



## Ready to move: elegant 3-Room altbau apartment with balcony overlooking Boxhagener Platz



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 602,360.53

#### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Ville:	Berlin
Indicatif régional:	10245
Soumis:	02/07/2025

#### Description:

Set on the first floor of a beautifully preserved early 1900s Altbau building, this elegant three-room apartment offers a rare opportunity to live directly on Boxhagener Platz — one of Friedrichshains most iconic and beloved squares. Overlooking the leafy plaza from a private balcony, the property blends historic Berlin charm with vibrant neighbourhood energy.

Inside, the apartment features original period details, high ceilings, and large windows that flood the rooms with natural light. The layout includes three spacious rooms: a bright living area, a peaceful bedroom, and a versatile third room that can serve as a guest space, office, or child's bedroom. A large, welcoming eat-in kitchen provides the heart of the home — perfect for everyday living or entertaining — and connects seamlessly to the main living spaces. The balcony, with its direct views of the park and square, offers a peaceful outdoor spot in the middle of the city.



Located in the heart of the Boxhagener Kiez, the apartment is surrounded by a vibrant mix of cafes, restaurants, independent shops, and cultural spots. From the specialty brews at Silo Coffee to the natural wines at Briefmarken Weine, and the acclaimed Vietnamese fusion at 1990 Vegan Living, the culinary scene here is second to none. The weekly Saturday market on the square and the legendary Sunday flea market bring the area to life with local produce, handmade goods, and vintage treasures. Just around the corner, RAW-Gelände offers nightlife, galleries, and open-air events, while the peaceful banks of the Spree River are a short walk away, perfect for cycling or a quiet stroll.

Culture lovers will appreciate the nearby Intimes Kino, one of Berlin's classic independent cinemas, while green space is right outside your door — a true luxury in this part of the city. Public transport connections are excellent, with Samariterstrasse (U5), Warschauer Strasse (U- and S-Bahn), and several tram lines within easy reach, offering quick access to Mitte, Kreuzberg, Prenzlauer Berg, and the wider city.

This is more than just an apartment — it's a front-row seat to one of Berlin's most dynamic neighbourhoods, offering both tranquillity and the unmistakable spirit of Friedrichshain right at your doorstep.

## 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 Boxagener 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.

The displayed property location is approximate

## Features and amenities

Beautiful first-floor apartment in a well-maintained 1900s Altbau building



Three spacious, light-filled rooms with flexible layout options  
Private balcony with unobstructed views over Boxhagener Platz  
Original period features, high ceilings, and classic Berlin charm  
Large eat-in kitchen — ideal for everyday living and entertaining  
Prime Friedrichshain location in the heart of Boxhagener Kiez  
Surrounded by cafes, restaurants, boutiques, and cultural hotspots  
Weekly farmers' market and Sunday flea market right on your doorstep  
Excellent public transport links: U-Bahn, S-Bahn, and trams all nearby  
A rare blend of historic elegance and vibrant urban lifestyle

Année: 1900

## Commun

Chambres: 2  
Salle de bains: 1  
Pied carré fini: 78.36 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.214.438

