



## Bright 2-Room Altbau Apartment in Popular Samariterviertel Friedrichshain



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 358,632.15

### Τοποθεσία

Χώρα:	Germany
Νομός/Περιοχή/Επαρχία:	Land Berlin
Πόλη:	Berlin
Ταχυδρομικός κωδικός:	10247
Δημοσιεύθηκε:	03/06/2026

#### Περιγραφή:

- This bright and spacious 2-room apartment is located on the third floor of a classic Berlin Altbau building in one of Friedrichshain's most popular residential neighbourhoods. Combining period-building charm with modern updates, the apartment offers an attractive home for singles, couples, investors, or buyers looking for a flexible city apartment in a vibrant yet well-connected area.

The heart of the apartment is the generously sized open-plan living and kitchen area. Thanks to its bright atmosphere and spacious layout, this room offers excellent potential for both everyday living and entertaining. The newly installed kitchen gives the apartment a fresh, modern feel and is well integrated into the living space, creating a comfortable and sociable centre of the home.

The apartment currently offers two rooms, with the possibility of adapting the layout to create an



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additional sleeping area if desired. This flexibility makes the property especially appealing for buyers who need a separate bedroom and home office, a guest area, or a compact shared-living arrangement. The well-kept bathroom further adds to the apartment's practical and ready-to-use character.

Situated in Friedrichshain, the property benefits from the lively atmosphere of the surrounding Kiez. The area is known for its mix of cafes, restaurants, independent shops, local services and everyday conveniences. Shopping facilities are easily accessible, including the Plaza Frankfurter Allee, a local shopping and service centre by U-Bahnhof Samariterstrasse with retail, gastronomy, services and supermarket options.

The neighbourhood also offers excellent access to green spaces. Forckenbeckplatz is nearby and provides a pleasant local park setting within the Samariterkiez, while Volkspark Friedrichshain, Berlin's oldest public park, offers extensive green areas, walking routes and space for recreation.

This apartment combines the charm of Altbau living, a bright and flexible floor plan, a new kitchen and a sought-after Friedrichshain location. It is a compelling opportunity for anyone looking for a well-located Berlin home with character, convenience and strong long-term appeal.

## 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 Boxaghener 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.

## Features and amenities

2-room apartment in popular Berlin-Friedrichshain  
Located on the 3rd floor of a classic Altbau building  
Spacious and bright open-plan living kitchen



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New kitchen already installed  
Well-kept bathroom  
Flexible layout with potential for a second sleeping room  
Attractive option for singles, couples or shared living  
Close to cafes, restaurants and local shops in the Samariterkiez  
Nearby shopping at Frankfurter Allee and Plaza Frankfurter Allee  
Parks and green spaces nearby, including Forckenbeckplatz and Volkspark Friedrichshain  
Κατασκευάστηκε: 1890

## Κοινά

Κρεβατοκάμαρες: 1  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 55.3 τ.μ  
Floor Number: 3

## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.542.083

