Berlin – Prenzlauer Berg

Loft apartment with an open-concept layout, elevator, and balcony in a central yet quiet location!

Property ID: 26463012



PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 97 m^2 • ROOMS: 2

Property ID: 26463012 - 10437 Berlin – Prenzlauer Berg

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At a glance

Property ID	26463012
Living Space	ca. 97 m²
Floor	3
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1995

Purchase Price	680.000 EUR
Type	Loft Studio Atelier
Provision	Käuferprovision 3,57 % (inkl. MwSt.) vom Kaufpreis
Modernisation / Refurbishment	2011
Condition of property	Well-maintained
Equipment	Built-in kitchen, Balcony

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	10.11.2029
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	85 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	1995

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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 well-maintained loft apartment, measuring approximately 97 m², is located in a central yet quiet area, in a building constructed in 1995 (in a heritage preservation district), and features an open floor plan and generous ceiling heights of about 3.30 meters. The elevator takes you to the 3rd floor. The loft area harmoniously combines living, cooking, and working spaces. The built-in kitchen with a cooking island dates from 2011 and is openly integrated into the living area. A shelving unit serving as a library in the loft area also dates from 2011 and offers additional space for books and creative uses.

The bedroom is separated from the living area and has access to the south-facing balcony. The apartment is equipped with double-glazed PVC windows whose electric exterior blinds can be adjusted to allow light to filter through, enabling flexible control of the amount of light entering the space. The entire living area features parquet flooring, which was replaced during the 2011 renovation. The bathroom is equipped with a bathtub and offers ample space. A separate utility room with a washing machine hookup enhances living comfort.

The apartment is heated by a gas-fired individual heating system, which also provides hot water. A basement storage unit is available, as well as bicycle storage in the courtyard. An underground parking space can be rented in the front building if needed. The monthly maintenance fee is set at 265.00 EUR (excluding gas costs, but including a 13.08 EUR maintenance reserve).

This property is ideal for loft enthusiasts who value a well-maintained living environment, thoughtful design details, and an open floor plan.

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Details of amenities

- Elevator
- Built-in kitchen with an island (2011) – open-concept kitchen
- Shelving unit serving as a library in the loft area (2011)
- South-facing balcony – accessible from the bedroom
- Double-glazed PVC windows with electric exterior blinds (adjustable to allow light through)
- Hardwood floors (2011)
- Ceiling height approx. 3.30 m
- Bathroom with tub
- Utility room with washing machine hookup
- Gas heating
- Basement storage unit
- Bicycle parking available in the courtyard
- An underground parking space may be rented in the front building if needed

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All about the location

Prenzlauer Berg—a vibrant yet charming neighborhood in the heart of Berlin—combines urban flair with an outstanding quality of life.

Its central location (a protected neighborhood) ensures excellent transportation links: The Schönhauser Allee S-Bahn and U-Bahn station is just a few meters away and connects you to all of Berlin's major destinations. Among others, the U2, S2, S85, S8, and the Ringbahn (S42 and S41) run from there, taking you to all of Berlin's neighborhoods in no time. The well-known highlights of Prenzlauer Berg—the Kulturbrauerei, Mauerpark, and the Schönhauser Allee Arcaden—are also within walking distance.

The surrounding area is characterized by a lively, trendy neighborhood with numerous bars, cafés, and small shops that give the district a special charm. Shopping options, preschools, and schools are located right in the neighborhood, making daily life easy and pleasant.

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Other information

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Contact partner

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