



## Rented 2-Room Apartment with Balcony for Investment in Prenzlauer Berg



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 353,261.84

### Ubicación

País:	Alemania
Estado/Región/Provincia:	Berlín
Ciudad:	Berlín
Código postal:	10439
Publicado:	02/07/2025

### Descripción:

This exquisite 2-room apartment offers a rare combination of luxury, tranquility, and prime city living. Situated in a beautifully maintained building, this fully furnished home boasts high-end finishes throughout and a seamless blend of elegance and modern comfort. With a spacious private terrace or garden overlooking a picturesque park, this is a true urban retreat in the heart of Berlin.

The apartment features a bright and airy living area. The separate bedroom provides a peaceful escape, complete with high-quality furniture and ample storage. Every element of this home has been carefully curated to offer both aesthetic beauty and everyday functionality.

Located in one of Berlin's most sought-after neighbourhoods, this apartment is surrounded by lush green



spaces, trendy cafes, fine dining, and boutique shopping. Excellent public transport connections, including nearby U-Bahn and S-Bahn stations, ensure quick access to all parts of the city. Whether enjoying a morning coffee on the terrace, exploring the vibrant local scene, or unwinding in the park just steps away, this residence offers an unparalleled living experience in Berlin.

For further information on this flat or to arrange a viewing, please contact our First Citiz Berlin team.

## 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.

The displayed property location is approximate

## Features and amenities

Rented 2-room traditional apartment in a historic building

Bright, spacious rooms with high ceilings and large windows

Modern bathroom

Well-maintained period building with charming original details (wooden floorboards)

Quiet location in the popular Humannplatz area

Excellent public transport connections (S-Bahn and U-Bahn at Schonhauser Allee)



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Family-friendly neighborhood with schools, daycare centers, and playgrounds nearby

Fabricado: 1914  
Tenanted: Sí

## Común

Dormitorios: 1  
Baños: 1  
Pies cuadrados terminados: 61 m2  
Floor Number: 3

## Room details

Total rooms: 2

## Rental details

Furnished: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.214.435

