



## Upscale New-build Two-Room Penthouse with Balcony in the Samariter District



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
| İsim:             | Anna  |
| E-Posta:          | contact@firstcitiz.com  |
| Şirket Adı:       | First Citiz Berlin  |
| Ülke:             | Germany   |
| Experience since: | 2014  |
| Hizmet tipi:      | Selling a Property,<br>Buying a Property                            |
| Specialties:      | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:    | Apartments, Houses,<br>Commercial Property                          |
| Telefon:          | +49 (30) 417-17274  |
| Languages:        | English, French,<br>German, Russian                                 |
| Web sitesi:       | <a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 555,737.07 |

### Konum

|                      |             |
|----------------------|-------------|
| Ülke:                | Germany     |
| Eyalet/Bölge/ Şehir: | Land Berlin |
| Şehir/İlçe:          | Berlin      |
| Posta kodu:          | 10247       |
| Yayınlandı:          | 24.02.2026  |

### Açıklama:

- This modern, vacant two-room apartment with a balcony is located on the 6th floor of a high-quality residential complex built in 2014, in the popular Samariter district. The building is well maintained, features an elevator, and is heated via efficient district heating. A special highlight is the green roof, which contributes to the building's ecological quality, improves the microclimate, and underlines the modern character of the residential complex.

The apartment impresses with a well-designed floor plan, bright rooms, and contemporary fittings. The spacious living and dining area with an open-plan fitted kitchen forms the heart of the apartment and offers direct access to the sunny balcony, which provides a pleasant retreat above the surrounding rooftops.

Additional living comfort is provided by a ceiling-integrated ventilation system with air filter in the



---

bathroom, ensuring continuous air circulation and effectively improving air quality while protecting against moisture.

The bedroom is quietly located and offers ample space for a large bed and storage. The modern bathroom is fitted with a bathtub, high-quality tiles, and a washing machine connection. Large window fronts in both the living room and bedroom allow plenty of natural light and create a bright, welcoming living atmosphere.

A basement storage unit usefully complements the offer. The apartment is ideal for both owner-occupiers and investors

## 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

Located in East Berlin, Friedrichshain is a lively and trendy district reminding of Berlin's Soviet past of the city. The Karl-Marx Allee, linking Alexanderplatz to Frankfurter Tor, offers a striking example of Stalinist architecture with its impressive dimensions. It is also a verdant area, especially the Volkspark, famous for its barbecue areas and the outdoor cinema. The area many shops, bars and restaurants around the Boxaghenner Platz, famous for its flea market. The RAW, a cultural and alternative place, consists of former hangars converted into workshops, restaurants, sports halls, bars and clubs. Along the Spree, the former Berlin Wall has become an open-air art gallery, the East Side Gallery, hosting paintings by international artists. For several years now, this area has been experiencing real estate expansion. Several international companies, including Zalando, have established their headquarters in the neighbourhood.

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

## Features and amenities

South-facing balcony overlooking the inner courtyard

Real wood parquet flooring

Underfloor heating

Triple-glazed floor-to-ceiling windows



High-quality fitted kitchen

Elevator

Modern bathroom with a ceiling-integrated ventilation system and air filter

Practical basement storage unit

Green roof with ecological benefits

Vacant - ready for immediate occupancy

Yıl: 2014

## Genel Bilgiler

Yatak odası: 1  
Banyo: 1  
Bitmiş metrekare: 60 m2  
Floor Number: 6

## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Utility details

Heating: Evet

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.199.271

