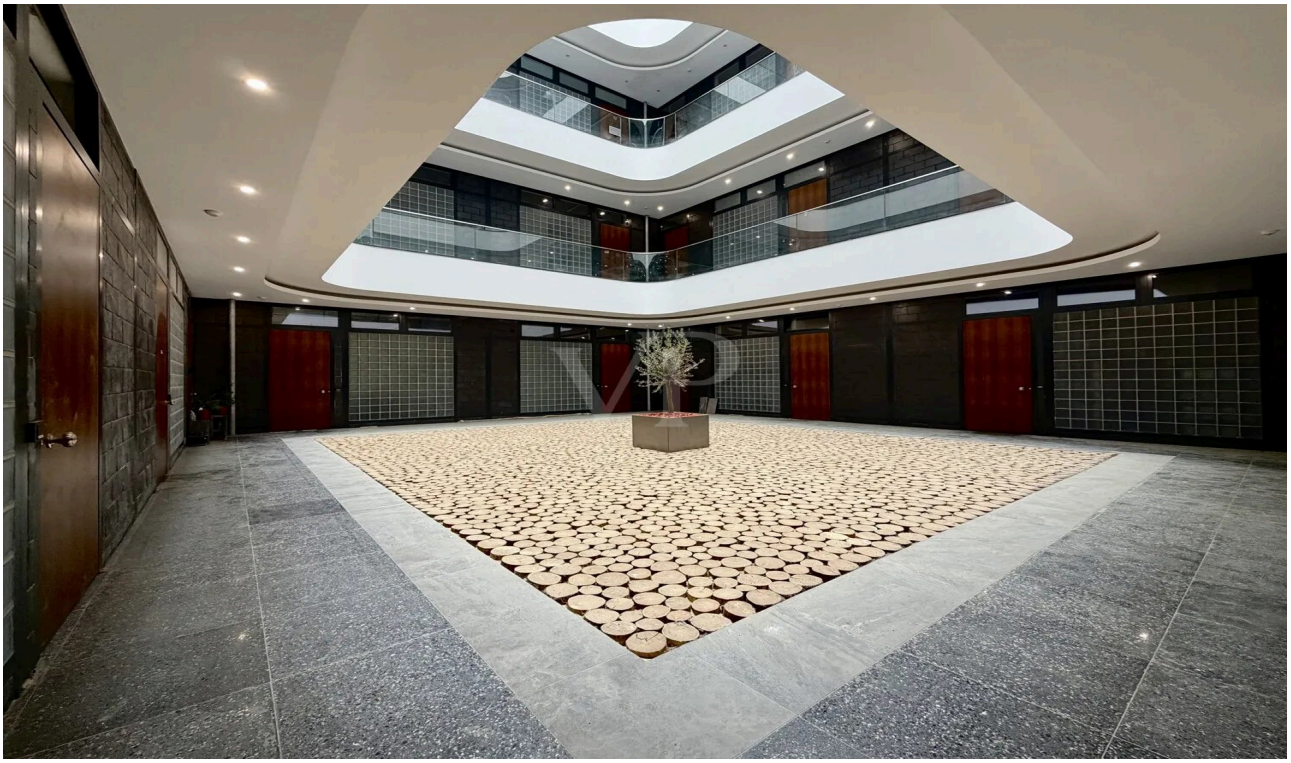
Berlin / Lichtenberg

History meets modernity - exclusive apartment with loft character, lots of light and a beautiful terrace

Property ID: 26068035WE31



PURCHASE PRICE: 1.089.000 EUR • LIVING SPACE: ca. 173.22 m^2 • ROOMS: 4

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At a glance

Property ID	26068035WE31
Living Space	ca. 173.22 m²
Floor	3
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1980

Purchase Price	1.089.000 EUR
Type	Apartment
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	2024
Condition of property	Modernised
Construction method	Solid
Usable Space	ca. 7 m²
Equipment	Built-in kitchen, Balcony

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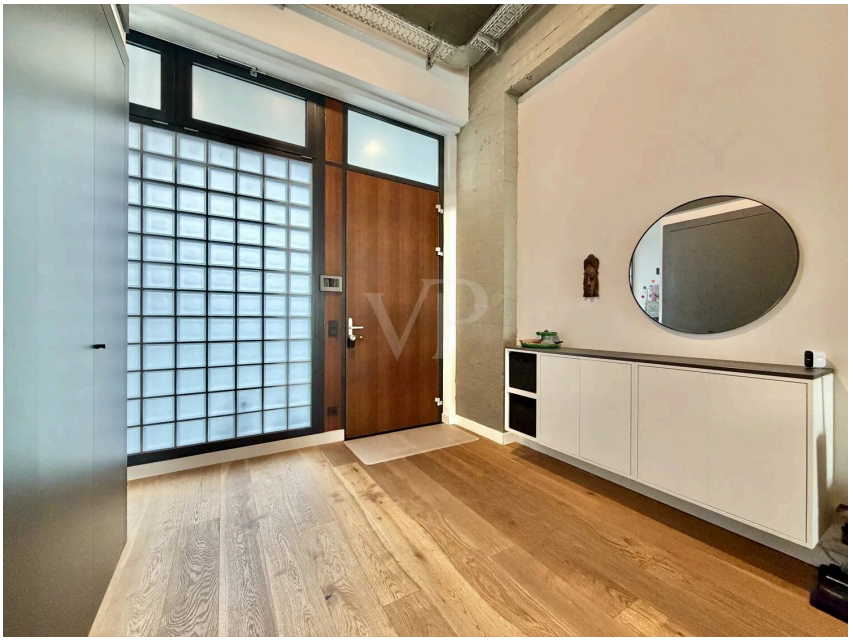
Energy Data

Type of heating	District heating
Energy Source	Remote
Energy certificate valid until	07.06.2027
Power Source	District heating

Energy Certificate	Energy demand certificate
Final Energy Demand	136 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2017

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The property





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A first impression

Welcome to an extraordinary residential property with history and character: this impressive apartment combines spacious living, high-quality furnishings and a special historical past in a sought-after location. The building once served as a former Stasi communications and telecommunications center, which was used to handle communications between Berlin and Moscow during the GDR era. Today, the property presents itself as a stylishly modernized residential address with a unique background and special flair.

Built in 1980, the building was extensively modernized in 2024 and is now in a contemporary, extremely well-kept condition. The approx. 173 m² living space offers a generous room concept with a wide range of possible uses - ideal for families, couples with space requirements or discerning city lovers.

The stylish atrium with its elegant skylight dome impresses as soon as you enter the building, creating a special ambience and a bright, inviting atmosphere. A total of four rooms are available, including two comfortably sized bedrooms, which offer plenty of privacy and retreat options, as well as a light-flooded study. Two high-quality bathrooms provide additional comfort in everyday life. One of the bathrooms has both a shower and a bathtub, meeting the highest standards of modern living. A further separate bathroom ideally complements the well thought-out living concept.

The high-quality furnishings run throughout the apartment. Fine real wood parquet flooring lends the rooms a warm and elegant atmosphere and harmonizes perfectly with the modern overall look of the property. The custom-made built-in furniture in combination with the 4-metre-high ceilings and visible concrete elements give the apartment a unique loft character and an extraordinary sense of space.

The heart of the apartment is the open-plan, spacious luxury kitchen by Nolte, which is equipped with high-quality brand-name appliances and offers convenience in everyday life. An integrated seating area also creates a communicative focal point for shared meals and sociable evenings.

Another highlight is the spacious balcony, which offers additional outdoor living space and invites you to relax or linger. The living comfort is complemented by a modern video intercom system with app function and an elevator, which provides convenient access to the apartment and makes the property particularly attractive for different generations. There is also an approx. 6 m² storage room and a separate cellar compartment, providing additional storage space.

The apartment is heated by a modern district heating system. In addition, smart

underfloor heating with efficiency mode and underfloor cooling ensures a pleasant indoor climate and energy-efficient use all year round. According to the current energy performance certificate, the property achieves energy efficiency class B.

The successful combination of historical significance, modern architecture, high-quality fittings and generous living comfort makes this property a rare opportunity on the Berlin real estate market.

Conclusion: This special apartment not only impresses with its size, high-quality fittings and well thought-out floor plan, but also with its extraordinary history. A property with character, style and a historical background - ideal for buyers looking for something special. See for yourself the numerous advantages of this unique residential property during a personal viewing.

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Details of amenities

- High-quality real wood parquet
- Smart underfloor heating with efficiency mode and underfloor cooling
- Daylight bathroom with shower & bathtub
- Separate bathroom with shower
- HW room
- Luxury kitchen with comfortable seating, induction hob, fridge-freezer, dishwasher
- Two passenger elevators + car elevator
- Balcony
- Video intercom system controllable via app

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All about the location

The property in the up-and-coming Berlin district of Lichtenberg - on the border to the popular trendy district of Friedrichshain. The location combines urban living with pleasant tranquillity and boasts an excellent infrastructure and very good transport links.

Numerous shops, cafés, restaurants, fitness studios, doctors and schools are in the immediate vicinity. The nearby Ring-Center and Frankfurter Allee offer a wide range of shopping and leisure opportunities. At the same time, green spaces and parks in the surrounding area invite you to go for walks and relax outdoors.

The public transport connections are excellent: The Magdalenenstraße subway station (U5) and the Lichtenberg S-Bahn and regional train station are within easy reach. In addition, several streetcar and bus lines run in the immediate vicinity, ensuring optimal connections to Berlin city center and all central city locations.

The proximity to Friedrichshain with its diverse bars, restaurants, cafés and cultural offerings is particularly attractive. At the same time, Lichtenberg is increasingly developing into a sought-after residential location with an urban character, creative scene and high quality of life.

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Other information

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Contact partner

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