

Berlin – Prenzlauer Berg

# Solid 2-room apartment with balcony, elevator and underground parking space in Prenzlauer Berg - ready to move in!

Property ID: 25463007A



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PURCHASE PRICE: 335.000 EUR • LIVING SPACE: ca. 45 m<sup>2</sup> • ROOMS: 2

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## At a glance

|                      |                                            |
|----------------------|--------------------------------------------|
| Property ID          | 25463007A                                  |
| Living Space         | ca. 45 m²                                  |
| Floor                | 1                                          |
| Rooms                | 2                                          |
| Bedrooms             | 1                                          |
| Bathrooms            | 1                                          |
| Year of construction | 1996                                       |
| Type of parking      | 1 x Underground car park, 30000 EUR (Sale) |

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Purchase Price        | 335.000 EUR                                                              |
| Commission            | Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price |
| Condition of property | Well-maintained                                                          |
| Construction method   | Solid                                                                    |
| Equipment             | Built-in kitchen, Balcony                                                |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy Source                  | Gas             |
| Energy certificate valid until | 15.11.2027      |
| Power Source                   | Gas             |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 78.00 kWh/m²a                  |
| Energy efficiency class                              | C                              |
| Year of construction according to energy certificate | 1996                           |



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## The property



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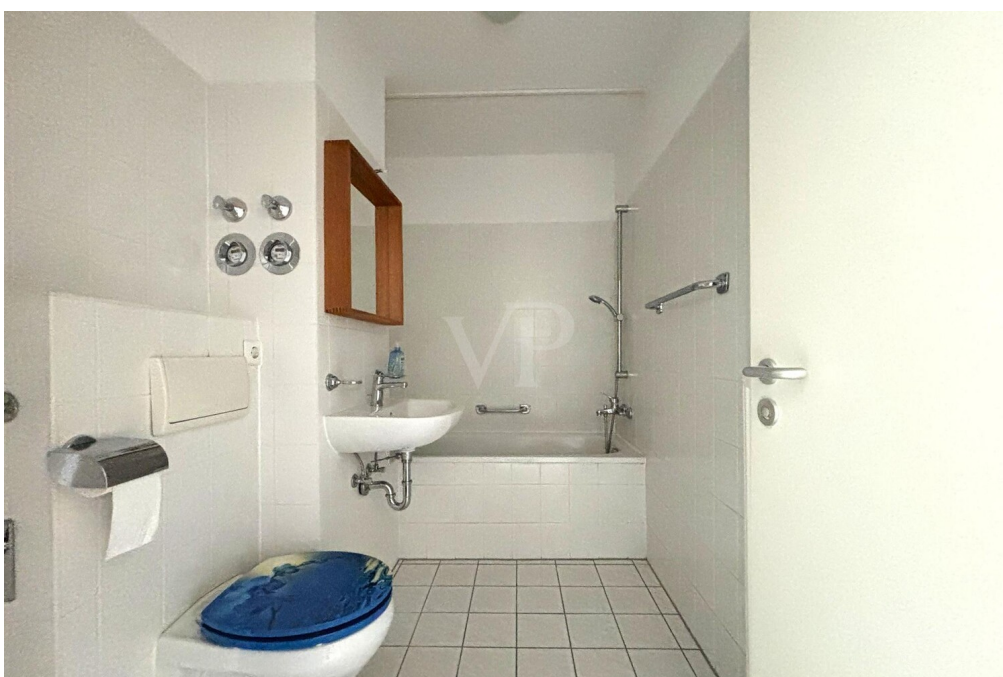
## The property





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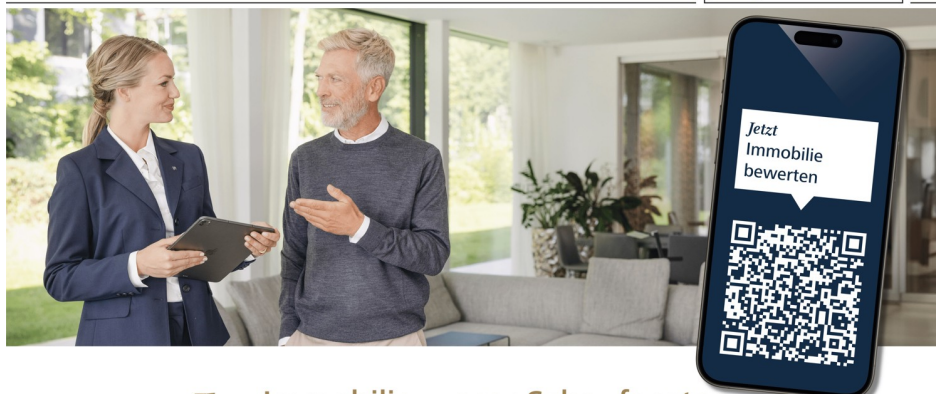
**Professionelle Immobilienbewertung**  
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Kundenbewertung **4,9**  
★★★★★

Shop Berlin - Prenzlauer Berg | Prenzlauer Allee 52 | 10405 Berlin | T: 030 - 20 14 371 0 | [pankow@von-poll.com](mailto:pankow@von-poll.com)

FÜR SIE IN DEN BETSEN LAGEN



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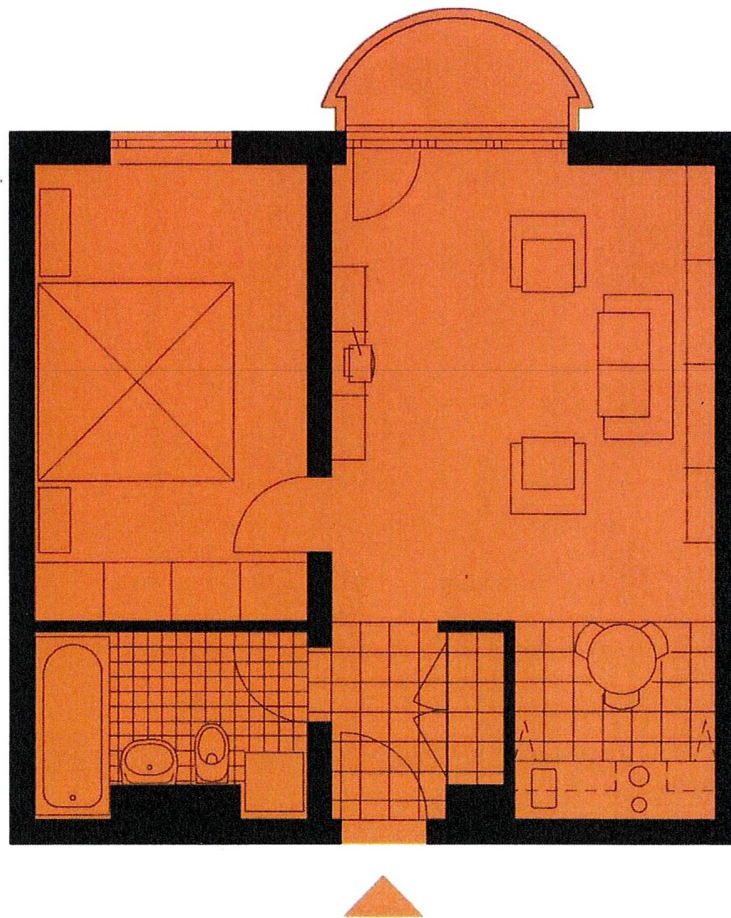
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This well-kept apartment is located in an apartment building (garden house) built in 1996 and offers a compact and well thought-out room layout on approx. 45 m² of living space. It is ideal for singles or couples looking for a cozy home. The property is vacant.

The apartment has two rooms, a bedroom and a generously proportioned living area with an open kitchen. This offers enough space for a cozy sofa corner and a dining area. The south/west-facing balcony, which is accessible from the living room, invites you to relax or enjoy a glass of wine.

A fitted kitchen is available and the bathroom is equipped with a bathtub.

Laminate flooring has been laid in the living rooms, creating a warm atmosphere, while the kitchen, hallway and bathroom are tiled. All windows in the apartment are double-glazed and made of plastic, which contributes to the apartment's good energy balance.

The apartment is easily accessible via an elevator, with the exception of access to the balcony.

A duplex underground parking space for one car is also available for purchase for EUR 35,000.00. This is currently rented, but can be used for personal use.

A further advantage of the property is the string renovation carried out this year. This measure has further increased the value of the apartment.

The heating system is operated centrally, including hot water preparation. A cellar compartment offers storage space.

The house rent is set at EUR 300.65 per month (incl. EUR 62.96 maintenance reserve). Reserves are available.

Overall, this apartment offers an ideal combination of functionality and comfort. It is ideal for people who appreciate a central location with good infrastructure and yet are looking for a quiet home.

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## Details of amenities

- Lift
- Barrier-free access to the apartment (except to the balcony)
- Balcony facing south/west
- Fitted kitchen / open kitchen
- Bathroom with tub
- Double-glazed plastic windows
- Laminate flooring / tiles



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## All about the location

The apartment is located in the lively and well-known Berlin district of Prenzlauer Berg on the border with the Mitte district. This neighborhood is known for its unique mix of historic architecture, modern living concepts and urban flair. The location in a quiet side street, which is characterized by leafy courtyards and charming old buildings, guarantees a feel-good atmosphere.

The surrounding area offers a variety of cafés, restaurants, bars and boutiques that invite you to linger and shop. The well-known Kollwitzplatz, Oderberger Straße, Kastanienallee and the world-famous Mauerpark - a popular meeting place for young and old - are all in the immediate vicinity. Weekly markets and events take place here regularly, enriching the cultural life of the neighborhood. Berlin-Mitte is within walking distance with the Zionskirch- and Arkonaplatz.

The public transport connections are excellent. The Eberswalder Straße subway station (U2) is just a few minutes' walk away and offers fast connections to other parts of the city. The M1, M10 and M12 streetcar lines are also within easy reach and provide convenient connections to the main train station, Alexanderplatz and other central locations in Berlin.

For local recreation and sporting activities, the nearby Mauerpark offers plenty of green spaces and playgrounds. Here you can go for a walk, jog or simply enjoy nature.

The neighborhood's infrastructure is very well developed. Various supermarkets, doctors' surgeries, pharmacies, kindergartens and schools are within walking distance and guarantee a pleasant quality of life. The popular Kastanienallee is not far away and leads to Weinberg Park in Berlin-Mitte.

Your apartment is in one of the most sought-after locations in Berlin and is an ideal place to live for people who appreciate the vibrant city life and the charm of a mature neighborhood. Here you can enjoy the advantages of an urban environment and at the same time benefit from the peace and quiet of a side street.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.  
Dieser ist gültig bis 15.11.2027.  
Endenergieverbrauch beträgt 78.00 kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 1996.  
Die Energieeffizienzklasse ist C.

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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*To the Disclaimer of von Poll Immobilien GmbH*

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