



## Vacant 3-Room Apartment With Balcony Near Maybachufer & Gorkitzer Park



### Ügynök információ

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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 515,000

### Elhelyezkedés

Ország:	Germany
Állam/Régió/Tartomány:	Land Berlin
Írányítószám:	10999
Feladta:	2026. 06. 24.
Leírás:	

- This charming 3-room apartment for sale in Berlin-Kreuzberg combines classic Altbau character with comfortable modern living in one of the city's most dynamic and sought-after neighbourhoods. Set within the popular 10999 postcode area, the property offers generous proportions, high ceilings, a separate fitted kitchen, a spacious bathroom and a private balcony — an ideal combination for buyers seeking authentic Berlin style with everyday practicality.

The apartment features three spacious rooms, offering flexible use as bedrooms, living and dining areas, a home office or guest space. Beautiful high ceilings enhance the sense of light and openness throughout, while the traditional Berlin Altbau atmosphere gives the home warmth, character and timeless appeal.

The separate kitchen is fitted and fairly modern, providing a practical space for cooking and dining away from the main living areas. The large bathroom adds further comfort, while the balcony offers a welcome outdoor retreat — perfect for morning coffee, plants or relaxing after a day in the city.



Located in the heart of Kreuzberg's lively Reichenberger Kiez, the surrounding area offers an exceptional mix of green spaces, waterside walks, cafes, restaurants, independent shops and everyday amenities. Grolitzer Park is nearby for open green space, leisure and recreation, while the Landwehr Canal and waterside paths around Maybachufer and Paul-Lincke-Ufer provide some of the most atmospheric walking and cycling routes in Berlin.

Shopping facilities are excellent, with supermarkets, local stores, weekly markets, boutiques and international food options all within easy reach. The famous Maybachufer market, vibrant Oranienstrasse and the wider Kreuzberg neighbourhood offer a rich selection of cafes, bars, restaurants and cultural hotspots.

This 3-room Altbau apartment in Berlin-Kreuzberg is perfectly suited to buyers looking for a stylish city home, a well-connected Berlin base or an attractive property investment in one of the capital's most desirable urban districts.

#### 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

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.

#### Features and amenities

- Vacant Ready to move!
- South-facing balcony
- Desirable Kreuzberg location
- Private balcony
- Near the Landwehr Canal and waterside walks
- Surrounded by cafes, restaurants, bars and local amenities



Beautiful high ceilings  
Separate fitted kitchen  
Modern kitchen design  
Large bathroom  
Close to parks and green spaces

Built: 1900

## Gyakori

Hálósobák: 2  
Fürdőszobák: 1  
Kész négyzetméter: 87.41 nm

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.626.079

