



## Vacant 3-Room Apartment with 2 Bathrooms, Balcony, Parking & Concierge Service in Prenzlauer Berg



### Agenten-Info

|                         |                                                                     |
|-------------------------|---------------------------------------------------------------------|
| Name:                   | Anna                                                                |
| E-Mail:                 | <a href="mailto:contact@firstcitiz.com">contact@firstcitiz.com</a>  |
| Name der Firma:         | First Citiz Berlin                                                  |
| 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:               | <a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 661,519.01 |

#### Standort

|                       |             |
|-----------------------|-------------|
| Land:                 | Deutschland |
| Staat/Region/Provinz: | Berlin      |
| Stadt:                | Berlin      |
| Postleitzahl:         | 10435       |
| Veröffentlicht:       | 15.07.2026  |

#### Beschreibung:

- This bright and elegant 3-room apartment offers a rare combination of quiet living, urban lifestyle, and premium comfort in one of Berlin's most desirable neighbourhoods. Located in the heart of Prenzlauer Berg, directly on the border of Mitte, the apartment places you within easy reach of cafes, restaurants, parks, cultural hotspots, and excellent public transport, while still offering a peaceful retreat away from the city noise.

Schwedter Strasse is a quiet bicycle street surrounded by some of Berlin's most attractive locations. Mauerpark, Arkonaplatz, Zionskirchplatz, Kastanienallee, Oderberger Strasse, and the surrounding restaurants, boutiques, wellness spots, and green spaces are all just a short walk away. Whether you enjoy morning coffee in a neighborhood cafe, relaxed evenings out, weekend walks through the park, or quick access across Berlin, this location offers an exceptional lifestyle.



A particularly rare feature is the concierge/doorman service, which provides a level of convenience and security that is unusual in Prenzlauer Berg and still rare in Berlin. The concierge can assist with everyday matters such as receiving packages, holding keys for guests or family members, providing local information, and offering general support. This makes the apartment especially attractive for professionals, frequent travellers, international buyers, seniors, or anyone who values comfort, discretion, and peace of mind.

The apartment itself offers three well-proportioned rooms, two bathrooms, a fitted kitchen, and a rain-protected balcony accessible from all three rooms. The balcony functions almost like an additional outdoor living area and provides a calm space to relax. Located on the 4th floor at the rear of the front building, the apartment is exceptionally quiet despite its central location.

The residential complex offers a secure and well-maintained environment with video surveillance, doorman and maintenance staff, a small private park, a playground, covered bicycle parking, and a spacious private basement. A private laundry area with washing machine and dryer is also available. Selected high-quality furnishings can be purchased separately if desired, allowing the apartment to become a ready-to-move-in city residence.

In 2025, comprehensive pipework renovation and related modernization measures were carried out, bringing the residential complex up to date.

## 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 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Prenzlauer Berg is a fashionable and trendy district, with its many cobblestone and shopping streets. The Kastanienallee, known for designer boutiques, trendy bars and chic restaurants, is ideal for strolling. Near the Schonhauser Allee is the Kultur Brauerei, an old brewery converted into a cultural center. The beautiful red brick buildings now house a cinema, sports courses, several shops and cafes, and host numerous events, including a lovely Christmas market. Lovers of greenery will also be satisfied with the Mauerpark. Famous for its flea market, it hosts an outdoor karaoke every Sunday in summer. Many companies have seized the opportunity to settle in this dynamic neighborhood, such as Home 24. Prenzlauer Berg has become a highly sought-after neighbourhood with an impressive international notoriety.

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



---

## Features and amenities

Vacant Prime Prenzlauer Berg apartment

Quiet bicycle street with a relaxed neighbourhood atmosphere

Mauerpark, Arkonaplatz and Zionskirchplatz within walking distance

Cafes, restaurants, boutiques and wellness spots nearby

Concierge support for packages, guest keys and local assistance

Quiet 4th-floor position at the rear of the building

3 rooms plus rain-protected balcony accessible from all rooms

Two bathrooms, fitted kitchen and private basement

Secure residential complex with video surveillance and maintenance staff

Gebaut: 1996

### Allgemein

|                          |                   |
|--------------------------|-------------------|
| Schlafzimmer:            | 2                 |
| Badezimmer:              | 2                 |
| Fertige m <sup>2</sup> : | 67 m <sup>2</sup> |
| Stockwerk Nummer:        | 4                 |

### Zimmerdetails

|                   |                |
|-------------------|----------------|
| Zimmer insgesamt: | 3              |
| Innenausstattung: | Fitted kitchen |

### Gebäudedetails

|                      |          |
|----------------------|----------|
| Gebäude-Ausstattung: | Elevator |
|----------------------|----------|

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.709.430 |
|-----------|-------------|



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

---

