



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



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 605,561.97

### Location

Country: Germany  
State/Region/Province: Land Berlin  
City: Berlin  
ZIP code: 12043  
Posted: Jun 26, 2023

### Description:

Exclusive top floor apartment: 3 rooms with underfloor heating, air conditioning and air heat pump! We are pleased to offer you six exclusive top floor apartments for sale in the coveted Donaustraße 10-11 in Berlin. These apartments will be completed in September and are ready to move into immediately. A special highlight of this property is the installation of two elevators, one in the front building and one in the rear building. This means that all residents of the attic units have easy access to the elevators.

The apartments vary in size and offer different floor plans to meet different needs. There are two two-room apartments with approx. 59 m<sup>2</sup>, two apartments with almost 88 m<sup>2</sup> and two more with almost 110 m<sup>2</sup>. Each apartment has its own balcony, providing additional outdoor space.

Another attractive feature of these apartments are the modern equipment features. Each unit is equipped with heat pumps and air conditioners in each room to ensure a comfortable indoor climate. The underfloor heating provides cozy warmth in the cold months. Due to a low energy value of approx. 40 kWh, the apartments are future-proof and energy-efficient.

The apartments are equipped with high-quality parquet floors. The bathrooms offer either a shower or a bath to suit individual needs. It should be noted that no kitchens are assembled, which gives buyers the freedom to design their kitchen according to their own preferences.



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The location of Donaustraße 10-11 in Berlin offers an excellent infrastructure and good connections to public transport. Numerous shops, restaurants and leisure facilities are in the immediate vicinity.

This is a unique opportunity to purchase a modern and well-appointed top floor apartment in one of the most desirable areas of Berlin. Do not hesitate and make an appointment to discover these exclusive apartments personally.

#### 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

Donaustrasse 10-11 is in a popular location in Berlin. The district offers a first-class infrastructure with a variety of shops, restaurants and cafés in the immediate vicinity. The connection to public transport is excellent, so that you can reach all important destinations in Berlin quickly and easily. In addition, Donaustraße is surrounded by green spaces and parks that invite you to take relaxing walks and leisure activities.

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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New: Yes

Built: 2023

#### **Common**

Bedrooms: 2

Bathrooms: 1



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Lot Size: 60 sq m

## Room details

Total rooms: 3

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/BXUO-T708/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T708/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: IX4.576.429

