an attractive home for couples or singles who also enjoy spending time outdoors.

The apartment is part of a well-kept apartment building. For added convenience, an elevator takes you barrier-free to the entrance area of the apartment on the raised first floor.

The apartment has a total of two well-designed rooms. The spacious living room not only offers plenty of room for individual design, but also direct access to the adjoining east-facing terrace. This is complemented by a south-east-facing garden area.

The double-glazed wooden windows and the patio door can also be locked and are fitted with external blinds to provide optimum privacy and sun protection.

The large eat-in kitchen forms the heart of the apartment. Thanks to the modern fitted kitchen, it is perfectly prepared for everyday use and leaves plenty of space for sociable cooking evenings or meals together. The bathroom is equipped with a bathtub.

The bedroom offers enough space for restful nights and individual furnishing concepts. There is also a large storage room, which provides additional storage space for personal belongings.

Heating is provided by gas central heating, which also ensures the hot water supply. There is also a bicycle storage room.

The house rent is set at EUR 323.00 per month (incl. EUR 63.00 maintenance reserve). The last modernization of the apartment took place in 2023 - a renovation of the strings in the house took place in 2021.

If you are looking for a well-kept first floor apartment with a practical floor plan, garden area and good furnishings, this offer offers you an interesting opportunity. Arrange a viewing appointment and see the benefits of this apartment for yourself.

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Details of amenities

- Living room with east-facing terrace
- Garden area facing south-east
- Large equipped eat-in kitchen
- Double-glazed, additionally lockable wooden windows and patio door with external blinds
- Bathroom with bathtub
- Large storage room
- elevator
- Bicycle storage room

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All about the location

The district of Weißensee (milieu protection area) borders the trendy district of Prenzlauer Berg and is becoming increasingly popular with young families in particular. It belongs to the district of Pankow and originated from a street village founded in the 13th century on the medieval long-distance trade route from Berlin via Weißensee, Malchow and Bernau to Oderberg. It probably got its name from the Weißer See lake, on whose eastern shore the village was established by German settlers.

Popular places include the composers' and Dutchmen's quarter, the Brotfabrik cultural institution and the area around Antonplatz and Mirbachplatz.

The district of Weißensee is also known for its art college, which enjoys an excellent international reputation. Weißensee is also home to the largest Jewish cemetery in Europe. The district is criss-crossed by many green spaces. You live here close to the city and yet quietly in a residential street. Various shopping facilities are within walking distance, numerous cafés, supermarkets and organic markets, playgrounds, kindergartens and schools, such as the Primo Levi Gymnasium, are in the immediate vicinity.

The connections are excellent, both for car drivers and public transport users: it takes 10 to 15 minutes by car to get to City-Ost, and the M4, M12, M13 streetcars and the 255 bus are also around 500 meters away. The Greifswalder Straße S-Bahn station (Ringbahn) is only three stops away.

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Other information

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Contact partner

For further information, please contact your contact person:

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