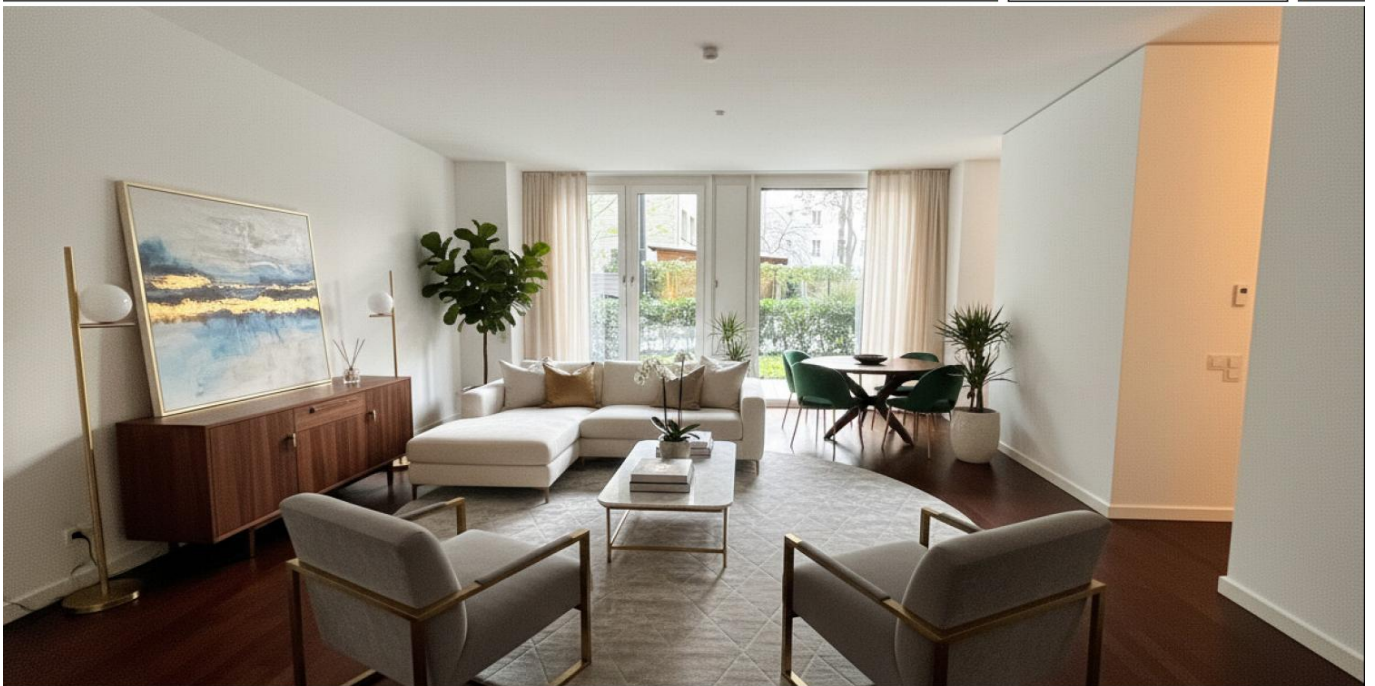


Berlin – Mitte

Dreamlike luxury apartment near the circus

Property ID: 25136035



www.von-poll.com

RENT PRICE: 3.300 EUR • LIVING SPACE: ca. 183 m² • ROOMS: 3

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Property ID: 25136035 - 10117 Berlin – Mitte

At a glance

Property ID	25136035	Rent price	3.300 EUR
Living Space	ca. 183 m²	Condition of property	Like new
Rooms	3	Equipment	Terrace, Guest WC, Swimming pool, Garden / shared use, Balcony
Bedrooms	2		
Bathrooms	2		
Year of construction	2014		
Type of parking	1 x Garage		

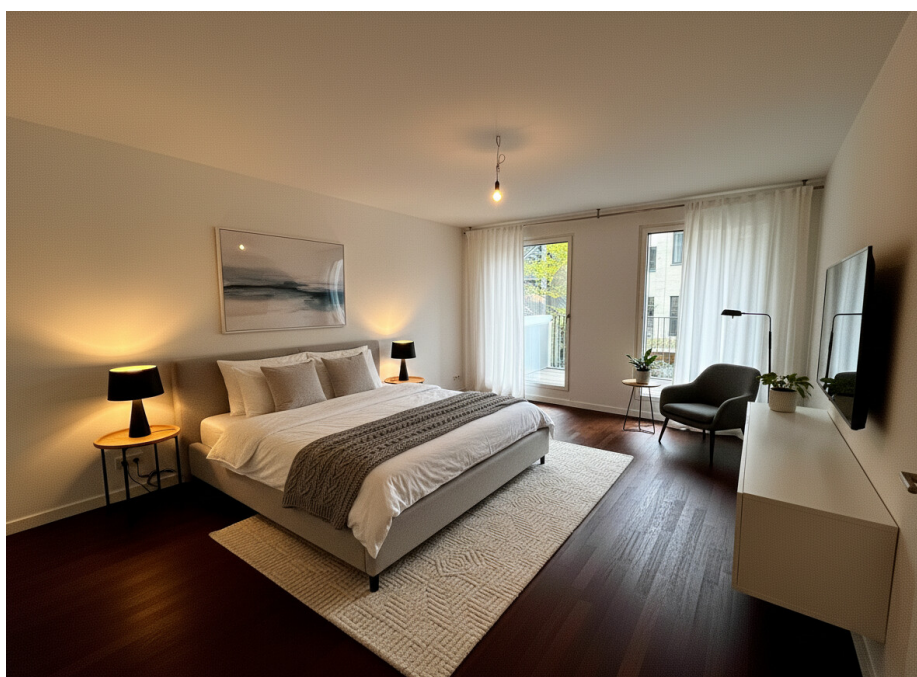
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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	60.70 kWh/m²a
Energy certificate valid until	13.11.2030	Energy efficiency class	B
Power Source	District heating	Year of construction according to energy certificate	2014

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The property



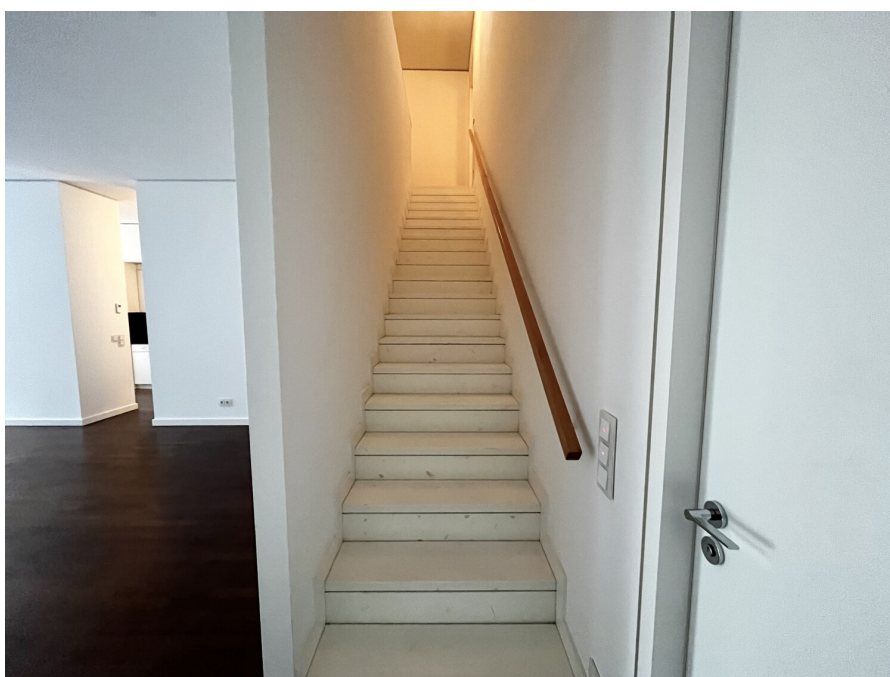
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The property



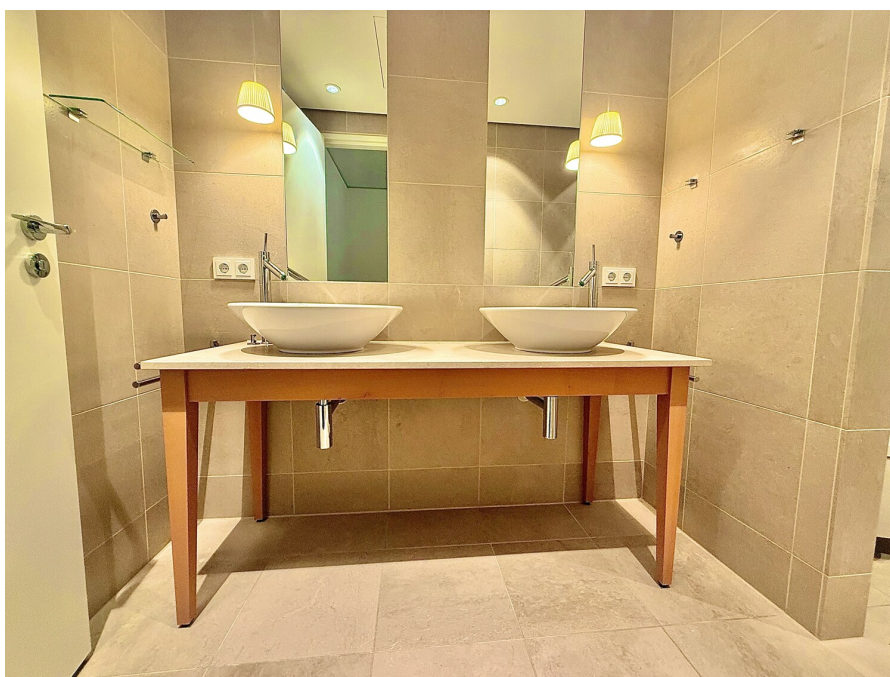
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The property



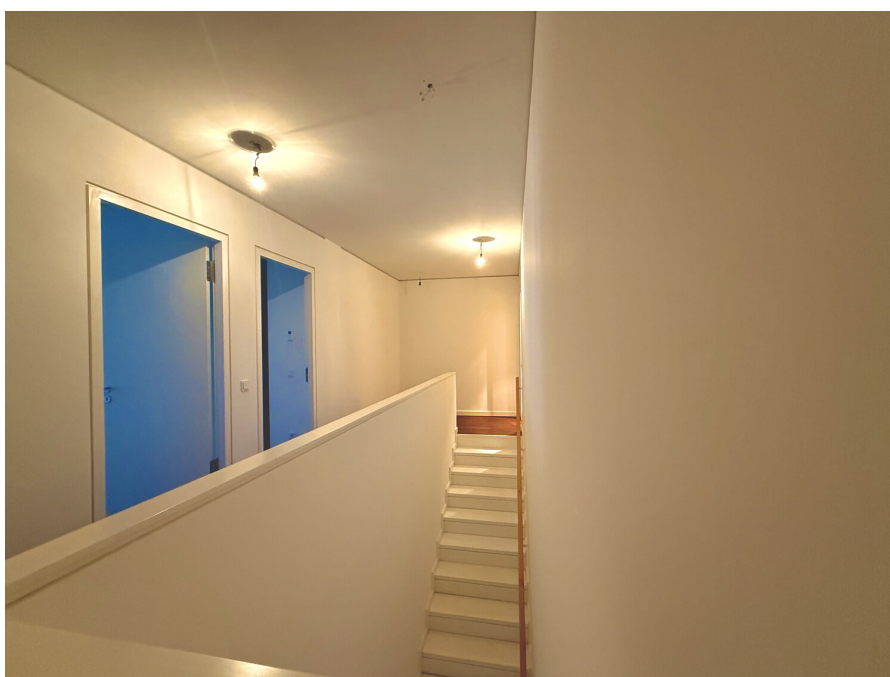
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The property



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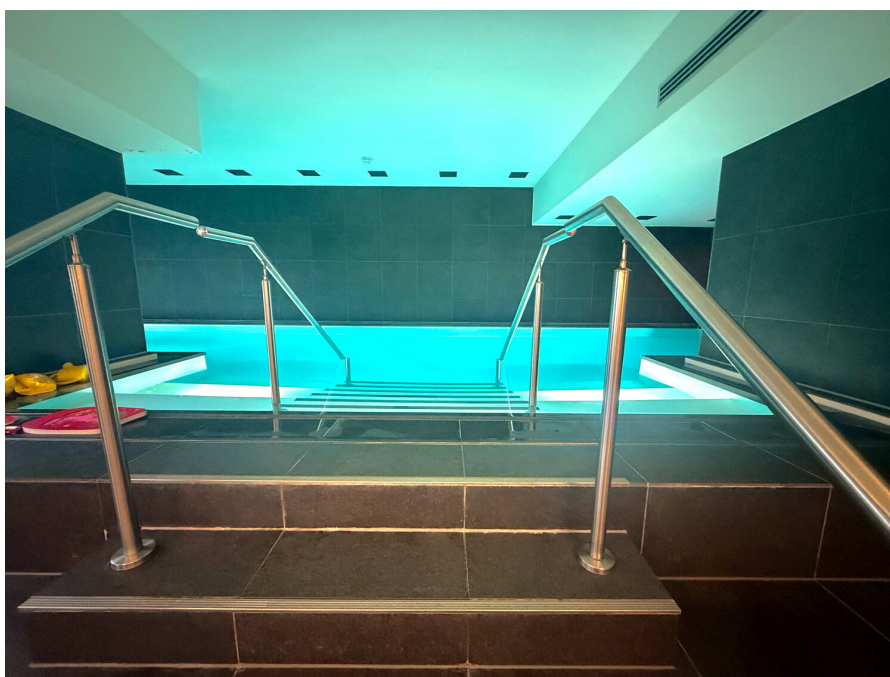
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The property



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The property



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A first impression

This exclusive and generously proportioned maisonette apartment, with a total area of 183 m², presents itself as an exceptional home for those who value modern design, tranquility, and the highest level of living comfort. The living space is spread over two levels, and its clean lines, floor-to-ceiling windows, and open-plan layout create a harmonious yet sophisticated ambiance. Upon entering the apartment, the warm, dark hardwood flooring immediately catches the eye. Extending throughout all living areas, it, along with the underfloor heating, provides a particularly pleasant living experience. The expansive living and dining area on the lower level is perfectly showcased by large windows and offers a calming view of the surrounding greenery. The open-plan design allows for ample furniture arrangement, while natural light ensures the rooms are pleasantly bright at any time of day. The adjacent kitchen boasts a modern and timeless design. High-quality built-in appliances, elegant white cabinetry, and a contrasting dark countertop create a successful combination of functionality and style. Plenty of storage space, clean lines, and a serene aesthetic blend harmoniously into the overall design of the apartment. A wide staircase leads to the upper floor, where the two bedrooms are located. Both rooms are generously sized, feature large windows, and offer direct access to the balcony, which spans the entire width of the room. This creates a wonderful additional outdoor space, ideal for relaxing – whether enjoying a morning coffee or a glass of wine in the evening. The master bathroom impresses with its high-quality fixtures and elegant, warm sandstone tiles. A large bathtub, a separate, walk-in shower, and a stylish double vanity create an atmosphere reminiscent of a hotel spa. The second bathroom is also finished to a high standard and perfectly complements the overall layout – ideal for guests or as a separate private retreat. A particular highlight of this property is access to the private wellness area, available to all residents. A fully equipped gym with modern equipment, a free weights area, and cardio stations allows for professional-level training right in the building. This is complemented by a well-maintained indoor pool, perfect for both relaxation and exercise – a luxury that has become rare in urban residential complexes. This maisonette apartment combines a spacious layout, abundant natural light, high-quality materials, and exclusive communal amenities to create a unique living concept. The combination of privacy, modern comfort, and the added convenience of a fitness center and swimming pool makes this property a special opportunity for discerning buyers seeking a stylish and high-quality home.

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All about the location

Die Immobilie befindet sich in einer der begehrtesten Innenstadtlagen Berlins – mitten im lebendigen Bezirk Mitte. Das Umfeld ist geprägt von moderner Architektur, renommierten Unternehmenssitzen und einer Vielzahl an gehobenen Wohn- und Geschäftsgebäuden. In unmittelbarer Nähe liegen die Spree sowie zahlreiche kulturelle Highlights wie das Regierungsviertel, der Hauptbahnhof, das Hamburger Bahnhof Museum und die berühmten Uferpromenaden.

Die Anbindung an den öffentlichen Nahverkehr ist ausgezeichnet: Mehrere S- und U-Bahnlinien, Busverbindungen sowie die Nähe zum Hauptbahnhof ermöglichen kurze Wege innerhalb der gesamten Stadt. Gleichzeitig bietet das Quartier eine ruhige, gepflegte Atmosphäre mit grünen Aufenthaltsbereichen, Restaurants, Cafés und Einkaufsmöglichkeiten, die bequem zu Fuß erreichbar sind.

Durch die Kombination aus urbaner Dynamik, repräsentativer Umgebung und hervorragender Infrastruktur zählt dieser Standort zu den attraktivsten Wohn- und Büroadressen Berlins.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 13.11.2030.

Endenergiebedarf beträgt 60.70 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Fernwärme.

Das Baujahr des Objekts lt. Energieausweis ist 2014.

Die Energieeffizienzklasse ist B.

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Contact partner

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To the Disclaimer of von Poll Immobilien GmbH

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