



## Ready to move-in 1-room new built apartment with balcony close to Berlin-Mitte



### Informações do Revendedor

Name:	Anna
e-mail:	contact@firstcitiz.com
Nome da Empresa:	First Citiz Berlin
País:	Alemanha
Experience since:	2014
Tipo de Serviço:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property
Telefone:	+49 (30) 417-17274
Languages:	English, French, German, Russian
Website:	<a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 257,218.89

### Localização

Country:	Alemanha
State/Region/Province:	Berlim
CEP:	13357
Adicionado:	24/06/2026

#### Informação adicional:

- 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 first 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.



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 connections to the city center and boasts affordable real estate prices. The district is characterized above all by its proximity to nature, featuring green spaces such as Humboldthain Park and Schillerpark. Various industries have established a presence here, the largest being Bayer, which employs 5,000 people locally. A canal runs through Wedding-Gesundbrunnen; it is used for shipping and is a popular spot for locals and tourists to take walks. The Gesundbrunnen-Center is a shopping mall popular with both locals and tourists, located in the immediate vicinity of the famous Max-Schmeling-Halle. "Berliner Unterwelten" offers a fascinating glimpse into the capital's underground world, while City Kino Wedding screens a wide variety of films.

## Features and amenities

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

Novo: Sim  
Construído: 2025



## Comum

Banheiro: 1  
Pés quadrados acabados: 22.88 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 1  
Indoor Features: Fitted kitchen

## Utility details

Heating: Sim

## Building details

Building Amenities: Elevator

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.626.077

