Berlin – Gesundbrunnen

Bright, modern city apartment with a balcony—near Mauerpark—available immediately!

Property ID: 26463009



PURCHASE PRICE: 790.000 EUR • LIVING SPACE: ca. 87 m^2 • ROOMS: 3

Property ID: 26463009 - 13355 Berlin – Gesundbrunnen

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At a glance

Property ID	26463009
Living Space	ca. 87 m²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	2018

Purchase Price	790.000 EUR
Type	Attic
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Condition of property	Like new
Equipment	Guest WC, Built-in kitchen, Balcony

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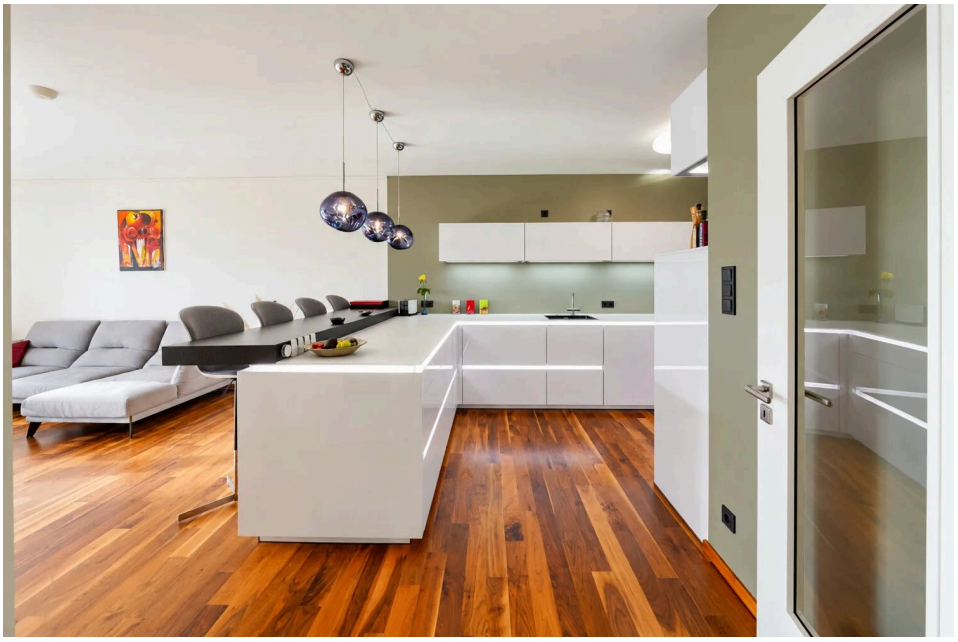
Energy Data

Type of heating	Underfloor heating
Energy Source	Remote
Energy certificate valid until	15.10.2028
Power Source	District heating

Energy Certificate	Energy demand certificate
Final Energy Demand	71 kWh/m²a
Energy efficiency class	B
Year of construction according to energy certificate	2018

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The property





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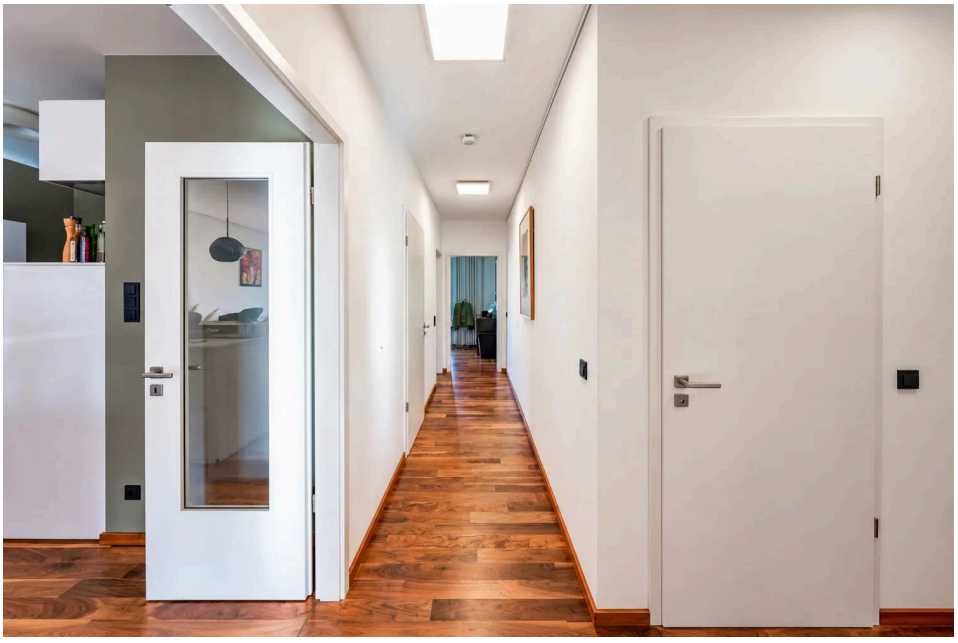




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The property





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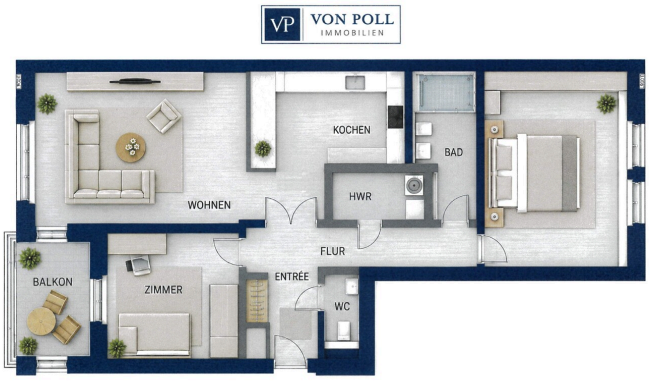
The property





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Floor plans



KI-generierter Grundriss - Ausschließlich zur Veranschaulichung. Keine maßstabsgetreue oder verbindliche Planunterlage.

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

Right in the heart of the city, yet completely peaceful:
This light-filled, approximately 87 m² penthouse apartment is located directly next to Mauerpark, offering an unobstructed view of the greenery.

The day begins in the bedroom, with morning coffee at sunrise, and winds down on the west-facing balcony, which is accessible from the living area and another room. There, you can enjoy the sunset and long summer evenings outdoors.

The centerpiece of the apartment is the spacious built-in kitchen by Nolte with a tempered glass countertop, which flows seamlessly into the living area. At the counter, you can cook, taste, and toast together. High-quality brand-name appliances and a wine refrigerator ensure that nothing is missing during an evening with friends.

The bathroom, featuring a walk-in, extra-large shower and built-in shelves, is located right next to the bedroom. A guest restroom and a utility room with a washing machine hookup round out the living space.

Walnut parquet flooring creates a warm, natural atmosphere, while the 2.75-meter ceiling height lends a sense of spaciousness. Floor-to-ceiling, triple-glazed windows let light in from two sides, and electric exterior blinds provide shade when needed. The custom-built, floor-to-ceiling coat closet in the hallway and the bookshelf with a fold-out desk in the study help keep things organized.

The underfloor heating can be individually controlled in every room and is supplied by district heating. A private basement storage unit offers additional storage space, and bicycles are safely stored in the underground parking garage. An elevator conveniently takes you up to the 3rd floor.

The monthly building maintenance fee is 387.52 EUR (including 35.80 EUR for the maintenance reserve fund).

The apartment was built in 2018 and has combined modern technology with high-quality materials ever since. If you’re looking for a quiet apartment in a central location, you’ll find a home here that blends everyday living with sophistication.

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Details of amenities

- Elevator
- High-quality built-in kitchen by Nolte in white lacquer with a tempered glass countertop, brand-name appliances, and a wine refrigerator—open-concept kitchen
- West-facing balcony—accessible from two rooms
- Floor-to-ceiling plastic windows with triple glazing and electric exterior blinds
- Walnut parquet flooring
- Double doors with glass panels leading to the open kitchen and living area
- Ceiling height approx. 2.75 m
- Built-ins: floor-to-ceiling coat closet, bathroom shelves, bookshelf with fold-out desk in the study
- Bathroom with a large, walk-in shower
- Guest restroom
- Utility room with washing machine hookup
- Underfloor heating
- District heating
- Basement storage unit
- Bicycle storage in the underground parking garage

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All about the location

Your new home awaits you in the vibrant heart of the city, between Berlin-Mitte and Prenzlauer Berg, right next to the popular Mauerpark. Close to nature, park-like, and yet conveniently located near the city center—this location in the heart of Berlin is truly unbeatable.

It's just a short walk to the Gesundbrunnen long-distance train station or the Schönhauser Allee S-Bahn and U-Bahn stations. With the addition of trams and buses, you'll benefit from the city's excellent public transportation network.
But you can also easily and conveniently access local stores and shops right in the neighborhood. A daycare center and elementary school are just a few minutes' walk away. Cafés and restaurants are right across from the park. Mitte can be this green! Your future home is located right next to the popular Mauerpark. Berlin's lifestyle is legendary, and every neighborhood has its own charm.

Berlin—so close, right in the heart of it all!

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Other information

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If you are planning to sell or rent your property, it is important for you to know its market value. Have the current value of your property professionally appraised by one of our real estate specialists—free of charge and with no obligation. Our nationwide and international network enables us to connect sellers or landlords with prospective buyers or tenants in the best possible way.

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Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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