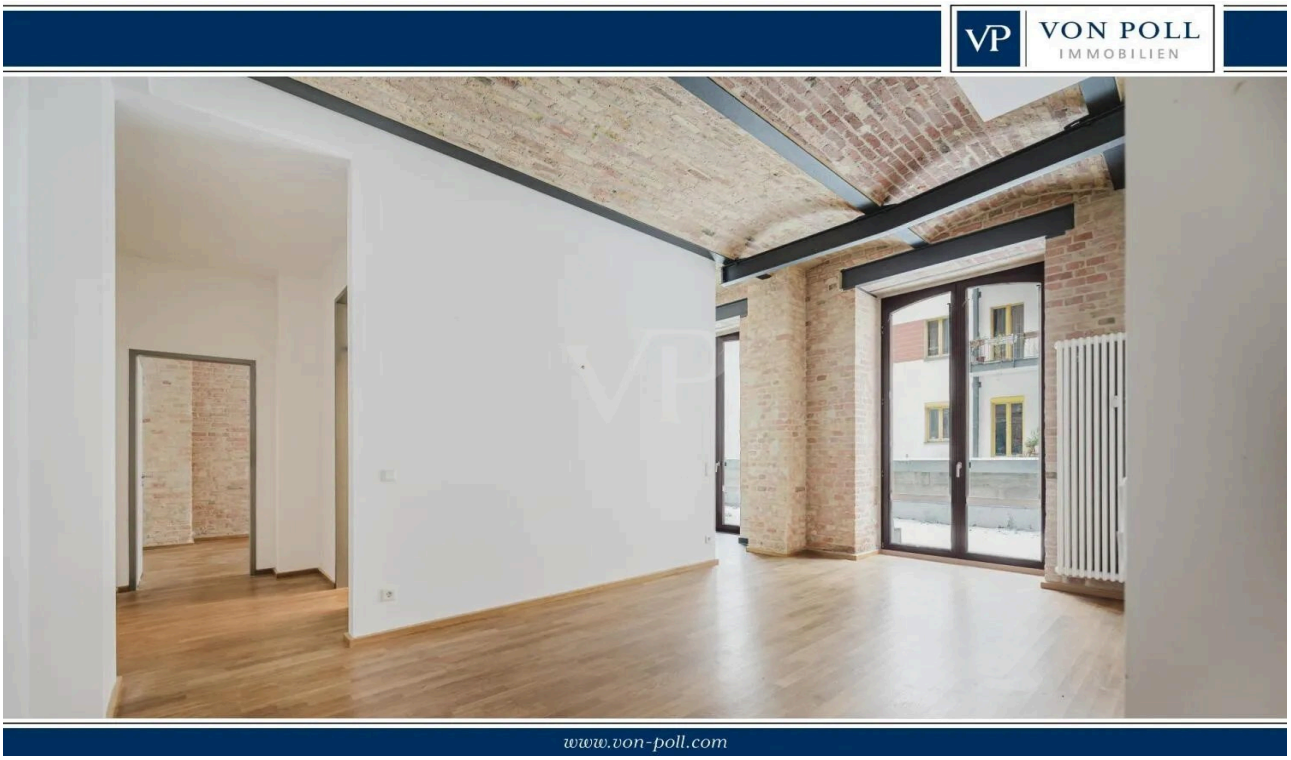
Berlin – Prenzlauer Berg

Loft character on the ground floor with terrace and underground parking in popular Prenzlauer Berg

Property ID: 25463004B



PURCHASE PRICE: 575.000 EUR • LIVING SPACE: ca. 78.69 m^2 • ROOMS: 2

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

- At a glance
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Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

At a glance

Property ID	25463004B
Living Space	ca. 78.69 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1904
Type of parking	1 x Underground car park, 40000 EUR (Sale)

Purchase Price	575.000 EUR
Type	Ground floor
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	2007
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Built-in kitchen

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Energy Data

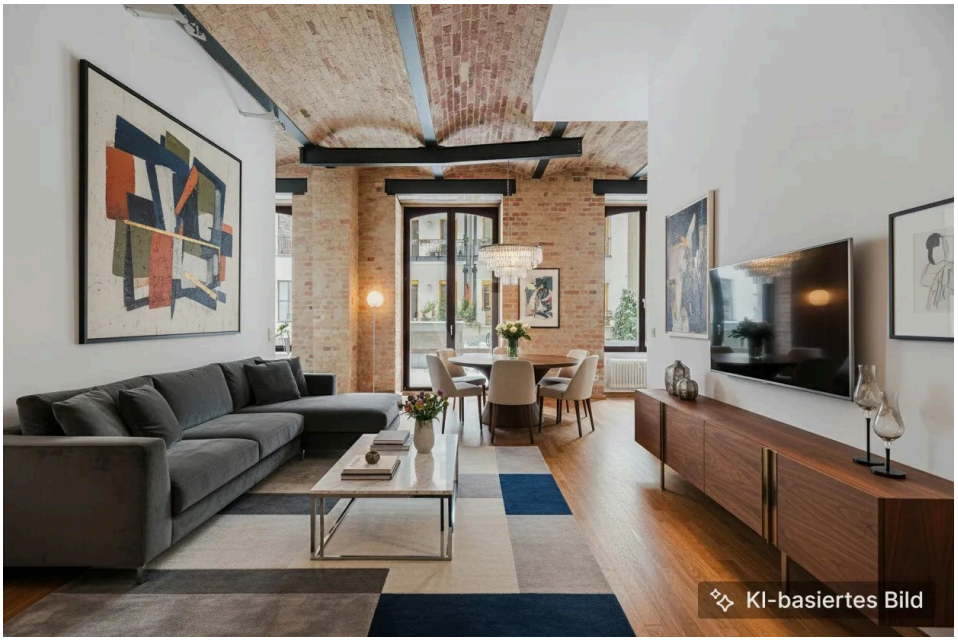
Type of heating	Central heating
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy consumption certificate
Energy efficiency class	C
Year of construction according to energy certificate	1904

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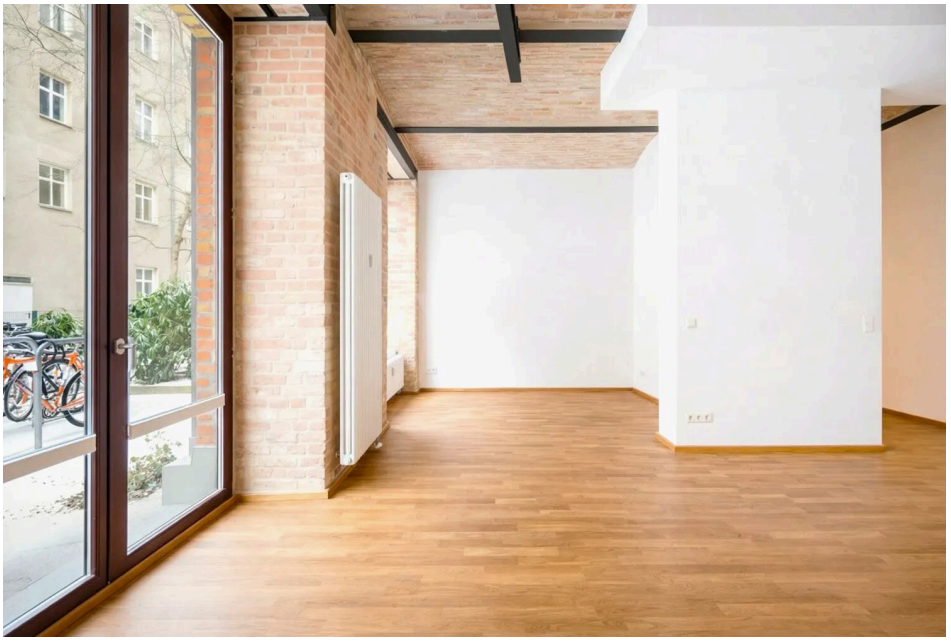
The property





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The property

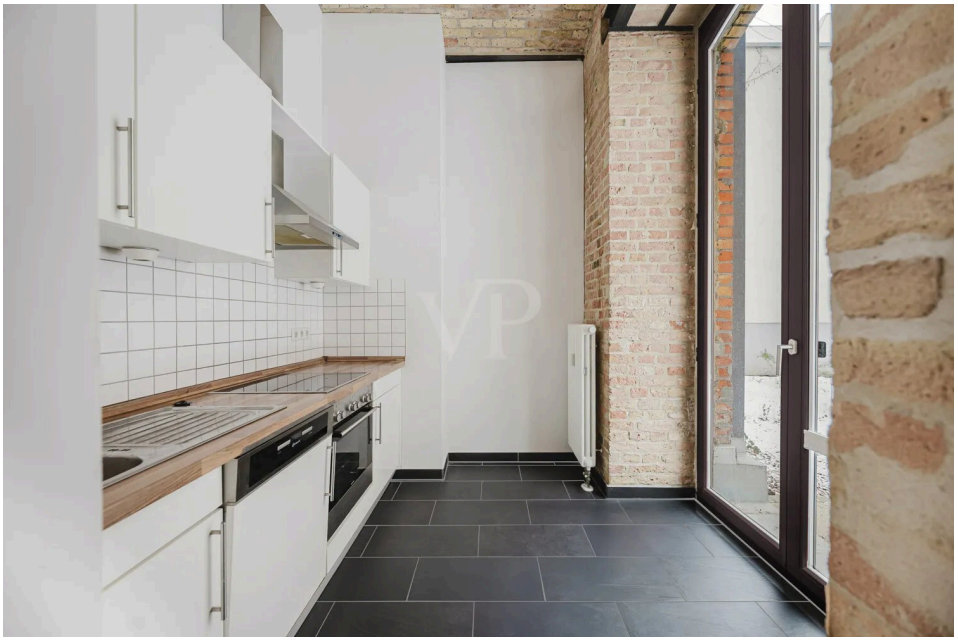




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The property





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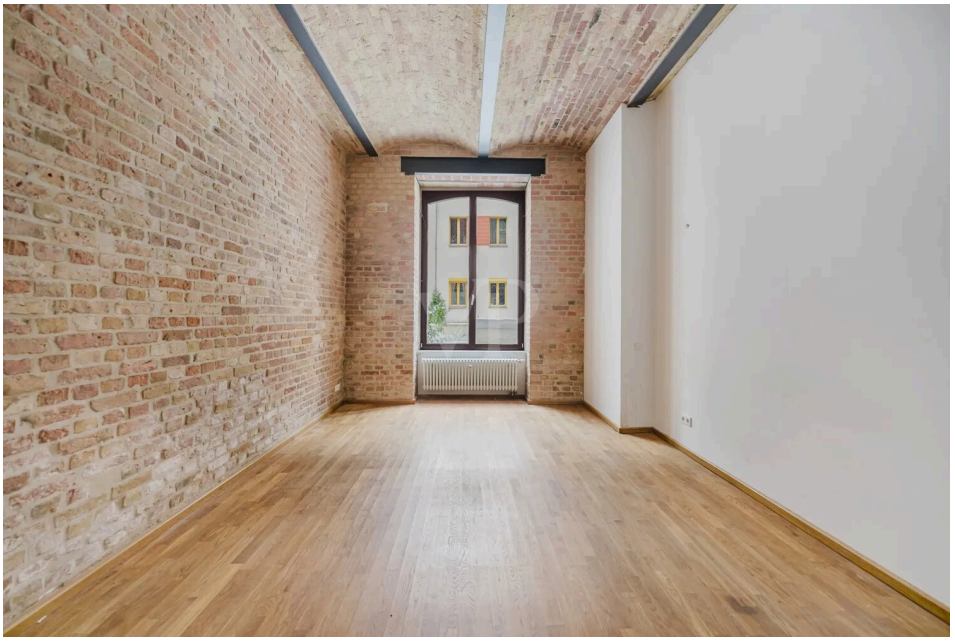
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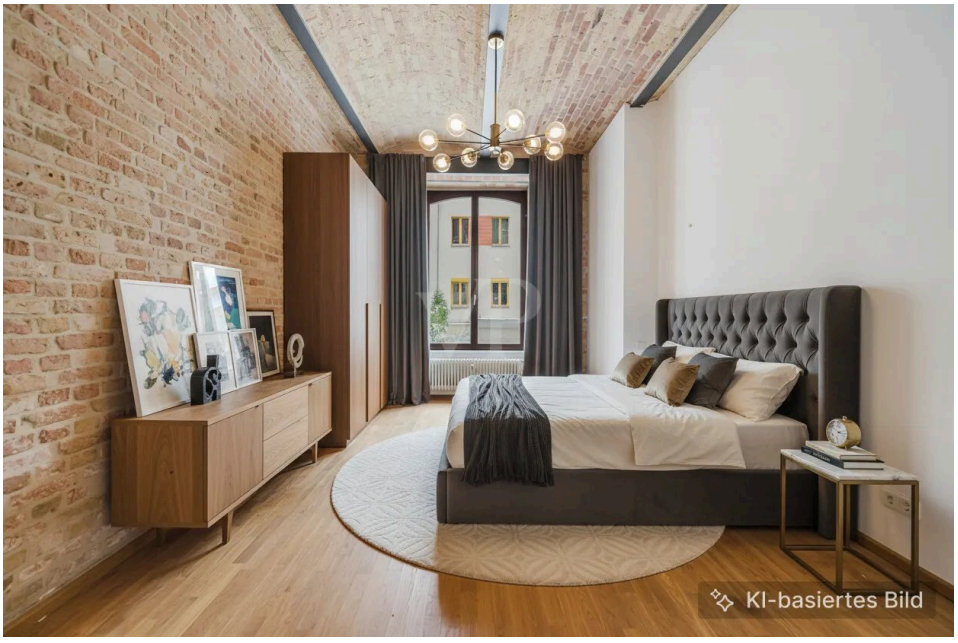




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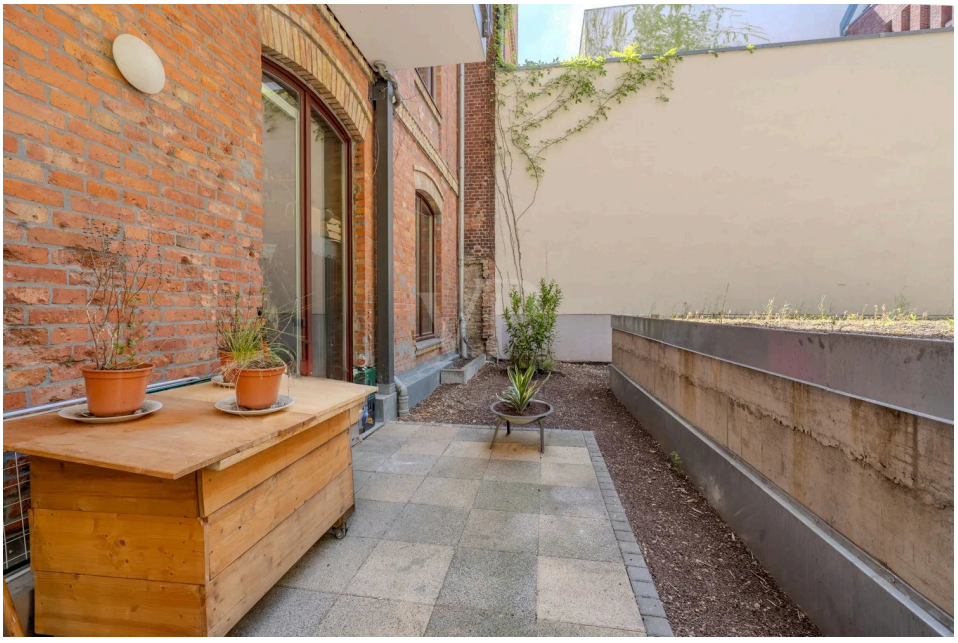




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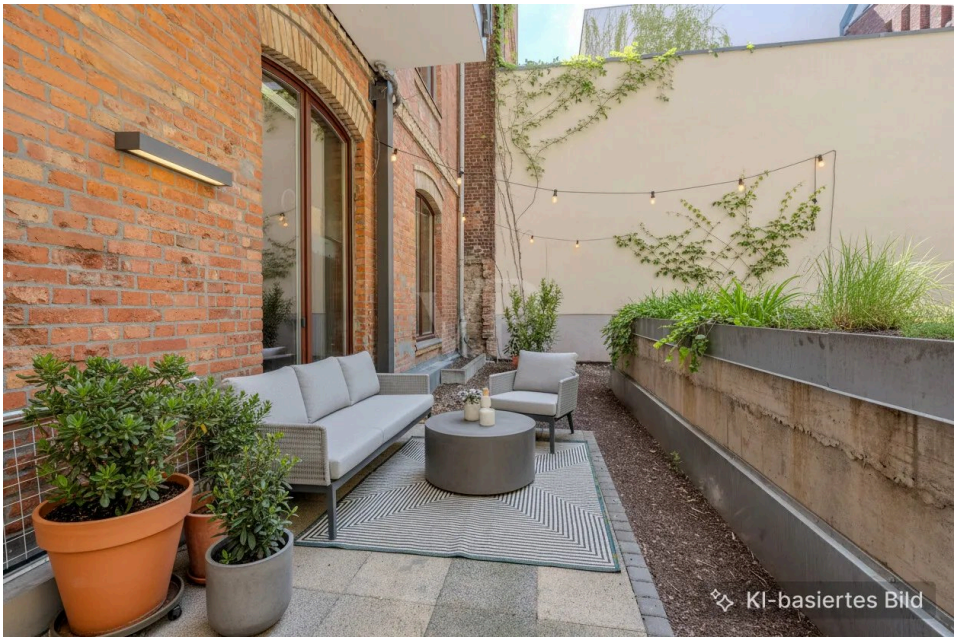
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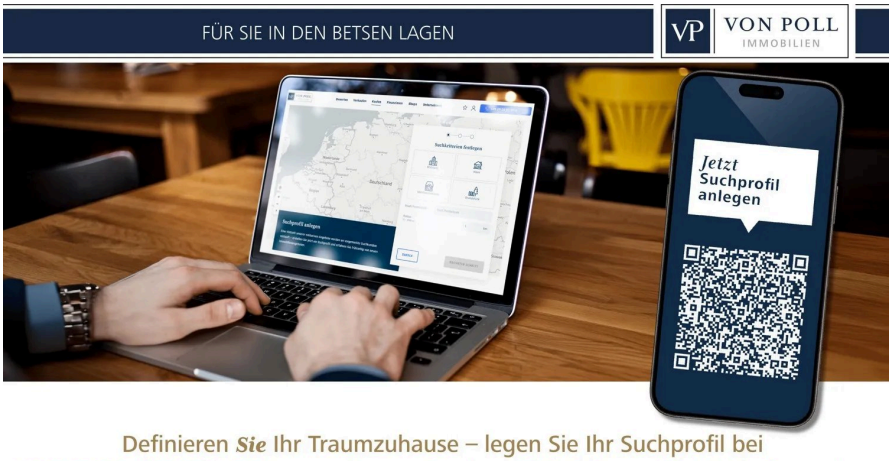
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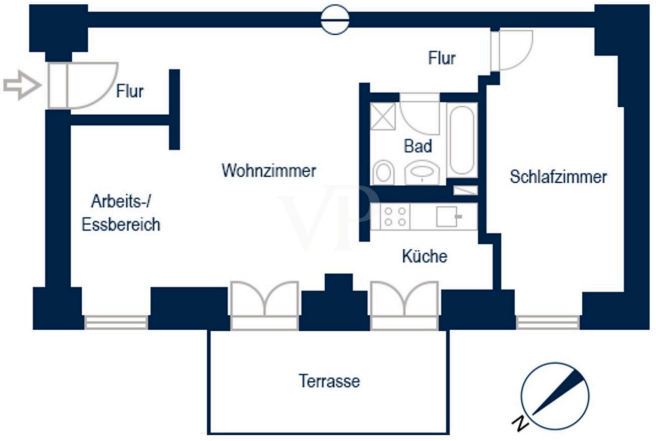
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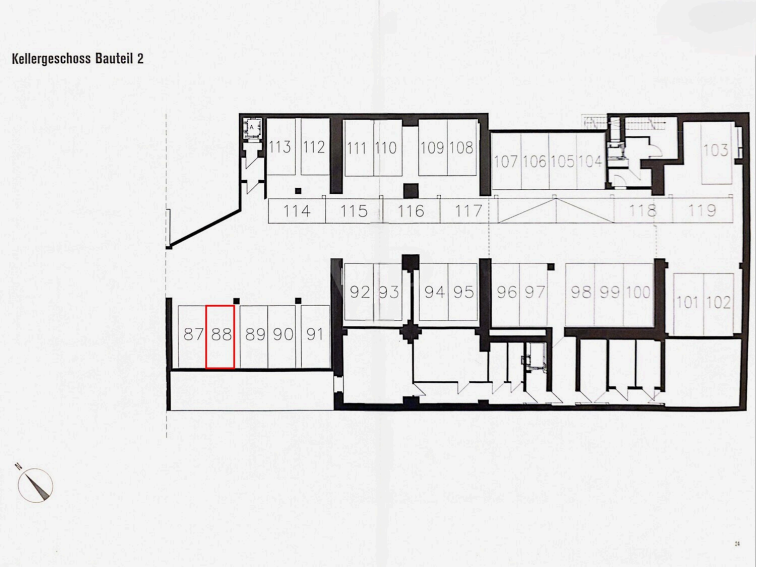


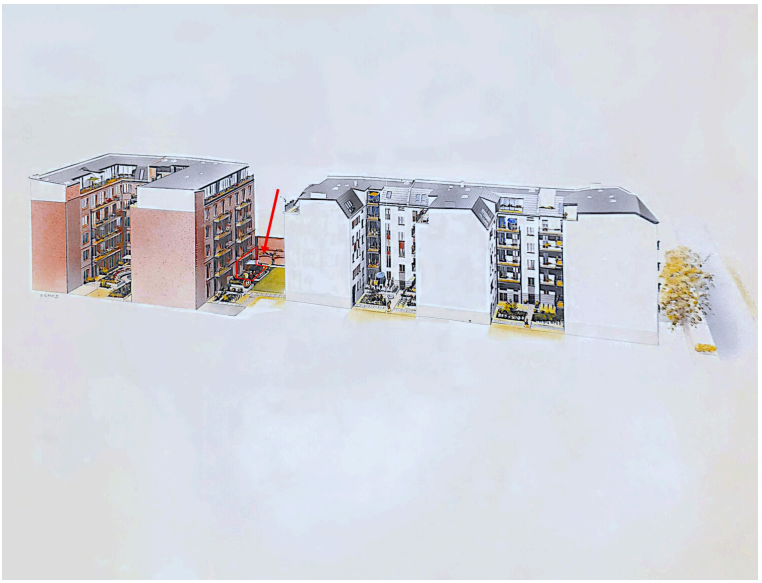


Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

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: 25463004B - 10405 Berlin – Prenzlauer Berg

A first impression

For sale is an exceptional first floor apartment in an architecturally charming apartment building, which was built between 1904 and 1907 and extensively renovated and converted for residential purposes between 2005 and 2007. Historic details such as capped ceilings and original style elements lend the apartment an unmistakable industrial charm.

The apartment has approx. 78.7 m² of living space and is ideal for singles or couples who want to combine urban living with a quiet retreat. The floor plan is clearly structured, as all rooms can be accessed directly via the living room.

The heart of the apartment is the bright, spacious living room, which offers space for both a dining area and a cozy sofa area. Large windows create a light-flooded atmosphere. An adjoining alcove is perfect as a home office workspace or as a small reading corner.

The bedroom is well laid out and offers enough space for a double bed and a closet. The bathroom is modern and has a bathtub, towel radiator and electric ventilation. The separate kitchen is functionally designed, equipped with all important electrical appliances and offers enough space to cook and enjoy.

The apartment includes a cellar room and an underground parking space, which must be purchased for an additional €40,000. The underground garage is accessible via both the stairwell and the elevator and ensures convenient and secure parking. The communal areas of the building are in a well-kept condition.

The apartment is located in a milieu protection area. Approval may therefore be required for certain construction measures or conversions if they affect the character of the neighborhood, which is worthy of preservation. The regulation serves to protect the established neighborhood and helps to preserve the special character of the area in Prenzlauer Berg.

The combination of historical substance, urban flair and modern furnishings makes this first floor apartment an attractive home in a quiet yet centrally located area of Prenzlauer Berg.

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

Details of amenities

- extensively renovated in 2007
- Preservation of historical elements such as capped ceilings and original style elements
- high-quality oak parquet flooring throughout the apartment
- modern bathroom fittings: bathtub, towel radiator, ventilation system
- double insulated glass windows for good thermal insulation and soundproofing
- Central heating ensures an even and pleasant living climate
- Practically designed kitchen with a full range of electrical appliances
- Large windows for optimal lighting conditions
- well-kept communal areas within the residential complex
- Cellar room for additional storage space
- Underground parking space (plus purchase price: € 40,000) in a central location

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All about the location

The apartment is located in one of the most popular areas of Prenzlauer Berg, a lively and diverse district with a mixture of urban flair, historic architecture and established neighborhoods. The area offers a high quality of life and combines the typical ambience of an old building with excellent everyday amenities.

There are numerous cafés, restaurants, small stores and cultural offerings in the immediate vicinity that characterize the neighbourhood. Popular places such as Kollwitzplatz, Kastanienallee, Volkspark Friedrichshain and Mauerpark are within easy reach and offer a wide range of opportunities for going out, relaxing or sporting activities. Berlin-Mitte with Zionskirchplatz and Arkonaplatz is also not far away and adds further gastronomic and cultural highlights to the offer. Despite the urban surroundings, leafy courtyards, quiet side streets and charming old buildings ensure a pleasant living atmosphere.

The public transport connections are excellent. The U2 subway line and several streetcar lines, such as the M2, M4 and M10, provide quick access to the city center, Alexanderplatz, the main train station and other parts of the city. There are supermarkets, pharmacies, doctors' surgeries, schools and daycare centers in the immediate vicinity to meet daily needs.

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Other information

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Property ID: 25463004B - 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

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