



## Ready to move: Furnished Studio Apartment with Balcony next to Park Humboldtthain



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 229,000

### Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	Land Berlin
Postcode:	13357
Geplaatst:	24-06-2026
Omschrijving:	

- Welcome to a modern new-build residential development in the heart of Berlin-Wedding, one of the city's most dynamic and increasingly sought-after neighborhoods.

This attractive studio apartment on the second floor offers a smart and efficient layout, making it ideal as a comfortable city home, pied-a-terre or investment property. The apartment is sold fully furnished, allowing for an easy move-in or rental-ready setup from day one. A private balcony further enhances the living space and provides a pleasant outdoor retreat.

The apartment features high-quality finishes including real wood parquet flooring, underfloor heating for year-round comfort, and a stylish bathroom with selected design elements. The building is easily accessible by elevator and forms part of a well-designed residential complex with a green inner courtyard, landscaped outdoor areas, children's playgrounds and ample bicycle parking.



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Located around lively Pankstrasse, the property benefits from a vibrant urban setting with numerous restaurants, cafes, bars, supermarkets and everyday amenities nearby. Wedding also offers excellent infrastructure, with daycare centers, schools and university facilities in the area. S-Bahn and U-Bahn stations are within easy reach, while Berlin-Gesundbrunnen station provides convenient connections to local and long-distance transport.

Our team at First Citiz Berlin will be happy to provide further information about this apartment or arrange a viewing.

## 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

Wedding-Gesundbrunnen is one of Berlin's northern districts, yet it offers good transport links to the city centre and affordable property prices. The district is characterised above all by its close connection to nature and is home to Humboldthain Park and Schillerpark, amongst others. Various industries have set up here, the largest of which is Bayer, with 5,000 employees based locally. The canal runs through Wedding-Gesundbrunnen; it is used for boat trips and is a popular spot for walks among locals and tourists alike. The Gesundbrunnencenter is a popular shopping centre with locals and tourists, situated right next to the famous Max-Schmeling-Halle. The Berlin Underground offers a fascinating insight into the capital's catacombs, and the City Kino Wedding screens a wide variety of films.

## Features and amenities

Fully furnished ready to move in  
Optimized floorplan with balcony  
Central location in the Mitte district (3 stops to Friedrichstrasse)  
Strategic location one stop to Berlin central station & BER Airport  
Walking distance to Humboldthain park & Brusseler Kiez  
Upscale construction quality from leading developer in Germany  
Real wood parquet with underfloor automated heating  
Elevator & separate basement room  
Green private courtyard

Nieuw:	Ja
Gebouwd:	2025

## Algemeen



Badkamers: 1  
Afgewerkte vierkante meter: 23 m<sup>2</sup>  
Floor Number: 2

### **Room details**

Total rooms: 1  
Indoor Features: Fitted kitchen

### **Utility details**

Heating: Ja

### **Building details**

Building Amenities: Elevator

### **Rental details**

Furnished: Ja

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.626.078

