



## Luxurious Roof top Penthaus with Terrace and Elevator!!!



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 847,963.88

### Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	Land Berlin
Plaats:	Berlin
Postcode:	12043
Geplaatst:	26-06-2023
Omschrijving:	

We are pleased to be able to present you with six exclusive top floor apartments in the coveted Donaustraße 10-11 in Berlin. The top floor is expected to be ready for occupancy in September/October and offers a unique living concept with an incomparable view over the capital. In this expose, we would like to give you an understanding of the advantages of the top floor apartments, the available subsidy programs, the attractive description of the location and the high-quality furnishings.

Property description: The top floor apartments at Donaustraße 10-11 offer a wide range of living space to meet individual needs. You can choose between two room apartments with approx. 59 m<sup>2</sup>, two residential units with almost 88 m<sup>2</sup> and two more with almost 110 m<sup>2</sup>. Each attic unit has access to the elevators that will be installed in both the front and rear buildings. This ensures comfortable and barrier-free access to the apartments.

Advantages of an attic apartment: One of the outstanding features of the attic apartments is the breathtaking views they offer. Due to the elevated position, the residents enjoy an incomparable view over the roofs of Berlin. The generous window areas let plenty of daylight into the rooms and convey a feeling of freedom and openness. The attic apartments are not constricted by neighboring buildings, which ensures a pleasant privacy and tranquility.

Advantages of subsidy programs: The top floor apartments at Donaustraße 10-11 meet high energy standards and thus offer the opportunity to benefit from attractive subsidy programs. In particular, the KfW 297/298 program should be mentioned here, which enables you to apply for a low-interest loan. Due to the low energy values of less than 40 kWh, you are secured for the future and actively contribute



to environmental protection. A special highlight is the installation of an air heat pump, which offers you energy savings of 35% compared to conventional gas heating. This means that you are independent of the central heating system in the house and can efficiently reduce your energy costs.

#### Features:

- Completion of occupancy in September/October
- Living areas:
  - Two room apartments approx. 59 m<sup>2</sup>
  - Two residential units approx. 88 m<sup>2</sup>
  - Two residential units approx. 110 m<sup>2</sup>
- Two elevators in the front building and rear building for easy access to the apartments
- Air source heat pump for independent and efficient heating
- Saving of 35% compared to gas heaters
- Heat pumps and air conditioners in each room for individual temperature control
- Underfloor heating for comfortable warmth in all rooms
- Low energy index of less than 40 kWh
- Possibility to apply for a low-interest loan (KfW 297/298)
- balcony/terrace
- Parquet floor in the living rooms
- Bathroom with shower or bath
- No assembled kitchens, allows customization

Die Donaustraße 10-11 befindet sich in einer beliebten Lage in Berlin. Das Viertel bietet eine erstklassige Infrastruktur mit einer Vielzahl von Einkaufsmöglichkeiten, Restaurants und Cafés in unmittelbarer Nähe. Die Anbindung an den öffentlichen Nahverkehr ist ausgezeichnet, sodass Sie schnell und bequem alle wichtigen Ziele in Berlin erreichen können. Darüber hinaus ist die Donaustraße von Grünflächen und Parks umgeben, die zu erholsamen Spaziergängen und Freizeitaktivitäten einladen.

If you are interested in this unique property, please do not hesitate to contact us directly. We will be happy to help you and arrange a viewing appointment.

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Nieuw:	Ja
Gebouwd:	2023

#### **Algemeen**

Slaapkamers:	2
Badkamers:	2
Lot Afmeting:	86 m <sup>2</sup>

#### **Room details**

Total rooms:	3
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## Lease terms

Date Available:

## Additionele informatie

Website URL:

[http://www.arkadia.com/BXUO-T710/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T710/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

IX4.576.431

