



## Bergmannkiez & Markthalle - Cosy 1/2 apartment with large Balcony



### Informações do Revendedor

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
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| Nome da        | First Citiz Berlin                                                  |
| Empresa:       |                                                                     |
| País:          | Alemanha                                                            |
| Experience     | 2014                                                                |
| since:         |                                                                     |
| Tipo de        | Selling a Property,                                                 |
| Serviço:       | Buying a Property                                                   |
| Specialties:   | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type: | Apartments, Houses, Commercial Property                             |
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| Languages:     | English, French, German, Russian                                    |
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### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 278,077.89 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | Alemanha   |
| State/Region/Province: | Berlim     |
| CEP:                   | 10965      |
| Adicionado:            | 24/08/2026 |

#### Informação adicional:

- Located in one of Kreuzberg's most prestigious neighborhoods, this cosy apartment is set in a beautifully preserved 19th-century building. The property features a large main room with high ceilings and Floor-to-ceiling windows looking over the calm courtyard, perfect for a relaxed afternoon with friends. The separate kitchen is ideal for cooking nights and well ventilated thanks to large windows. The bathroom features a walk-in shower recently tiled.

Just steps from the vibrant Bergmannstrasse, the location offers easy access to shops, cafes, restaurants, and the popular market hall. Viktoriapark is nearby, with walking paths and panoramic views, while the expansive Tempelhofer Feld provides open space for recreation and relaxation.

The apartment includes a fully equipped bathroom and a ready-fitted kitchen with an oven and sink, providing a comfortable and functional layout. A generous cellar storage room is also included, offering



ample space for inventory or personal items. The overall character of the property blends historic charm with practical usability.

Public transport links are excellent, with nearby bus routes to Alexanderplatz and the U7 subway line offering direct connections across the city, including to Berlin Brandenburg Airport. This is a unique opportunity to own a versatile and inspiring space in the heart of Kreuzberg.

For more information or to schedule a viewing, our team at First Citiz Berlin is happy to assist you.

## 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

Kreuzberg is a central and multicultural district, linked to Friedrichshain by the famous bridge Oberbaumbrücke, listed as a historical monument. Behind the Spree, the Wrangelkiez is a trendy area with many bars and restaurants. To the south of Kreuzberg, the Bergmankiez is a lively district with many shopping streets. There is a large covered market, the Marheineke Markthalle. Viktoriapark, perched on a hill, offers a panoramic view of Berlin. For culture buffs, the Hebbel Am Ufer offers a rich program of contemporary dance and theatre. Several companies, such as Deliveroo, were seduced by the dynamism of Kreuzberg and installed their headquarters. Many old buildings, recently renovated, attract investors from around the world and increased the standing of this neighbourhood.

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

## Features and amenities

Transformable into a 2-room

Prestigious Kreuzberg-Bergmannkiez location

50m away from Marheineke Markthalle, 5min to Tempelhofer Feld & Hasenheide Park

Vibrant nightlife, alternative clubs, and diverse street food scenes

Large West-facing balcony looking over the courtyard

Floor-to-ceiling windows with double glazing



Beautiful 19th-century building with High ceilings & preserved architectural charm

Large private cellar storage room included

Excellent public transport links, including U7 line and direct airport access

Construído: 1900

## Comum

Banheiro: 1  
Pés quadrados acabados: 33.11 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 1  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.845.777

