



Upscale New-build Two-Room Penthouse with Balcony in the Samariter District



Agenten-Info

Name:	Anna
E-Mail:	contact@firstcitiz.com
Name der Firma:	First Citiz Berlin
Firma:	
Land:	Deutschland
Erfahrung seit:	2014
Art der Dienstleistung:	Immobilien verkaufen, Immobilien kaufen
Spezialgebiete:	Buyer's Agent, Listing Agent, Beratung
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien
Telefon:	+49 (30) 417-17274
Sprachen:	English, French, German, Russian
Webseite:	https://www.firstcitiz.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 475,000

Standort

Land:	Deutschland
Staat/Region/Provinz:	Berlin
Stadt:	Berlin
Postleitzahl:	10247
Veröffentlicht:	24.02.2026

Beschreibung:

- This modern, vacant two-room apartment with a balcony is located on the 6th floor of a high-quality residential complex built in 2014, in the popular Samariter district. The building is well maintained, features an elevator, and is heated via efficient district heating. A special highlight is the green roof, which contributes to the building's ecological quality, improves the microclimate, and underlines the modern character of the residential complex.

The apartment impresses with a well-designed floor plan, bright rooms, and contemporary fittings. The spacious living and dining area with an open-plan fitted kitchen forms the heart of the apartment and offers direct access to the sunny balcony, which provides a pleasant retreat above the surrounding rooftops.

Additional living comfort is provided by a ceiling-integrated ventilation system with air filter in the



bathroom, ensuring continuous air circulation and effectively improving air quality while protecting against moisture.

The bedroom is quietly located and offers ample space for a large bed and storage. The modern bathroom is fitted with a bathtub, high-quality tiles, and a washing machine connection. Large window fronts in both the living room and bedroom allow plenty of natural light and create a bright, welcoming living atmosphere.

A basement storage unit usefully complements the offer. The apartment is ideal for both owner-occupiers and investors

Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 3,57% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

City area

Located in East Berlin, Friedrichshain is a lively and trendy district reminding of Berlin's Soviet past of the city. The Karl-Marx Allee, linking Alexanderplatz to Frankfurter Tor, offers a striking example of Stalinist architecture with its impressive dimensions. It is also a verdant area, especially the Volkspark, famous for its barbecue areas and the outdoor cinema. The area many shops, bars and restaurants around the Boxagheener Platz, famous for its flea market. The RAW, a cultural and alternative place, consists of former hangars converted into workshops, restaurants, sports halls, bars and clubs. Along the Spree, the former Berlin Wall has become an open-air art gallery, the East Side Gallery, hosting paintings by international artists. For several years now, this area has been experiencing real estate expansion. Several international companies, including Zalando, have established their headquarters in the neighbourhood.

Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))

Features and amenities

Vacant and ready for immediate occupancy

Top floor apartment on the 6th floor

Two well proportioned rooms

Spacious Balcony with a pleasant view



Elevator access to the top floor

Modern bathroom with integrated ventilation system

Practical basement storage unit

Green roof with ecological benefits

Energy efficiency class B

Gebaut: 2014

Allgemein

Schlafzimmer: 1
Badezimmer: 1
Fertige m²: 60 m²
Stockwerk Nummer: 6

Zimmerdetails

Zimmer insgesamt: 2
Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Gebäude-Ausstattung: Elevator

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.199.271

