Berlin – Prenzlauer Berg

Old-world charm meets modernity with a special bonus near Mauerpark—available immediately!

Property ID: 26463007--A



PURCHASE PRICE: 749.000 EUR • LIVING SPACE: ca. 102 m^2 • ROOMS: 4

Property ID: 26463007--A - 10437 Berlin – Prenzlauer Berg

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At a glance

Property ID	26463007--A
Living Space	ca. 102 m²
Floor	1
Rooms	4
Bathrooms	1
Year of construction	1920

Purchase Price	749.000 EUR
Type	Apartment
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	2024
Condition of property	Modernised
Construction method	Solid
Equipment	Built-in kitchen, Balcony

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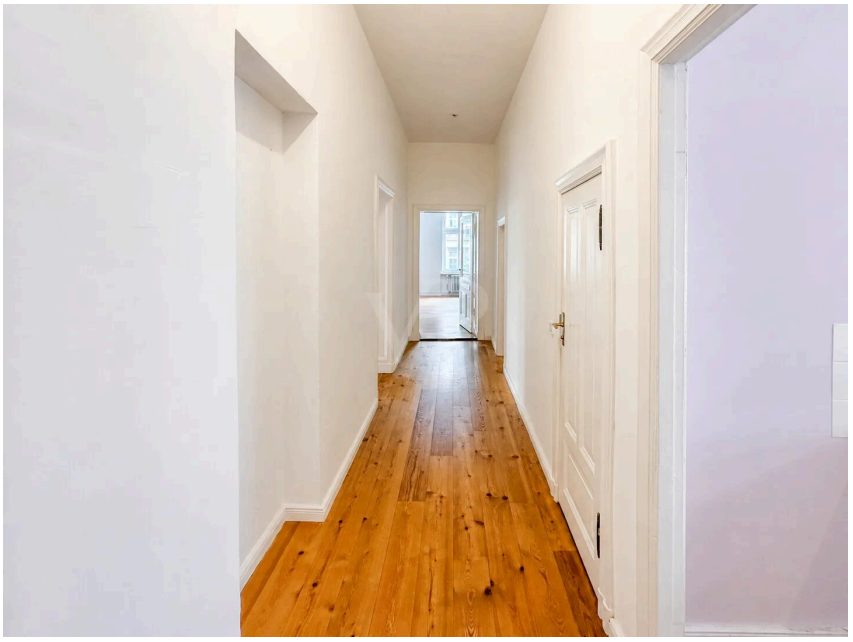
Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	01.06.2028
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	105 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1920

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The property





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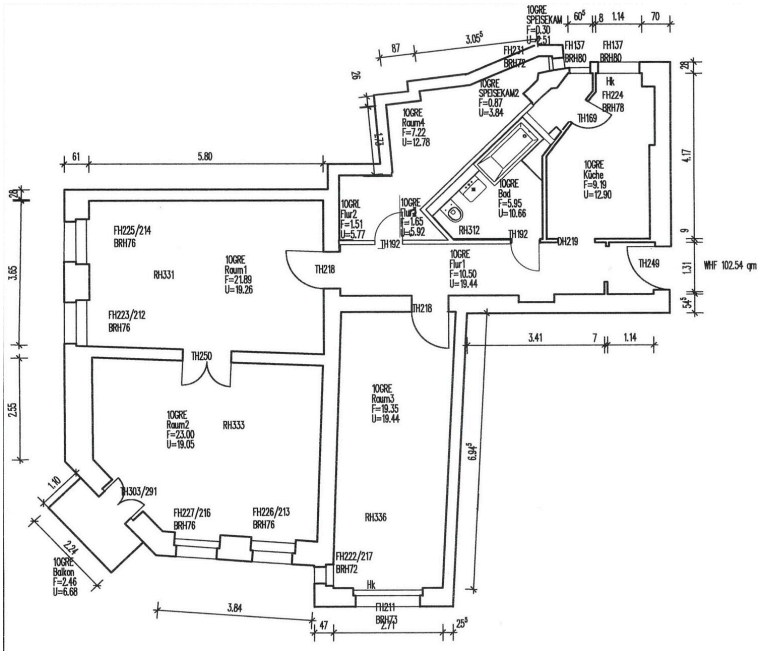
The property





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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

This modernized apartment in an older building, located on the first floor of a multi-family residence, offers an ideal living environment for your family with a living area of approximately 102 m², three rooms, and a fourth room that can be used for a variety of purposes. Particularly appealing is the successful blend of the characteristic stylistic elements of a building dating from 1920 and the property's current, well-maintained condition. The last renovation took place in 2024, so numerous original details are harmoniously combined with contemporary amenities.

Three well-proportioned rooms offer ample space for personal customization. One room features a small balcony that provides a pleasant outdoor retreat. An additional fourth room is available for flexible use. It is equipped with a practical built-in closet and allows for further design flexibility.

The living and dining area conveys a spacious feel, which is further emphasized by the impressive ceiling height of approximately 3.30 meters. The elaborate stucco elements in the living room and children's room—some of which were added in 2022—serve as a stylish architectural highlight. The carefully applied interior wall plaster contributes to a pleasant indoor climate.

The built-in kitchen, installed in 2020, features modern appliances and offers ample storage space as well as ideal conditions for culinary creativity. The bathroom was modernized in 2021 and equipped with a bathtub; it also features a special light well leading to the utility room. Thoughtful details, such as a washing machine hookup in the dedicated utility room, provide added convenience in everyday life.

The high-quality double doors between the living room and bedroom, as well as the wooden doors with elegant brass hardware, lend the apartment a special ambiance. The door to the living room also features a glass panel, which provides additional pleasant natural light. The double-glazed balcony door and wooden windows—some with brass hardware—highlight the apartment's prestigious character.

In terms of flooring, the tasteful mix of hardwood parquet (partially updated in 2021) and plank flooring in the children's room is a notable feature and underscores the quality of the rooms. Modern tubular radiators of the Zehnder Charleston model (2024) reliably provide cozy warmth and a stylish look.

Heating is provided by a gas central heating system, which also supplies hot water. You also have access to a basement storage unit and bicycle parking in the courtyard. The monthly maintenance fee is set at 428.00 EUR (including 85.45 EUR for the maintenance reserve fund).

This apartment is particularly well-suited for couples and families looking for a well-maintained home in an urban setting. Here, you'll enjoy the benefits of a modern apartment in a historic building with a well-thought-out floor plan.

Feel free to schedule a viewing and see for yourself the potential this property has to offer. We look forward to hearing from you!

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Details of amenities

- 4th room for flexible use, including a built-in closet
- Bedroom with balcony
- Built-in kitchen (2020)
- Bathroom with tub and light well leading to the utility room (2021)
- Utility room with washing machine hookup
- Ceiling height approx. 3.30 m
- Plastered interior walls
- Stucco in the living room and children's room (partially restored in 2022)
- Double doors between the living room and bedroom
- Wooden doors with brass hardware / door to the living room with glass insert
- Double-glazed balcony door and wooden windows—some with brass hardware
- Hardwood flooring (partially expanded in 2021) and plank flooring in the children's room
- New radiators: Zehnder Charleston tubular radiators (2024)
- Gas central heating
- Basement storage unit
- Courtyard with bicycle parking

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All about the location

The apartment is located in Berlin's lively and well-known Prenzlauer Berg neighborhood. This neighborhood is known for its unique blend of historic architecture, modern living concepts, and urban flair.
Its location on a quiet side street lined with tree-lined avenues guarantees a cozy atmosphere.

The surrounding area offers a variety of cafés, restaurants, bars, and boutiques that invite you to linger and shop.

A sports park and the world-famous Mauerpark—a popular gathering place for young and old alike—are located in the immediate vicinity. Weekly markets and events are held here regularly, enriching the neighborhood's cultural life. Helmholtzplatz and Kollwitzplatz, as well as Berlin-Mitte with Zionskirchplatz and Arkonaplatz, are all within walking distance.

Public transportation connections are excellent.
The Schönhauser Allee U-Bahn and S-Bahn station is just a few minutes' walk away and offers quick connections to other parts of the city. The M1, M10, and M12 tram lines are also easily accessible and provide convenient connections to the main train station, Alexanderplatz, and other central locations in Berlin.

For recreation and sports activities, the nearby Mauerpark offers plenty of green spaces and playgrounds. Here you can go for a walk, jog, or simply enjoy nature.

The neighborhood's infrastructure is very well developed. Various supermarkets, doctors' offices, pharmacies, preschools, and schools are within walking distance, ensuring a pleasant quality of life.
The popular Kastanienallee is not far away and leads to Weinberg Park in Berlin-Mitte.

Your dream home is located in one of Berlin's most sought-after areas and is an ideal place to live for people who appreciate the vibrant city life and the charm of a well-established neighborhood. Here, you can enjoy the benefits of an urban setting while also benefiting from the peace and coziness of a side street.

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Other information

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Contact partner

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