



## Brand New 3-Room Apartment in Friedrichshain's Top Location



### Ügynök információ

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
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| Cégnév:              | First Citiz Berlin                                                  |
| Ország:              | Germany                                                             |
| Experience since:    | 2014                                                                |
| Szolgáltatás típusa: | Vásárlás vagy eladás, Otthon vásárlás                               |
| Specialties:         | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:       | Apartments, Houses, Commercial Property                             |
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| Languages:           | English, French, German, Russian                                    |
| Weboldal:            | <a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 745,545.84 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Germany       |
| Állam/Régió/Tartomány: | Land Berlin   |
| Város:                 | Berlin        |
| Irányítószám:          | 10249         |
| Feladta:               | 2026. 02. 24. |
| Leírás:                |               |

- For every stage of life, for every family size, for every living need - simply for every case. Midtown offers apartments with 2 to 5 rooms, ranging from 44 m2 to 130 m2, perfect for singles, couples, or families.

In the heart of the capital, in the heart of the neighborhood, in the heart of life: Whether it's grilling with friends in the nearby Volkspark Friedrichshain, strolling through the flea market at Boxhagener Platz, or enjoying a drink at one of the many cozy cafes - Friedrichshain leaves nothing to be desired. And the location is perfectly connected: Alexanderplatz is just two U-Bahn stops or four tram stops away, the main station is directly accessible via the new U5, and the airport? You can reach the terminal by car in just 40 minutes. That's Midtown living!

This new project boasts the highest-quality finishes, exquisite materials, tasteful details, and superior



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construction standards. The project is developed by one of Berlin's most renowned luxury developers.

Highlights include premium oak parquet flooring, stylish tiles and bathroom fixtures, and excellent wooden flooring on the terrace. The unique quality and style give the project its exceptional charm.

Would you like to live in the unique Midtown? Only a few units remain!

Contact our team at First Citiz Berlin for more information about this project or to arrange a viewing.

## 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 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 Boxagheener 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.

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

## Features and amenities

Brand new, Upscale & Ready in Mai 2026 !

No buyer brokerage fee

Top location between Butzoviertel & Samartierter Kiez

Walking distance to Volkspark Friedrichshain



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All apartments with balcony, loggia or terrace

2 stops to Alexanderplatz

Oak parquet flooring with underfloor heating & designer bathrooms

Elevator & individual cellar rooms

Cosy inner garden with children's playground

Majestuous entrance hall

Underground parking spaces with e-mobile charging options

Most renowned luxury property developer in Berlin

Energy-efficient building

|        |      |
|--------|------|
| Új:    | Yes  |
| Built: | 2023 |

## Gyakori

|                    |          |
|--------------------|----------|
| Hálósobák:         | 2        |
| Fürdőszobák:       | 1        |
| Kész négyzetméter: | 63.37 nm |
| Floor Number:      | 4        |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 3 |
|--------------|---|

## Building details

|                     |          |
|---------------------|----------|
| Building Amenities: | Elevator |
|---------------------|----------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.199.280 |
|-----------|-------------|



# IMLIX

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