



## Ready to move: 3-room Penthouse with terrasse & lift next to Spree and Treptower Park

### اطلاعات مشاور املاک

Anna	نام:
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First Citiz Berlin	نام شرکت:
Germany	کشور:
2014	Experience since:
Selling a Property, Buying a Property	نوع خدمات:
Buyer's Agent, Listing Agent, Consulting	Specialties:
Apartments, Houses, Commercial Property	Property Type:
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### توضیحات آگهی

آگهی برای:  
قیمت: USD 809,967.55 فروش

### اطلاعات مکانی

کشور: Germany  
استان: Land Berlin  
شهر: Berlin  
کد پستی: 10245  
تاریخ آگهی: 2024/02/12  
توضیحات:

This stylish and light-flooded penthouse with terrace is located on the 5th floor with elevator of a charming, well-kept old building in the heart of Berlin's trendy Friedrichshain district.

It consists of a spacious living room with dining area and access to a terrace. Large windows flood the room with natural light and emphasize the sophisticated combination of modern aesthetics and classic details that reflect the building's heritage. The well-equipped kitchen with gas hob is functional and offers storage space. The bedroom is spacious and bright with storage space and enough room for a desk, and has access to one of the two well-appointed bathrooms and a walk-in closet.

The apartment is sold with a fitted kitchen, which is included in the price.

The team at the First Citiz Berlin real estate agency would be happy to arrange a viewing of this charming



apartment for you!

## 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

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.

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## Features and Amenities

Ready to move in penthouse near the Spree

Maintained and charming building

Light-flooded rooms with cozy terrace

Bedroom with large bathroom

Two excellently equipped bathrooms



IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

Separate & fully equipped fitted kitchen

On the 5th floor with elevator

Central location in trendy Friedrichshain

Treptower Park & Spree within walking distance

Direct connection to BER airport

### اطلاعات عمومی

2

اتاق خواب:

2

اتاق خواب:

112.07 متر

فوت مربع تمام شده:

5

Floor Number:

### Room details

3

Total rooms:

Fitted kitchen

Indoor Features:

### Building details

Elevator

Building Amenities:

### Lease terms

Date Available:

### Contact information

IX5.471.219

IMLIX ID:

