



## Ready to move in! 2,5-room apartment with balcony in Prenzlauer Bergs top location



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 520,211.41

### Местоположение

Страна:	Германия
Область:	Берлин
Город:	Берлин
Почтовый индекс:	10439
Добавлено:	25.03.2024

#### Описание:

This beautiful 2,5 room apartment is located in a listed building ensemble from the 1930s, which is in very good condition. Several renovations have been carried out in recent years, including the roof and the stairwells.

The light-flooded apartment is located on the 2nd floor and is in excellent condition. The apartment was completely renovated a few years ago and has been treated with great care ever since. The design-loving bathroom with its polished terrazzo floor is a real eye-catcher. Polished, beautiful old building floorboards characterize most of the picture. The south-facing eat-in kitchen with its spacious balcony overlooking the huge, green inner courtyard with mature trees is simply fantastically charming. The fitted kitchen is included in the price. The ceiling height of up to 3 m creates a generous sense of space.



Don't miss out on this offer and arrange a viewing. Our First Citiz team will be happy to provide you with 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 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Prenzlauer Berg is a fashionable and trendy district, with its many cobblestone and shopping streets. The Kastanienallee, known for designer boutiques, trendy bars and chic restaurants, is ideal for strolling. Near the Schonhauser Allee is the Kultur Brauerei, an old brewery converted into a cultural center. The beautiful red brick buildings now house a cinema, sports courses, several shops and cafes, and host numerous events, including a lovely Christmas market. Lovers of greenery will also be satisfied with the Mauerpark. Famous for its flea market, it hosts an outdoor karaoke every Sunday in summer. Many companies have seized the opportunity to settle in this dynamic neighborhood, such as Home 24. Prenzlauer Berg has become a highly sought-after neighbourhood with an impressive international notoriety.

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## Features and Amenities

Ready to move in!

Beautiful south-facing balcony facing the green inner courtyard

Artfully designed bathroom

Partially stripped beautiful floorboards



practical layout

Fitted kitchen included in the price

Light rooms and ceilings up to 3 m high

Excellent transport connections

Within walking distance of Schonhauser Allee

Состояние: Very Good

## Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	69.57 кв м
Floor Number:	2

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.572.812

