



## Light flooded 4-room Penthouse with double exposure next to Mercedes-Benz Arena



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,235,048.52

### Ubicación

País:	Alemania
Estado/Región/Provincia:	Berlín
Ciudad:	Berlín
Código postal:	10243
Publicado:	13/01/2025

### Descripción:

Discover this brand-new luxurious project in Friedrichshain:

The FRANZ-Berlin property is located in one of the most desirable locations in the capital of Germany - in the popular Friedrichshain district. The property is located just next to Mercedes-Benz Arena and the Spree riverbanks. The location is absolutely 'strategic': just 3 stops from Alexanderplatz and close to city landmarks such as Karl-Marx-Allee, Strausberger Platz and East side Gallery.

Hardly any other district spreads as much charm and diversity in Berlin as trendy Friedrichshain. Originally shaped by creative people, the district with its varied historical neighborhoods is now one of the most sought-after areas to live in the capital of Germany. Along the Spree, the „Media-spree'



development has created a quarter that has given the former industrial area between 'Ostbahnhof' and 'Oberbaumbrücke' a new character combining a mix of living and working attracting major companies such as Mercedes-Benz, Universal Music, Zalando, and Amazon. The FRANZ-Berlin area is known for its great lifestyle neighborhood with most popular hotspots of the German capital such as Boxhagener Platz and Wranglerkiez, with their village-like atmosphere and countless restaurants, bars, terraces, artist boutique and street markets:

The area also benefits from excellent public transport connections: the Ostbahnhof (S3, S5, S7 & S9) and Weberwiese (U5) are in the immediate proximity, where Alexanderplatz is reachable in just 3x stops.

The building offers a distinguished architecture with formal elements and generous volumes, large windows, balconies and community garden. The apartments benefit from optimized floor plans and German-made quality fittings.

Premium fixtures such as noble oak parquet flooring, floor to ceiling windows and underfloor heating offer a feeling of both relaxing and prestige living. Bathrooms are equipped with both showers and bathtubs and are made of premium materials. The landscaped garden combined with spacious loggias, terraces and balconies offer a unique living experience in the heart of Berlin!

This breathtaking 4-room apartment is located on the 6th floor of a new building and is approx. 112 m<sup>2</sup> in size. It consists of a kitchen with dining and living room area with access to the balcony, a bedroom with access to the balcony, 2 further bedrooms and two bathrooms.

When buying a property in The FRANZ-Berlin, you are choosing a first-class property in an absolutely popular areas especially amongst entrepreneurs, start-uppers, designers, artists:

It goes without saying that with this most sought-after location, this project represents an outstanding real estate investment with both a strong demand for rentals and a huge potential for price appreciation.

Our First Citiz Berlin team will be happy to provide you with further information on these properties or to arrange a viewing.

## Additional Information

All information about this property and this real estate project is based on information provided by the seller(s) and/or their representatives. 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 confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. This offer includes all units located in the same real estate project for which First Citiz GmbH makes all relevant information available, including units' price lists, floor plans and list of still available units for sale. The recipient of this offer has the obligation to inform First Citiz GmbH of the conclusion of a purchase contract for this property or any other property located in the same real estate project.

## 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.

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

Features and amenities

Energy-efficient & low consumption property (B Class)

Top location on the border of Mitte & Friedrichshain

Walking distance from Mercedes-Benz Arena & the Spree river banks

3x stops from Alexanderplatz

Brand-new upscale development

Landscaped green community garden

Noble oak parquet with underfloor heating

Floor-to-ceiling multi-glazed windows

Commission-free for buyers

Nuevo:	Sí
Fabricado:	2024

## Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	111.79 m2
Floor Number:	6

## Room details

Total rooms:	4
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## Utility details

Heating: Sí

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/ftyOPiooZyM>

## Contact information

IMLIX ID: IX6.554.149

