



## Bright Studio with Balcony and Garden Views in Central Moabit



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 264,946.38

#### Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Land Berlin
Città:	Berlin
Cap:	10557
Pubblicato:	02/07/2025

#### Descrizione:

Set in a well-maintained mid-20th century building on a quiet, leafy street in central Moabit, this bright garden-level studio apartment offers smart design, private outdoor space, and a calm retreat just moments from the city's vibrant core. Located on the raised ground floor, the flat features a private balcony with a peaceful view over a shared green courtyard — perfect for enjoying a quiet moment in the open air.

Inside, the apartment is thoughtfully laid out with a well-proportioned main living and sleeping area, enhanced by large windows that invite natural light. The open-plan kitchen is efficiently integrated, providing everyday comfort in a compact footprint. High ceilings and original mid-century architectural details offer understated character, while the elevated position ensures privacy and a sense of space.

The location combines residential tranquillity with superb access to amenities and transport. Within



walking distance, you'll find beloved local cafes such as Kaffeebar Tiergarten, Buchkantine, and Arema, along with a range of independent shops and eateries. Green escapes are close at hand, with the Spree River, Spreebogenpark, and the iconic Tiergarten park offering beautiful spots for walks, runs, or picnics. The cultural and governmental heart of Berlin is also nearby, including the Haus der Kulturen der Welt and Berlin Hauptbahnhof.

With excellent public transport links from Turmstrasse (U9) and the central station (Hauptbahnhof), this location provides fast, direct connections across the city. Ideal as a first-time home, investment property, or stylish Berlin pied-a-terre, this bright garden studio offers comfort, calm, and convenience in a rapidly evolving part of Berlin.

## 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

Tiergarten-Moabit, in West Berlin, is a family and residential district, with plenty of tourist attractions. The Tiergarten Park, a veritable forest in the city and one of the biggest parks in Berlin, is located between the Brandenburg Gate and the Siegessäule, a column of victory that is reminiscent of that of the Bastille. The park has a huge zoo, as well as several lakes and cafes. Along the avenue of June 17 is held weekly a renowned antiques market, which attracts many Berliners. Close to the Brandenburg Gate is the German Parliament, whose glass dome contrasts with the old building. It is nestled in the heart of an amazing futuristic district on the banks of the River Spree. Behind the park of Tiergarten is located the famous castle of Bellevue, residence of the Chancellor. Well served by several metro lines, Tiergarten provides easy access to other parts of Berlin.

The displayed property location is approximate

## Features and amenities

Ready to move studio in a well-kept mid-century building

Efficient open-plan layout with smart use of space

Private balcony overlooking a quiet, shared garden courtyard

Bright and airy main living/sleeping area with large windows



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Peaceful, tree-lined residential street in central Moabit

Close to cafes, restaurants, and independent shops

Just minutes from the Spree River and Tiergarten park

Near cultural landmarks like Haus der Kulturen der Welt

Excellent public transport via Turmstrasse (U9) and Hauptbahnhof

Ideal for first-time buyers, investors, or a Berlin city base

Costruito: 1961

## Comune

Bagni: 1

Finito piedi quadrati: 40 mq

## Room details

Total rooms: 1

Indoor Features: Fitted kitchen

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.214.437

