



## Exclusive energy-efficient rooftop apartment in the heart of Moabit



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 695,648.14

### Местоположение

Страна:	Германия
Область:	Берлин
Город:	Берлин
Почтовый индекс:	10553
Добавлено:	02.07.2023
Описание:	

Discover unique rooftop living at Huttenstr. 71 in Berlin, where 8 penthouse units are currently available for sale. These apartments offer a remarkable living experience with open-plan kitchens, private roof terraces, and luxurious finishes. With completed units ready for occupancy in August, you can soon enjoy the convenience and comfort of these exceptional spaces.

Designed with sustainability in mind, the apartments utilize air source heat pumps for efficient heating and individual temperature control. This innovative feature ensures energy savings of up to 35% compared to traditional gas systems. Additionally, the apartments boast an energy-efficient design, qualifying them for subsidies and low-interest loans through the KfW 297/298 program. By investing in these apartments, you not only embrace a greener future but also gain financial advantages that align with your sustainable values.

Introducing an exquisite apartment. The well-designed layout encompasses a captivating open kitchen seamlessly blending with the living area, creating a perfect ambiance for hosting gatherings. A separate bathroom with a bathtub adds convenience. The master bedroom offers a tranquil space to relax and rejuvenate, while the generous terrace provides ample room for outdoor leisure and socializing.

Highlighted Features:



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Contemporary penthouses situated in a historic building dating back to 1902  
First occupancy following the conversion of loft spaces in 2022  
Spacious living and dining area with an open-plan kitchen  
Private terrace for personal enjoyment  
Stylish and modern bathroom fixtures  
Underfloor heating for ultimate comfort  
High-quality Velux windows and double-glazed terrace windows  
External sun protection for added convenience  
Luxurious multi-layer parquet oak flooring  
Energy-efficient low-temperature air/water heat pump system (Daikin Altherma Heat Pump with A++ energy efficiency)  
Savings of 35% compared to gas heating systems  
Low energy value of less than 40 kWh  
Possibility to apply for a low-interest loan (KfW 297/298)  
Additional storage space available in the cellar  
Convenient access via direct elevator connection

Discover Moabit, a thriving neighborhood in Berlin that is rapidly gaining popularity. Renowned for its central position, exceptional infrastructure, and abundant green spaces, Moabit offers the perfect balance of convenience and tranquility. Immerse yourself in the nearby Ottopark, Fritz-Schloß-Park, and Großer Tiergarten, where you can find peace and engage in recreational activities. Delight in the diverse culinary scene with a multitude of restaurants and cafes in close proximity, and explore the adjacent Turmstraße and the historic Arminiusmarkthalle, which are brimming with enticing shops. With easy access to the vibrant heart of Berlin, you'll never be far from exciting experiences, and the main train station provides excellent connections to all corners of the city.

#### Transportation Options:

S-Bahn Ring 42, 41  
U-Bahn U9 Birkenstraße, U9 Turmstraße  
MetroBus: MetroTXL: Turmstraße and Beusselstraße  
Convenient highway access

We will be happy to help you and arrange a viewing appointment

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Новый:	да
Построен:	2023

#### Общие

Спальни:	2
Ванные комнаты:	1



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Площадь участка: 75 кв м

## Room details

Total rooms: 3

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/BXUO-T723/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T723/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: IX4.576.498

