



## Outstanding Tax Saving investment! Brand-new 2-room apartment with balcony



### Info Agente

|                     |                                                                     |
|---------------------|---------------------------------------------------------------------|
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| Nombre empresa:     | First Citiz Berlin                                                  |
| País:               | Alemania                                                            |
| Experience since:   | 2014                                                                |
| Tipo de servicio:   | Selling a Property, Buying a Property                               |
| Specialties:        | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:      | Apartments, Houses, Commercial Property                             |
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| Languages:          | English, French, German, Russian                                    |
| Sitio web:          | <a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a> |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 407,777 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Alemania   |
| Estado/Región/Provincia: | Berlín     |
| Ciudad:                  | Berlín     |
| Código postal:           | 10249      |
| Publicado:               | 10/02/2026 |

### Descripción:

- In one of Berlin's most desirable residential areas, a striking new development is taking shape near Volkspark Friedrichshain, the East Side Gallery, and the River Spree. The project combines timeless design, intelligent planning, and a sense of calm in the heart of the city.

The elegant corner building stands out with its light natural stone facade and curved balconies, creating a refined architectural presence while blending naturally into the neighbourhood. Inside, high ceilings, large windows, and private outdoor spaces ensure light-filled, spacious living environments with a natural flow between indoors and out.

The development offers a mix of smart city apartments and larger family layouts, all with premium



finishes such as oak floors, large-format tiles, and branded fittings. A supermarket and cafes on the ground floor bring everyday convenience to your doorstep, while the green inner courtyards provide space to pause and unwind.

With underground parking, electric charging options, and excellent public transport connections, this address offers both comfort and connectivity.

Between creative Kiez culture, local shops, and relaxed parkside living, this development embodies the essence of modern Berlin — sophisticated, authentic, and built for the future. Trendy cafes, restaurants, organic stores, schools, and cultural venues are just a short walk away, while S-Bahn, U-Bahn, and bus connections provide quick and easy access to the city centre.

Our team at First Citiz Berlin will be happy to provide you with further information on this project or arrange a free consultation.

## 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 Boxagheener 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

No buyer commission!



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No rental caps - Ideal for investors

Huge Tax Savings potential with 5% AfA deductions

Exceptional location right in front of Petersburger Platz & close to Volkspark Friedrichshain

Striking modern architecture with elegant natural stone facade and curved balconies

Energy-efficient construction with sustainable materials and future-proof design

High ceilings and floor-to-ceiling windows for bright, spacious interiors

All apartments with private balconies, terraces or gardens

Customizable floor plans from smart studios to family layouts

Premium finishes with wooden floors, large tiles, and branded fittings

On-site supermarket and cafes right in the building — everyday convenience at your doorstep

Quiet residential setting with vibrant neighbourhood atmosphere and excellent transport links

|            |      |
|------------|------|
| Nuevo:     | Sí   |
| Fabricado: | 2025 |

### Común

|                            |          |
|----------------------------|----------|
| Dormitorios:               | 1        |
| Pies cuadrados terminados: | 38.91 m2 |
| Floor Number:              | 2        |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 2 |
|--------------|---|

### Lease terms

Date Available:

### Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.167.449 |
|-----------|-------------|



# IMLIX

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<https://www.imlix.com/es/>

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