



## Ready to move! Bright & Furnished 2-Bedroom 2 Balconies in Friedrichshain



### Agent Info

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
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### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 459,779.58 |

### Locatie

|                             |             |
|-----------------------------|-------------|
| Aanbevolen Auto Onderdelen: | Germany     |
| Staat/Regio/Pronvincie:     | Land Berlin |
| Plaats:                     | Berlin      |
| Postcode:                   | 10245       |
| Geplaatst:                  | 10-10-2025  |

### Omschrijving:

This beautifully appointed 2-bedroom apartment offers modern urban living in one of Berlin's most dynamic neighbourhoods. Situated in a sleek, recently built residential complex, the home blends functional design with comfort and natural light, providing a serene escape within the vibrant heart of the city.

Set in a prime location in Friedrichshain, this apartment enjoys excellent access to public transportation. Within walking distance, you'll find Ostkreuz—one of Berlin's central S-Bahn hubs—offering rapid connections to Alexanderplatz, Hauptbahnhof, and Berlin Brandenburg Airport. Tram and bus lines are also close by, ensuring seamless mobility throughout the city.

The apartment features two spacious bedrooms, a generous open-plan living, dining, and kitchen area, and two private balconies—perfect for morning coffee or relaxing after a day in the city. Clean lines,



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wooden floors, and a neutral colour palette create a calm, contemporary aesthetic throughout. Both the kitchen and bathroom are outfitted with high-quality finishes and modern fittings, offering practicality as well as style.

This part of Friedrichshain is known for its balance of culture, nature, and convenience. Nearby, residents can enjoy the sprawling Treptower Park, the Spree River's scenic paths, and the eclectic cafes, restaurants, and independent shops that give the area its unique charm. For everyday needs, supermarkets, fitness studios, pharmacies, and bakeries are just a few minutes' walk away.

Whether you're looking for a stylish home base in Berlin or a sound investment in a sought-after district, this apartment delivers on all fronts: location, design, and lifestyle.

## 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 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Located in East Berlin, Friedrichshain is a lively and trendy district reminding of Berlin's Soviet past of the city. The Karl-Marx Allee, linking Alexanderplatz to Frankfurter Tor, offers a striking example of Stalinist architecture with its impressive dimensions. It is also a verdant area, especially the Volkspark, famous for its barbecue areas and the outdoor cinema. The area many shops, bars and restaurants around the Boxagheener Platz, famous for its flea market. The RAW, a cultural and alternative place, consists of former hangars converted into workshops, restaurants, sports halls, bars and clubs. Along the Spree, the former Berlin Wall has become an open-air art gallery, the East Side Gallery, hosting paintings by international artists. For several years now, this area has been experiencing real estate expansion. Several international companies, including Zalando, have established their headquarters in the neighbourhood.

The displayed property location is approximate

## Features and amenities

- 2 spacious bedrooms with natural light
- 2 private balconies perfect for relaxing
- Modern open-plan kitchen and living area
- Contemporary bathroom and fittings
- Excellent transport links near Ostkreuz station
- Prime Friedrichshain location close to Treptower Park
- Walking distance to cafes, shops, and gyms



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Great for personal use or investment potential  
Located in a well-maintained modern building

Nieuw: Ja  
Gebouwd: 2020

## Algemeen

Slaapkamers: 2  
Badkamers: 1  
Afgewerkte vierkante meter: 63.7 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.685.542

