



Exclusive top floor apartment: 3 rooms with underfloor heating, air conditioning and air heat pump!



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 846,480.31

Τοποθεσία

Χώρα:	Germany
Νομός/Περιοχή/Επαρχία:	Land Berlin
Πόλη:	Berlin
Ταχυδρομικός κωδικός:	12043
Δημοσιεύθηκε:	26/06/2023
Περιγραφή:	

We are pleased to offer you six exclusive top floor apartments for sale in the coveted Donaustraße 10-11 in Berlin. These apartments will be completed in September and are ready to move into immediately. A special highlight of this property is the installation of two elevators, one in the front building and one in the rear building. This means that all residents of the attic units have easy access to the elevators.

The apartments vary in size and offer different floor plans to meet different needs. There are two two-room apartments with approx. 59 m², two apartments with almost 88 m² and two more with almost 110 m². Each apartment has its own balcony, providing additional outdoor space.

Another attractive feature of these apartments are the modern equipment features. Each unit is equipped with heat pumps and air conditioners in each room to ensure a comfortable indoor climate. The underfloor heating provides cozy warmth in the cold months. Due to a low energy value of approx. 40 kWh, the apartments are future-proof and energy-efficient.

The apartments are equipped with high-quality parquet floors. The bathrooms offer either a shower or a bath to suit individual needs. It should be noted that no kitchens are assembled, which gives buyers the freedom to design their kitchen according to their own preferences.

The location of Donaustraße 10-11 in Berlin offers an excellent infrastructure and good connections to



public transport. Numerous shops, restaurants and leisure facilities are in the immediate vicinity.

This is a unique opportunity to purchase a modern and well-appointed top floor apartment in one of the most desirable areas of Berlin. Do not hesitate and make an appointment to discover these exclusive apartments personally.

Features:

- Completion of occupancy in September/October
- Living areas:
 - Two room apartments approx. 59 m²
 - Two residential units approx. 88 m²
 - Two residential units approx. 110 m²
- Two elevators in the front building and rear building for easy access to the apartments
- Air source heat pump for independent and efficient heating
- Saving of 35% compared to gas heaters
- Heat pumps and air conditioners in each room for individual temperature control
- Underfloor heating for comfortable warmth in all rooms
- Low energy index of less than 40 kWh
- Possibility to apply for a low-interest loan (KfW 297/298)
- balcony/terrace
- Parquet floor in the living rooms
- Bathroom with shower or bath
- No assembled kitchens, allows customization

Donaustrasse 10-11 is in a popular location in Berlin. The district offers a first-class infrastructure with a variety of shops, restaurants and cafés in the immediate vicinity. The connection to public transport is excellent, so that you can reach all important destinations in Berlin quickly and easily. In addition, Donaustraße is surrounded by green spaces and parks that invite you to take relaxing walks and leisure activities.

If you are interested in this unique property, please do not hesitate to contact us directly. We will be happy to help you and arrange a viewing appointment.

Simuhina Mariia

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Νέος:	Ναί
Κατασκευάστηκε:	2023

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	2
Μέγεθος αυλής:	88 τ.μ



Floor Number: 5

Room details

Total rooms: 3

Building details

Αριθμός ορόφων: 5

Lease terms

Date Available:

Επιπλέον πληροφορίες

Link: http://www.arkadia.com/BXUO-T706/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: IX4.576.427

