



## Brand-new 2-Room Apartment with Balcony by Maybachufer



### Information de l'agent

Nom:	Anna
courriel:	<a href="mailto:contact@firstcitiz.com">contact@firstcitiz.com</a>
Nom de compagnie:	First Citiz Berlin
Pays:	Allemagne
Experience since:	2014
Type de service:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property
Téléphone:	+49 (30) 417-17274
Languages:	English, French, German, Russian
Site web:	<a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 296,331.9

#### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Ville:	Berlin
Indicatif régional:	12059
Soumis:	09/12/2025

#### Description:

- The Wohngarten is being developed in one of Berlin's most promising neighborhoods. Right by the canal at Kiehlufer and just steps from Treptower Park, this new-build project blends sustainable architecture, modern comfort, and vibrant Kiez atmosphere - creating a living environment where community, nature, and urban life meet.

With the exclusive Home Designer tool, buyers can personalize every detail - from flooring and wall finishes to kitchen cabinetry and countertops - creating a truly upscale, tailor-made home. The development comprises 24 bright apartments ranging from smart studios to spacious four-room homes. Each unit features flexible floor plans, floor-to-ceiling windows, and private outdoor spaces such as balconies or terraces - with green views and abundant natural light.



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The project stands out with its timber-hybrid construction, energy-efficient systems including photovoltaic panels and air-source heat pumps, and a beautifully landscaped communal garden with a pergola and glass pavilion. An underground garage provides parking for cars, bicycles, and e-mobility.

Set in a quiet side street, the Wohngarten offers a calm retreat while being surrounded by a lively urban scene. The neighborhood combines the charm of a traditional Berlin Kiez with the dynamism of a growing start-up hub. Trendy cafes, restaurants, organic shops, schools, and cultural venues are all within walking distance, and public transport connections (S-Bahn, U-Bahn, and bus) ensure quick access to the city center.

Whether as a stylish home or a secure investment property, the Wohngarten offers a rare opportunity to buy into one of Berlin's most attractive residential projects.

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 the south of Berlin, Neukölln is a cosmopolitan and bohemian neighborhood. The numerous stalls of the mythical Sonnennallee and the colorful market of Maybachufer testify to the important multicultural community. There are also trendy young people from around the world, especially around the Weserstrasse, which is full of bars, vegan restaurants and designer boutiques. In the heart of Neukölln, the large Hasenheide park, between Hermannplatz from and the former Tempelhof airport, will delight outdoor enthusiasts. To the south of the town hall, Rixdorf is a charming neighborhood with the airs of villages around the Richardplatz. There are many small cafes, cobbled walks, and urban houses. For several years Neukölln has experienced unprecedented economic and property development. Every year, the famous "48 hours of Neukölln", open doors of workshops, are the opportunity to meet the many artists living in this neighbourhood.

The displayed property location is approximate

## Features and amenities



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No rental caps - Ideal for investors  
KfW-40 and 5% AfA tax deductions friendly  
No buyer commission!  
Right by Maybachufer: Top 10 coolest area in the World  
Strong capital gain appreciation  
Prime location right by Dreiländereck, Spree river & Alt-Treptow  
Healthy & energy-efficient- Sustainable living concept with modern timber-hybrid construction  
Upscale customization options & flexible floor plans for a home tailored to your needs  
High-quality architecture with timeless facade design and floor-to-ceiling windows  
All units with balcony or terrace and green views  
Quiet residential setting with vibrant neighborhood atmosphere, cafes, schools & culture within walking distance  
Excellent transport links: S-Bahn, U-Bahn & buses just minutes away  
Underground parking available for cars, bicycles & e-mobility (optional purchase)  
Année: 2027

## Commun

Chambres: 1  
Pied carré fini: 25.95 m<sup>2</sup>  
Floor Number: 3

## Room details

Total rooms: 2

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.010.607

