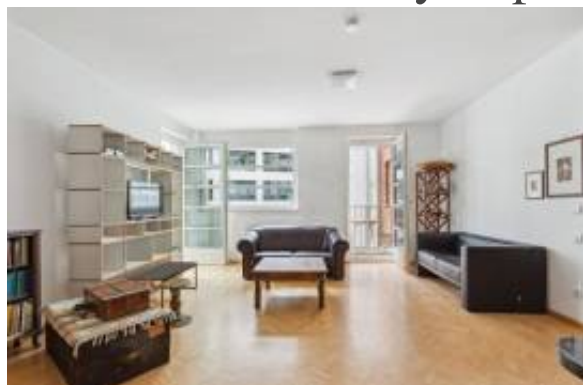




## Few steps to Gendarmenmarkt & Friedrichstrasse: 2/3 rooms with balcony & parking for sale in Mitte



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 599,000

### Местоположение

Страна:	Германия
Область:	Берлин
Город:	Берлин
Почтовый индекс:	10117
Добавлено:	26.02.2024

#### Описание:

Spacious 2-room apartment, 93 square meters, in a highly sought-after location adjacent to Friedrichstrasse and walking distance to Potsdamer Platz and Checkpoint Charlie. The apartment is on the 3rd floor and its large windows provide an abundance of natural light. The building dates back to 1979.

The apartment boasts wooden flooring and comes fully equipped with a kitchen. The living space is a generous size and offers both living and dining capabilities. The balcony gives you the perfect place to relax with a coffee or a meal throughout the summer seasons, the complementary winter garden has you covered during the winter. The bathroom is spacious and fitted with a bath tub and the apartment also comes with a separate WC.



This central location not only provides direct access to the cultural, business and gastronomic highlights of the city, but is also characterized by excellent public transport connections. The proximity to important historical sites and modern attractions makes this residential area a fascinating place that harmoniously combines history and urban life.

The cellar compartment is very spacious and an additional bicycle storage room is found close by. Underground parking is also available and is included in the price.

The First Citiz Berlin team will be happy to provide you with further information 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

Mitte is the central and historical district of Berlin dating back to the 12th century. It's also a business district of Berlin, a destination of choice for tourists and also a lively neighborhood with countless bars, restaurants and art galleries. The Museum Island includes five high-quality national museums, including the Pergammonmuseum and the Alte Nationalgalerie. Nearby is the Unter den Linden, which connects the baroque cathedral to the famous Brandenburg Gate. Checkpoint Charlie, a former border post between the east and west, is a must visit. The Alexanderplatz district is an important connection point for Berlin transport. One can notably visit the famous tower of the television, emblem of the city. Mitte is a vibrant neighborhood that has attracted a number of high-profile companies, including Rocket Internet. The area attracts today international investors with high-end real estate construction and renovation projects.

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## Features and Amenities



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Leading location in the heart of Mitte

Spacious 2 room apartment

Checkpoint Charlie, Gendarmenmarkt & Brandenburger Tor walking distance

Boasting the best shopping facilities at Friedrichstrasse

Includes balcony and winter garden

Underground parking included

Elevator providing step free access

Large windows flood the apartment with natural light

Outstanding public transport; lines U2 & U6

Bicycle storage & impressive cellar space

## Общие

Спальни:	1
Ванные комнаты:	1
Готовые кв.м.:	92.72 кв м
Floor Number:	3

## Room details

Total rooms:	2
Indoor Features:	Fitted kitchen

## Building details

Building Amenities:	Elevator
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.512.549
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# IMLIX

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