



## Ready to move-in! 2-Room Apartment with Balcony in Gesundbrunnen



### Agent Info

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
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| Property Type:    | Apartments, Houses,<br>Commercial Property                          |
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### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 325,000 |

### Locatie

|                             |             |
|-----------------------------|-------------|
| Aanbevolen Auto Onderdelen: | Germany     |
| Staat/Regio/Pronvincie:     | Land Berlin |
| Postcode:                   | 13359       |
| Geplaatst:                  | 21-09-2026  |
| Omschrijving:               |             |

- This attractive two-room apartment is situated on the first floor of a residential building in Berlin-Gesundbrunnen, within the popular Soldiner Kiez. The property is offered for sale and is well suited to owner-occupiers or investors looking for a well-connected apartment in an established Berlin neighbourhood.

The apartment comprises two well-proportioned rooms with a practical and flexible layout. A separate kitchen provides space for everyday cooking, while the private balcony extends the living area and offers a pleasant place to relax outdoors. The first-floor position also ensures convenient access within the building.

The surrounding neighbourhood is characterised by a lively and authentic Berlin atmosphere, with a mix of residential buildings, local shops, cafes, bakeries, international grocery stores and everyday services. The area has developed into an attractive residential location while retaining its distinctive neighbourhood



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character.

A particular advantage of the location is its proximity to green spaces and recreational areas. The nearby Panke and its green pathways are ideal for walking, jogging and cycling. Volkspark Humboldthain is also within easy reach and offers extensive green areas, leisure facilities and opportunities for relaxation.

Public transport connections are excellent. Osloer Strasse underground station provides access to the U8 and U9 lines, while nearby tram and bus services offer additional connections throughout Berlin. The Gesundbrunnen transport hub is also easily accessible and provides S-Bahn, U-Bahn, regional and long-distance rail connections, allowing convenient travel to the city centre and other parts of Berlin.

Shopping facilities for everyday needs are available throughout the surrounding area. Supermarkets, discount stores, pharmacies, bakeries and smaller local retailers can be found nearby, while the wider Gesundbrunnen area offers additional shopping and service options.

The combination of a practical two-room layout, separate kitchen, balcony, good public transport connections and proximity to parks and everyday amenities makes this apartment an attractive opportunity for buyers seeking a well-located property in Berlin.

## 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 the north part of Berlin, Wedding is the future developing area of Berlin thanks to its optimal location between the city airport and center of Berlin-Mitte. After having sheltered the Turkish communities for a long time, it opened up to many cultures and attracted more and more new residents. Along the Panke River, a tributary of the Spree, the newly built docks offer many opportunities for hiking, both cycling and walking. In the heart of the area, the pleasant Volkspark Humbolthain is an islet of greenery. It hosts watchtowers dating from the Second World War, which today are visited and offer a beautiful viewpoint of the area. In summer, it is nice to take a refreshing dip in Plotzensee, a lovely lake nestled in the heart of Wedding and very popular with Berliners. Shopping lovers will also be pleased with the large shopping center in Gesundbrunnen.

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

## Features and amenities



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Vacant 2-room apartment

First-floor with lift

Private balcony

Separate kitchen

Practical, well-proportioned layout

Located in Berlin-Gesundbrunnen / Soldiner Kiez

Excellent U-Bahn, tram and bus connections

Easy access to Gesundbrunnen transport hub

Parks, green spaces and the Panke nearby

Wide range of shops and everyday amenities within easy reach

Gebouwd: 1969

## Algemeen

|                             |                   |
|-----------------------------|-------------------|
| Slaapkamers:                | 1                 |
| Badkamers:                  | 1                 |
| Afgewerkte vierkante meter: | 64 m <sup>2</sup> |
| Floor Number:               | 2                 |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 2              |
| Indoor Features: | Fitted kitchen |

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.977.947 |
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# IMLIX

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