



Paul-Lincke-Ufer: Ready to move 2-Room Apartment with Balcony in the best area of Kreuzberg



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 450,000

Location

Pays:	Allemagne
État/Région/Province:	Berlin
Indicatif régional:	10999
Soumis:	24/02/2026

Description:

- This well-maintained two-room apartment is located on the raised ground floor of a residential building constructed in 1972 and impresses with its well-designed layout and modern, tasteful finishes.

A spacious living and dining area with an open and airy feel awaits you. Large window fronts provide plenty of natural light and create a bright, welcoming atmosphere. From here, you have access to the balcony, which offers additional outdoor space and invites you to relax.

The separate kitchen is modern and functional, featuring clean lines, high-quality fittings, and ample workspace. The stylishly designed bathroom includes a walk-in rain shower and contemporary, elegant fixtures.

The bedroom is quietly situated and well-proportioned, allowing for versatile furnishing options. High-



quality flooring and recessed ceiling spotlights emphasize the apartment's well-kept overall condition.

The location stands out for its immediate proximity to the popular waterfront area of the Landwehr Canal. The surrounding neighborhood offers a vibrant mix of cafes, restaurants, small boutiques, and cultural venues. At the same time, green spaces and the water invite you to enjoy walks and outdoor activities. Public transport connections are excellent, ensuring quick access to both the city center and other districts of Berlin.

An attractive property for owner-occupiers or investors who appreciate urban living in one of Berlin's most sought-after locations.

For further information or to arrange a consultation, our team at First Citiz Berlin will be happy to assist 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 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.

Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))

Features and amenities

Attractive location near the Landwehr Canal

Two generously proportioned rooms

Raised ground floor in a well maintained building



Bright living and dining area with large windows

Balcony providing additional outdoor space

Modern separate kitchen with ample workspace

Stylish bathroom with walk in shower and rain shower feature

High quality flooring

Ideal for owner occupiers or investors

Année: 1972

Commun

Chambres: 1
Salle de bains: 1
Pied carré fini: 65.68 m²

Room details

Total rooms: 2
Indoor Features: Fitted kitchen

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.199.269

