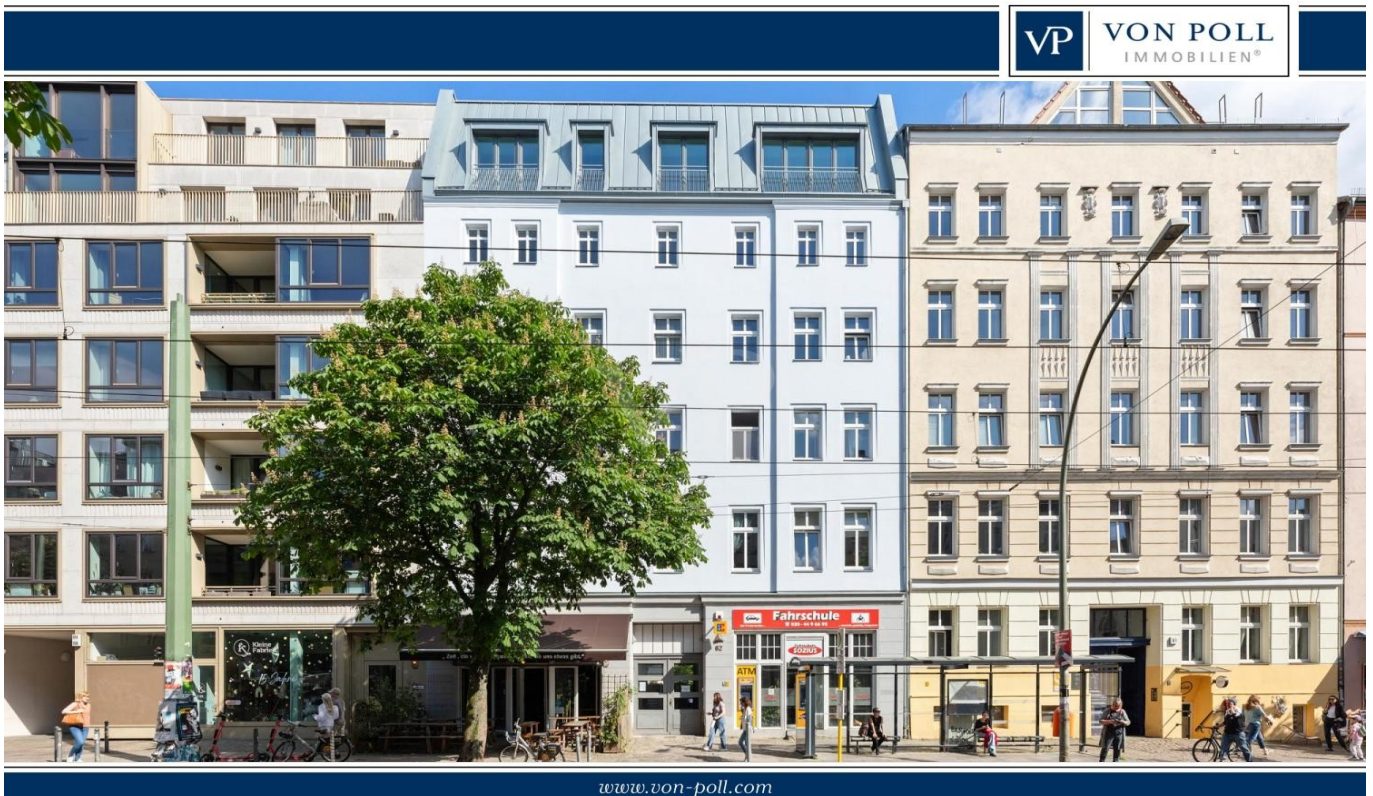


Berlin – Mitte

# 3-room new-build apartment with sun terrace in Berlin-Mitte - Exclusive living in Kastanienallee

Property ID: 25136023B



PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 96,67 m<sup>2</sup> • ROOMS: 3

Property ID: 25136023B - 10119 Berlin – Mitte

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Property ID: 25136023B - 10119 Berlin – Mitte

## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 25136023B                 |
| Living Space         | ca. 96,67 m²              |
| Floor                | 4                         |
| Rooms                | 3                         |
| Bedrooms             | 2                         |
| Bathrooms            | 1                         |
| Year of construction | 1875                      |
| Type of parking      | 1 x Outdoor parking space |

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Purchase Price                | On request                                                               |
| Commission                    | Buyer's commission is 2.57 % (incl. VAT) of the notarized purchase price |
| Modernisation / Refurbishment | 2023                                                                     |
| Condition of property         | Like new                                                                 |
| Construction method           | Solid                                                                    |

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## Energy Data

|                                |                 |                                                      |                           |
|--------------------------------|-----------------|------------------------------------------------------|---------------------------|
| Type of heating                | Central heating | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas             | Final Energy Demand                                  | 67.20 kWh/m²a             |
| Energy certificate valid until | 31.01.2034      | Energy efficiency class                              | B                         |
| Power Source                   | Gas             | Year of construction according to energy certificate | 1875                      |

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## The property



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## The property

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## The property



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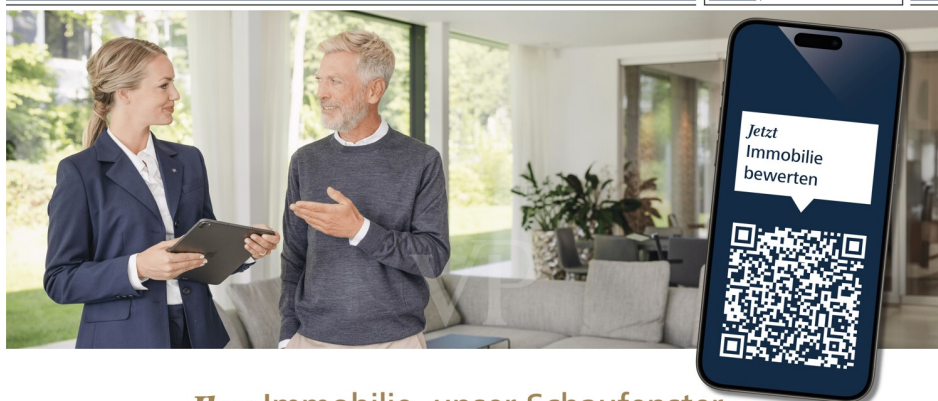
## The property



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## 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.

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## A first impression

The building, whose street-facing façade dates in part from the original construction period, has been extensively renovated in recent years and two new storeys have been added. This high-quality apartment, which meets the current new-build standard and has a new-build energy certificate, was created between 2021 and 2025.

With a living space of around 97 m², the property offers generous space for couples or families who value peace, comfort and modern furnishings. The floor plan is well thought-out, bright and open, so that the rooms can be used optimally.

All areas are directly accessible via the central hallway. Two spacious bedrooms are located on the street side, which impress with their brightness and view of a tree-lined street. The living and dining area, the kitchen area and the daylight bathroom face the quiet inner courtyard. From the courtyard-side living area, you can access the sunny south-east-facing terrace, which invites you to spend relaxing hours outdoors.

The daylight bathroom is modern and has a bathtub, a walk-in shower, a towel radiator and a washing machine connection. The separate WC with washbasin is located directly next to the kitchen.

High-quality Swiss real wood parquet flooring from Bauwerk, double-glazed plastic windows on the street side and triple-glazed plastic windows on the courtyard side as well as a newly created, spacious cellar compartment underline the high residential value of the apartment. The stairwell has been completely renovated and a modern passenger elevator provides convenient access. A parking space in the inner courtyard can be rented or purchased as an option, which further enhances the quality of living in this location.

This apartment combines contemporary architecture, energy-efficient construction and a first-class location. A rare opportunity for discerning buyers who value quality, comfort and urban quality of life.

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## Details of amenities

- 3-room new-build apartment with around 97m<sup>2</sup> of living space on the fourth floor of a historic residential building in a prime location
  - high-quality Swiss real wood parquet from Bauwerk
  - double-glazed plastic windows on the street side and triple-glazed plastic windows on the courtyard side
  - modern daylight bathroom equipped with bathtub, walk-in shower, towel radiator and washing machine connection
  - separate WC with washbasin
  - sunny south-east-facing terrace with a view of the quiet inner courtyard
  - spacious, newly created cellar compartment
  - modern passenger elevator with stops on the mezzanine floors
  - a parking space in the inner courtyard can be rented or purchased as an option
- Further documents and a detailed overview of the refurbishment and new construction work carried out are available on request after a viewing.

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## All about the location

Located on Kastanienallee, this apartment is in an absolutely central location in historic Berlin Mitte, directly adjacent to the lively Prenzlauer Berg district. The world-famous neighborhood is known for its unique blend of historic architecture, modern living concepts and urban flair.

The surrounding area offers a variety of cafés, restaurants, bars and boutiques that invite you to linger and shop. Zionskirchplatz and Weinbergspark are in the immediate vicinity and connect to Rosenthaler Vorstadt, which is within walking distance of Museum Island and Hackescher Markt. In the other direction, you can enjoy cosmopolitan flair as you stroll along Kastanienallee and Oderberger Straße to the world-famous Mauerpark, a popular meeting place for young and old. Regular weekly markets and events take place here, enriching the cultural life of the neighborhood.

The public transport connections are excellent. The subway stations U2 Senefelder Platz and Rosenthaler Platz U8 are just a few minutes' walk away and offer fast connections to other parts of the city. The M1 and M12 streetcar lines are also right outside the door and provide convenient connections to the main train station, Alexanderplatz and other central locations in Berlin.

Your dream property is in one of the most sought-after locations in Berlin and is an ideal place to live for people who appreciate the vibrant city life and the charm of a mature neighborhood. Here you can enjoy the advantages of an urban environment.

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## Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 31.1.2034.

Endenergiebedarf beträgt 67.20 kwh/(m<sup>2</sup>\*a).

Wesentlicher Energieträger der Heizung ist Gas.

Das Baujahr des Objekts lt. Energieausweis ist 1875.

Die Energieeffizienzklasse ist B.

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## Contact partner

For further information, please contact your contact person:

Nicole Pötter

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*To the Disclaimer of von Poll Immobilien GmbH*

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