



## Bright Spacious 1-2 Room with Waterfront Balcony in Alt Treptow



### Στοιχεία μεσίτη

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
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### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 279,241.39 |

### Τοποθεσία

|                        |             |
|------------------------|-------------|
| Χώρα:                  | Germany     |
| Νομός/Περιοχή/Επαρχία: | Land Berlin |
| Πόλη:                  | Berlin      |
| Ταχυδρομικός κωδικός:  | 12059       |
| Δημοσιεύθηκε:          | 24/08/2026  |

#### Περιγραφή:

- This inviting studio apartment offers a bright, open-plan home in an attractive canal-side setting in Alt Treptow. Its generous living and sleeping area provides plenty of space for clearly defined lounge, dining, working and sleeping zones, making the apartment ideal for owner-occupiers, professionals or investors.

Large windows allow abundant natural light to fill the main room, creating a pleasant and airy atmosphere throughout the day. A particular highlight is the private balcony facing the waterfront—the perfect place to enjoy a morning coffee, relax after work or simply take in the open surroundings.

The apartment also features a separate kitchen, allowing cooking and food preparation to remain comfortably apart from the main living space. A separate bathroom completes the practical and well-balanced layout.



The property is situated in a vibrant neighbourhood at the meeting point of Neukolln, Kreuzberg and Treptow. The surrounding area combines Berlin's lively urban character with the relaxing atmosphere of the nearby waterfront. Canal-side paths invite residents to walk, jog or cycle, while several green spaces and parks offer additional opportunities for recreation and relaxation.

A wide variety of supermarkets, independent shops, cafes, restaurants and everyday services can be found in the surrounding streets and along Sonnenallee. The popular neighbourhoods around the Landwehr Canal, Maybachufer and Reuterkiez are also within easy reach, offering colourful markets, international cuisine and a diverse cultural scene.

Public transport connections are conveniently accessible, with nearby bus services providing links towards Hermannplatz, the U-Bahn network and surrounding S-Bahn stations. From there, Berlin's city centre and other districts can be reached quickly and easily.

Combining a spacious layout, excellent natural light, a private waterfront-facing balcony and an exciting yet relaxing location, this studio apartment presents an appealing opportunity to acquire a distinctive home in one of Berlin's most dynamic residential areas.

## 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 the south of Berlin, Neukolln is a cosmopolitan and bohemian neighborhood. The numerous stalls of the mythical Sonnennallee and the colorful market of Maybachufer testify to the important multicultural community. There are also trendy young people from around the world, especially around the Weserstrasse, which is full of bars, vegan restaurants and designer boutiques. In the heart of Neukolln, the large Hasenheide park, between Hermannplatz from and the former Tempelhof airport, will delight outdoor enthusiasts. To the south of the town hall, Rixdorf is a charming neighborhood with the airs of villages around the Richardplatz. There are many small cafes, cobbled walks, and urban houses. For several years Neukolln has experienced unprecedented economic and property development. Every year, the famous "48 hours of Neukolln", open doors of workshops, are the opportunity to meet the many artists living in this neighbourhood.

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

## Features and amenities



Vacant - Ready to Move In

Private Balcony Facing the Waterfront

Bright and Spacious Living Area

Attractive Canal-Side Location

Flexible Living and Sleeping Layout

Separate Kitchen

Excellent Transport Connections

Shops, Cafes and Restaurants Nearby

Close to Parks and Riverside Walks

Ideal for Owner-Occupiers or Investors

Κατασκευάστηκε: 1966

## **Κοινά**

Μπάνια: 1

Τελειωμένα τετραγωνικά 51.12 τ.μ

πόδια:

## **Room details**

Total rooms: 1

Indoor Features: Fitted kitchen

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.845.772



# IMLIX

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