



## Close to Helmholtzplatz: Vacant 3/4 Room Apartment with Renovation Potential



### Στοιχεία μεσίτη

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Όνομα:            | Anna                                                                |
| Email:            | contact@firstcitiz.com                                              |
| Όνομα εταιρείας:  | First Citiz Berlin                                                  |
| Χώρα:             | Germany                                                             |
| Experience since: | 2014                                                                |
| Τύπος υπηρεσίας:  | Selling a Property, Buying a Property                               |
| Specialties:      | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:    | Apartments, Houses, Commercial Property                             |
| Τηλέφωνο:         | +49 (30) 417-17274                                                  |
| Languages:        | English, French, German, Russian                                    |
| Site:             | <a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 692,285.96 |

### Τοποθεσία

|                        |             |
|------------------------|-------------|
| Χώρα:                  | Germany     |
| Νομός/Περιοχή/Επαρχία: | Land Berlin |
| Πόλη:                  | Berlin      |
| Ταχυδρομικός κωδικός:  | 10437       |
| Δημοσιεύθηκε:          | 24/08/2026  |
| Περιγραφή:             |             |

- This generously proportioned three-room apartment offers an exciting opportunity to create a stylish and individual home in one of Prenzlauer Berg's most established neighbourhoods.

The property is in need of renovation, giving its future owners the freedom to redesign and modernise the interior according to their own taste and requirements. Its spacious layout includes three bright rooms, a separate kitchen and a separate bathroom. Two charming French balconies introduce additional light and provide an attractive connection to the surrounding streetscape.

Large windows and well-proportioned rooms create a bright and welcoming atmosphere throughout the apartment. Whether designed as a comfortable family home, a spacious residence for a couple or a home with a dedicated office, the flexible floor plan offers a variety of possibilities. With thoughtful



---

renovation, this property has the potential to become an exceptional home combining classic Berlin character with contemporary comfort.

The apartment is situated in the heart of the Helmholtzkiez, a popular residential neighbourhood in Prenzlauer Berg bordered by Schonhauser Allee, Danziger Strasse, Prenzlauer Allee and the Ringbahn. The area is known for its attractive period buildings, tree-lined streets and lively yet residential atmosphere. Helmholtzplatz, affectionately known locally as 'Helmi', forms the centre of the neighbourhood and offers green spaces, playgrounds, sports facilities and relaxed meeting places for residents.

The surrounding streets, including Stargarder Strasse, Raumerstrasse and Lychener Strasse, offer an excellent selection of independent cafes, bakeries, restaurants and small local shops. Everyday essentials are conveniently available from nearby supermarkets, organic food stores, pharmacies and specialist retailers. Schonhauser Allee, one of Prenzlauer Berg's principal shopping streets, is also within easy reach, together with the Schonhauser Allee Arcaden, which provides supermarkets, fashion stores, services, bakeries and further shopping options.

The neighbourhood is particularly well connected. Schonhauser Allee station provides access to the U2 underground line, the Ringbahn and other S-Bahn services, as well as tram and bus connections. Eberswalder Strasse station, also served by the U2 and several tram routes, offers quick connections towards Alexanderplatz, Mitte and other parts of Berlin.

For recreation, Helmholtzplatz is close by, while the popular Mauerpark can also be reached comfortably. Mauerpark offers extensive lawns, areas for sport and relaxation, playgrounds and its well-known weekend flea market, making it one of the neighbourhood's most distinctive leisure destinations.

A bright, spacious property with significant potential, set within a vibrant and highly connected Prenzlauer Berg neighbourhood—an ideal opportunity to create a truly personal Berlin home.

## 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

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

Prime Helmholtzkiez location

South-East facing

Transformable into a 4-room apartment

Excellent renovation potential

Lift Access

Two charming French balconies

Flexible living and home-office space

Excellent public transport links

Close to parks and green spaces

Cafes, restaurants and shops nearby

Separate kitchen

Κατασκευάστηκε: 1895

## Κοινά

Κρεβατοκάμαρες: 2

Μπάνια: 1

Τελειωμένα τετραγωνικά πόδια: 94.11 τ.μ

Floor Number: 2

## Room details

Total rooms: 3

## Building details

Building Amenities: Elevator



# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.845.776

