



Next to Prenzlauer Berg's hotspots: Brand-new 5-room Penthouse Apartment with roof top terrace & a balcony



Info Agente

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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,549,004.28

Ubicación

País:	Alemania
Estado/Región/Provincia:	Berlín
Ciudad:	Berlín
Código postal:	13189
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Descripción:

- Introducing The Duett, a breathtaking upscale project walking distance from Prenzlauer Berg's best hotspots.

The Duett's area is a fashionable, trendy & family-friendly district, surrounded by many cobblestone shopping streets and familial parks such as Stargarderstrasse, Schonhauser Allee, Humannplatz & Burgerpark, well-known for their relaxed atmosphere and their numerous cafes, restaurants, boutiques and trendy bars. A short stroll away, you will find Kultur Brauerei, an old brewery converted into a cultural center offering a cinema, sports bars, several shops and cafes, and various yearly events, including a lovely Christmas market.



The area also benefits from excellent public transport connections thanks to Schonhauser Allee, located just a few blocks away.

The Duett offers an upscale & modern architecture with sleek elements & generous volumes, floor to ceiling triple glazing windows, spacious balconies/terraces and family-friendly community garden.

For your own personal taste, you will benefit from a detailed palette of custom fittings featuring various upscale german-made materials such as natural oak parquet flooring with underfloor heating, natural stone tiles, ceramic toilets & vanities, shower & bathtub taps, doors & handles, etc..

Being so sustainable with its maximum energy efficiency (A+), The Duet will not only maximise your comfort & lifestyle but will also save you money on the long run.

The units' availability is ranging from:

- 1 to 4 rooms apartments
- Sizes 45m² to 111m²
- Prices starting from 350.000€ (ca. 8200€/m²)
- 4 Rooftop terrace homes with TV tower views
- 4 garden flats

Living in The Duett is opting for a unique living experience in one of Berlin's most vibrant and sought-after districts with loads of family-friendly activities and places to go out to. The landscaped garden combined with spacious balconies & terraces will embrace your core family moments and maximise quality-time at home.

Investing in The Duett is opting for an upscale apartment with strong rental demand especially among families combing both outstanding yields and strong capital gain perspectives overtime. Considering that there is no rental cap, The Duett is optimal of buy-to-let investors seeking high cashflow investments. In the past 3 years, Pankow's district has encountered an average real-estate price increase of approx. 11% p.a so it goes without saying that you are opting for a double digit ROI.

Our team at First Citiz Berlin will be happy to provide you with further information about this project or to 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

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

Features and amenities

Prime location, within walking distance to Prenzlauer Berg hotspots

Commission-free for buyers

Close to Stargarderstr., Schonhauser Allee & Humannplatz

Balconies, terraces, lift access, and individual cellars

Panorama rooftop terraces with TV tower views

Choice of parquet and tile colors

Natural oak parquet with underfloor heating

Numerous customization options (flooring, bathroom tiles, etc.)

Bright apartments with floor-to-ceiling, triple-glazed windows

New, family-friendly residential complex with 35 units

Attractive prices starting from approx. €7700/m²

Excellent energy efficiency (Class A+)

Great mortgage options

Private inner courtyards with children's playground

Built by Germany's most renowned developer

No rent cap - Ideal for investors

Video tour : <https://www.youtube.com/watch?v=-DTse2K3vcw>



Fabricado: 2026

Común

Dormitorios: 4
Baños: 2
Pies cuadrados terminados: 130.5 m2
Floor Number: 5

Room details

Total rooms: 5

Utility details

Heating: Sí

Building details

Building Amenities: Elevator

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://www.youtube.com/watch?v=-DTse2K3vcw>

Contact information

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