



Vacant 2-Room Apartment with Balcony in Prenzlauer Berg



Informazioni sull'Agente

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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 436,495.07

Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Land Berlin
Città:	Berlin
Cap:	10405
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Descrizione:

- This generously proportioned apartment is situated in a central and highly desirable area of Berlin-Prenzlauer Berg. The neighbourhood combines classic Berlin architecture and a lively urban atmosphere with an excellent selection of cafes, restaurants, bakeries, supermarkets and independent shops. The popular Kollwitzkiez and Kollwitzplatz are within easy reach, offering a welcoming local atmosphere and a wide variety of leisure and dining options.

The apartment offers a spacious living area with plenty of room for relaxing, dining and entertaining. From the living space, the balcony provides a pleasant outdoor extension of the home—ideal for enjoying a morning coffee or unwinding at the end of the day.

A separate bedroom offers privacy and comfortable proportions, while the independent kitchen provides



a practical space for cooking away from the main living area. The apartment is completed by a separate bathroom, creating a well-organised layout suitable for both owner-occupiers and investors.

Public transport connections are excellent. The nearby M10 tram provides convenient links across Prenzlauer Berg towards Berlin Hauptbahnhof and Warschauer Strasse, while the M2 tram offers a direct connection towards Alexanderplatz.

Several attractive green spaces can also be reached easily, including Kollwitzplatz, Ernst-Thalmann-Park and Volkspark Friedrichshain—one of the area's most popular destinations for walking, exercise and recreation.

With its generous living space, private balcony, practical room arrangement and sought-after Prenzlauer Berg location, this apartment presents an attractive opportunity to enjoy comfortable city living in one of Berlin's most established neighbourhoods.

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

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.

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

Features and amenities

Vacant - Ready to Move In

Spacious Living Area with Balcony



Sought-After Prenzlauer Berg Location

Excellent Public Transport Connections

Generously Sized Bedroom

Separate, Fully Independent Kitchen

Practical and Well-Organised Layout

Close to Shops, Supermarkets and Cafes

Easy Access to Parks and Green Spaces

Ideal for Owner-Occupiers or Investors

Costruito: 1900

Comune

Camere da letto: 1

Bagni: 1

Finito piedi quadrati: 64.56 mq

Room details

Total rooms: 2

Indoor Features: Fitted kitchen

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.890.574

