



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

## Vacant 3-Room Apartment with balcony near Gorlitzer Park & Maybachufer



### Emlakçı Bilgisi

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
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### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 574,083.46 |

### Konum

|                      |             |
|----------------------|-------------|
| Ülke:                | Germany     |
| Eyalet/Bölge/ Şehir: | Land Berlin |
| Posta kodu:          | 10999       |
| Yayınlandı:          | 27.07.2026  |

### Açıklama:

- This charming 3-room apartment for sale in Berlin-Kreuzberg combines classic Altbau character with comfortable modern living in one of the city's most dynamic and sought-after neighbourhoods. Set within the popular 10999 postcode area, the property offers generous proportions, high ceilings, a separate fitted kitchen, a spacious bathroom and a private balcony — an ideal combination for buyers seeking authentic Berlin style with everyday practicality.

The separate kitchen is fitted and fairly modern, providing a practical space for cooking and dining away from the main living areas. The large bathroom adds further comfort, while the balcony offers a welcome outdoor retreat — perfect for morning coffee, plants or relaxing after a day in the city.

The apartment features three spacious rooms, offering flexible use as bedrooms, living and dining areas, a home office or guest space. Beautiful high ceilings enhance the sense of light and openness throughout, while the traditional Berlin Altbau atmosphere gives the home warmth, character and timeless appeal.



Located in the heart of Kreuzberg's lively Reichenberger Kiez, the surrounding area offers an exceptional mix of green spaces, waterside walks, cafes, restaurants, independent shops and everyday amenities. Grolitzer Park is nearby for open green space, leisure and recreation, while the Landwehr Canal and waterside paths around Maybachufer and Paul-Lincke-Ufer provide some of the most atmospheric walking and cycling routes in Berlin.

Shopping facilities are excellent, with supermarkets, local stores, weekly markets, boutiques and international food options all within easy reach. The famous Maybachufer market, vibrant Oranienstrasse and the wider Kreuzberg neighbourhood offer a rich selection of cafes, bars, restaurants and cultural hotspots.

This 3-room Altbau apartment in Berlin-Kreuzberg is perfectly suited to buyers looking for a stylish city home, a well-connected Berlin base or an attractive property investment in one of the capital's most desirable urban districts.

#### 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

Vacant Ready to move!

South-facing balcony



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Surrounded by cafes, restaurants, bars and local amenities

Beautiful high ceilings

Desirable Kreuzberg location

Private balcony

Near the Landwehr Canal and waterside walks

Separate fitted kitchen

Modern kitchen design

Large bathroom

Close to parks and green spaces

Yıl: 1900

## Genel Bilgiler

Yatak odası: 2  
Banyo: 1  
Bitmiş metrekare: 87.42 m2

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.741.025

