



## Ready to move! 2-Room apartment close to Landwehr Canal in Vibrant Bergmannkiez



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 349,720

#### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Indicatif régional:	10961
Soumis:	02/07/2025

#### Description:

Tucked away in one of Kreuzberg's most vibrant and sought-after neighborhoods, this charming garden-level flat offers the perfect balance of city living and peaceful retreat. Located in a beautifully maintained early 1900s building with classic period details, the apartment combines historic character with modern comfort.

The spacious two-room layout features an open-plan kitchen and living area, ideal for entertaining or quiet evenings at home. With generous proportions and a smart flow between rooms, the flat feels both airy and welcoming. The bedroom provides a cozy haven, while the living space opens directly toward the tranquil garden level, creating a seamless connection to the outdoors.

Set in the heart of the beloved Bergmannkiez, the flat is surrounded by an eclectic mix of independent shops, artisan bakeries, family-run cafes, and vibrant weekly markets. This area of Kreuzberg is known



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for its relaxed yet cultured atmosphere—offering a village-like feel within the urban fabric of Berlin. Tree-lined streets and beautifully preserved Altbau buildings create a charming, walkable environment that appeals to creatives, professionals, and families alike.

Nature and leisure are always within reach, with the scenic Landwehr Canal just minutes away and several of Berlin's most iconic green spaces close by, including Hasenheide, Viktoriapark—with its cascading waterfall and sweeping city views—and the expansive Tempelhofer Feld, ideal for outdoor sports, picnics, or simply enjoying open skies.

Public transport is highly accessible, with nearby U-Bahn stations providing quick and easy connections to the rest of Berlin. Whether you're after cultural flair, culinary delights, or calm green spaces, this flat offers a rare opportunity to live in one of the city's most cherished and characterful quarters.

## 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 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Kreuzberg is a central and multicultural district, linked to Friedrichshain by the famous bridge Oberbaumbrücke, listed as a historical monument. Behind the Spree, the Wrangelkiez is a trendy area with many bars and restaurants. To the south of Kreuzberg, the Bergmankiez is a lively district with many shopping streets. There is a large covered market, the Marheineke Markthalle. Viktoriapark, perched on a hill, offers a panoramic view of Berlin. For culture buffs, the Hebbel Am Ufer offers a rich program of contemporary dance and theatre. Several companies, such as Deliveroo, were seduced by the dynamism of Kreuzberg and installed their headquarters. Many old buildings, recently renovated, attract investors from around the world and increased the standing of this neighbourhood.

The displayed property location is approximate

## Features and amenities

Located in the heart of vibrant and sought-after Bergmannkiez  
Beautifully maintained early 1900s period building  
Spacious garden-level flat with two well-proportioned rooms  
Open-plan kitchen and living area with excellent flow  
Quiet bedroom overlooking the garden area  
Direct access to green outdoor space  
Surrounded by cafes, independent shops, and local markets



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Minutes from Landwehr Canal, Viktoriapark, and Tempelhofer Feld

Excellent public transport connections nearby

Ideal mix of historical charm and modern comfort in a prime Kreuzberg location

Année: 1906

## Commun

Chambres: 1

Salle de bains: 1

Pied carré fini: 49.44 m<sup>2</sup>

## Room details

Total rooms: 2

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.214.436

