



## Ready to move! 3 Room Family Home with Spacious Kitchen on Helmholtzplatz



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Anna  |
| courriel:         | contact@firstcitiz.com  |
| Nom de compagnie: | First Citiz Berlin  |
| Pays:             | Allemagne   |
| Experience since: | 2014  |
| Type de service:  | Selling a Property,<br>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 1,061,185.24 |

#### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Allemagne  |
| État/Région/Province: | Berlin     |
| Ville:                | Berlin     |
| Indicatif régional:   | 10437      |
| Soumis:               | 13/01/2026 |

#### Description:

- Located directly at Helmholtzplatz in one of Prenzlauer Berg's most desirable residential pockets, the apartment enjoys a vibrant yet community-focused neighbourhood atmosphere. The area is known for its leafy squares, cafes, boutiques, and family-friendly vibe. Excellent public transport connections via nearby tram and U-Bahn lines provide quick and easy access to the wider city. Everyday shopping, restaurants, and weekly markets are all within immediate walking distance, making this both a highly convenient and deeply charming place to live.

This charming period apartment is situated on the 4th floor of a well-maintained residential building dating back to 1900 and benefits from the comfort and convenience of a lift. Offering approximately 104 m2 of living space, the home impresses with its generous layout and classic historic character. Three well-proportioned rooms create a bright and spacious atmosphere, ideal for relaxed everyday living.



Typical period features high ceilings, original wooden floorboards, and large windows enhance the property's inviting ambiance, flooding the rooms with natural light. The spacious living area provides versatile furnishing options, while the separate kitchen, equipped with a built-in kitchen, offers ample room for a comfortable dining space.

The modern bathroom includes both a bathtub and a separate shower, adding to the apartment's practical appeal. Thanks to its well-thought-out floor plan, the property is perfectly suited for couples, small families, or owner-occupiers who value generous living space and the timeless charm of a classic period home.

## 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

Prenzlauer Berg is a fashionable and trendy district, with its many cobblestone and shopping streets. The Kastanienallee, known for designer boutiques, trendy bars and chic restaurants, is ideal for strolling. Near the Schonhauser Allee is the Kultur Brauerei, an old brewery converted into a cultural center. The beautiful red brick buildings now house a cinema, sports courses, several shops and cafes, and host numerous events, including a lovely Christmas market. Lovers of greenery will also be satisfied with the Mauerpark. Famous for its flea market, it hosts an outdoor karaoke every Sunday in summer. Many companies have seized the opportunity to settle in this dynamic neighborhood, such as Home 24. Prenzlauer Berg has become a highly sought-after neighbourhood with an impressive international notoriety.

The displayed property location is approximate

## Features and amenities

- 4th-floor period apartment with lift
- Three well-proportioned rooms
- High ceilings & original floorboards
- Large, light-filled windows
- Spacious, versatile living area
- Separate kitchen with built-ins
- Bathroom with tub & shower
- Practical, well-planned layout



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Ideal for couples or small families

Année: 1900

## Commun

Chambres: 2

Salle de bains: 1

Pied carré fini: 104.58 m<sup>2</sup>

Floor Number: 4

## Room details

Total rooms: 3

Indoor Features: Fitted kitchen

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.037.090

