



## Ready to move! Charming 2-Room Apartment in the Heart of Neukolln



### Agent Info

Naam:	Anna
E-mailadres:	<a href="mailto:contact@firstcitiz.com">contact@firstcitiz.com</a>
Bedrijfsnaam:	First Citiz Berlin
Mistlampen:	Germany
Experience since:	2014
Service Type:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property
Telefoon:	+49 (30) 417-17274
Languages:	English, French, German, Russian
Website:	<a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 250,186.01

### Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	Land Berlin
Plaats:	Berlin
Postcode:	12055
Geplaatst:	05-06-2025
Omschrijving:	

This stylish two-room apartment is located on the ground floor of a well-maintained period building dating back to 1904. With its unique charm and central location in the heart of Neukolln, it offers an inviting living atmosphere featuring high ceilings, large windows, and bright, airy spaces—ideal for couples or young professionals who appreciate the authentic Berlin lifestyle and the vibrant local culture.

The property has excellent public transport connections, with the U7 underground line, several S-Bahn stations, and various bus routes just a short walk away. The neighborhood is rich in cafes, bars, restaurants, and cultural venues that contribute to Neukolln's dynamic urban appeal.

A brief stroll brings you to Tempelhofer Feld—Berlin's legendary urban park offering vast open spaces for sports, leisure, and relaxation. Kornerpark and Hasenheide are also nearby, providing additional green retreats. The area surrounding Karl-Marx-Strasse is known for its mix of small independent shops,



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supermarkets, and weekly markets, reflecting the district's cultural diversity and creative energy.

In recent years, Neukolln has become one of Berlin's most sought-after residential areas, thanks to its lively atmosphere and its distinctive blend of tradition and innovation. This apartment presents a rare opportunity to become part of a unique urban environment that perfectly balances character and quality of life.

For more information or to arrange a viewing, the First Citiz Berlin team will be happy to assist you at any time.

## 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

Located in the south of Berlin, Neukolln is a cosmopolitan and bohemian neighborhood. The numerous stalls of the mythical Sonnennallee and the colorful market of Maybachufer testify to the important multicultural community. There are also trendy young people from around the world, especially around the Weserstrasse, which is full of bars, vegan restaurants and designer boutiques. In the heart of Neukolln, the large Hasenheide park, between Hermannplatz from and the former Tempelhof airport, will delight outdoor enthusiasts. To the south of the town hall, Rixdorf is a charming neighborhood with the airs of villages around the Richardplatz. There are many small cafes, cobbled walks, and urban houses. For several years Neukolln has experienced unprecedented economic and property development. Every year, the famous "48 hours of Neukolln", open doors of workshops, are the opportunity to meet the many artists living in this neighbourhood.

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

## Features and amenities

Ready to move

Bright and airy living space featuring high ceilings and large windows

Excellent public transport connections: U7, S-Bahn, and multiple bus lines

Surrounded by cafes, bars, and cultural venues in the heart of vibrant Neukolln



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Just a short walk to Tempelhofer Feld - Berlin's iconic open park

Charming, character-filled home in a well-connected location

Perfect for couples or young professionals seeking the authentic Berlin lifestyle and the warmth of Kiez culture

Close to shopping streets, supermarkets, local boutiques, and weekly markets

Near popular green spaces like Kornerpark and Volkspark Hasenheide

Gebouwd: 1904

## Algemeen

Slaapkamers: 1  
Badkamers: 1  
Afgewerkte vierkante meter: 44.04 m<sup>2</sup>

## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.987.717

