

Berlin – Prenzlauer Berg

Fantastic top floor apartment with many extras

Property ID: 25463011



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PURCHASE PRICE: 1.450.000 EUR • LIVING SPACE: ca. 141,35 m² • ROOMS: 4

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At a glance

Property ID	25463011
Living Space	ca. 141,35 m ²
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	2000

Purchase Price	1.450.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2015
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Built-in kitchen

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Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	08.09.2035
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	143.10 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1900

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The property



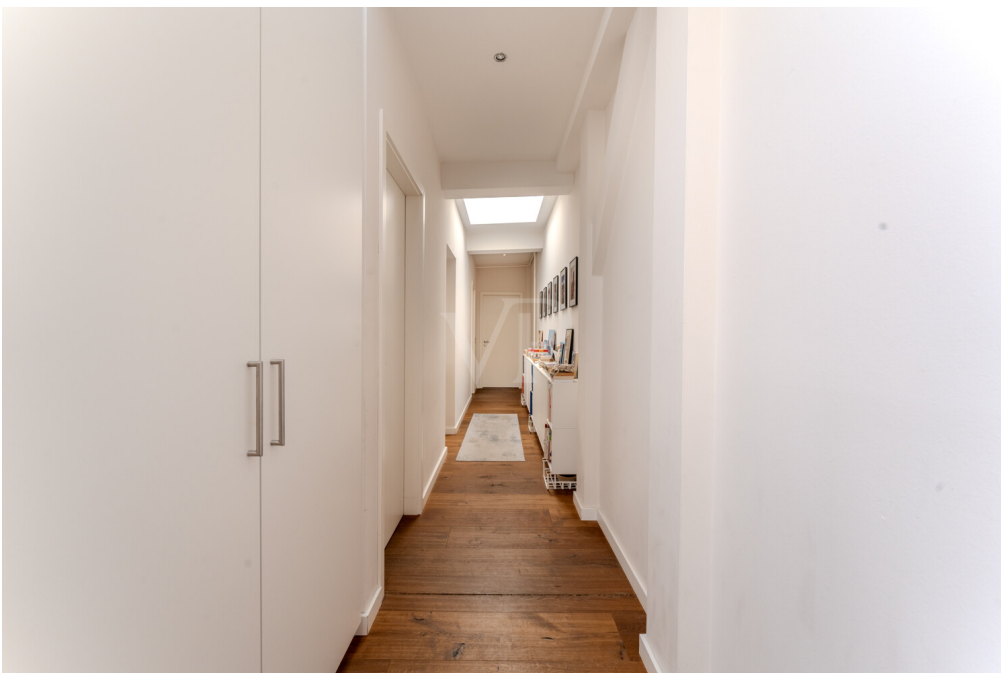
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The property



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A first impression

This exclusive top-floor apartment with around 141.35 m² of living space offers a modern living ambience in a sought-after location in Berlin. Your new dream paradise was built in 2000 on top of an apartment building dating back to 1900.

With a total of four rooms, including two bedrooms and a spacious living and dining area including a south-facing terrace as well as an additional living studio with a north-facing terrace, this apartment is ideally adaptable to individual needs.

The elevator takes you comfortably to the top floor. Upon entering, a small hallway leads you past the guest WC and into the focal point, the almost 40 m² living and dining area, whose high-quality, roasted country house floorboards run through all the living spaces and create a stylish atmosphere.

The adjoining, sheltered south-facing terrace with elaborate awning system brings life outside in the summer months.

The open-plan living and dining area impresses with its spaciousness and a modern designer fitted kitchen with individual cooking island, which offers every convenience for sophisticated cooking evenings. Well thought-out built-in wardrobes create additional storage space and underline the high-quality furnishings of the apartment. The numerous skylight windows provide plenty of natural light and enhance the generous feeling of space. The living spaces are equipped with energy-efficient underfloor heating, which - together with the gas condensing boiler, which will be replaced in 2022 - ensures a pleasant indoor climate. The completely modernized daylight bathroom is equipped with a floor-level walk-in shower, a new washbasin and elegant sanitary facilities. Two comfortably sized bedrooms offer a variety of uses. The air conditioning in the sleeping area ensures cool nights even on warmer days.

Specific features such as the electrically controllable slatted external blinds with anemometer, a modern curtain system and the awning system on the south-facing terrace ensure optimum sun and privacy protection and underline the upmarket quality of the furnishings.

The absolutely quiet apartment is in an extremely well-kept condition and impresses with its family-friendly room layout. There is also a separate cellar room in the building. The locked rooms for bicycles and garbage, which are used by the residents, ensure a safe and harmonious living environment. The landscaped inner courtyard and the entrance

area with the character of an old building provide a well-kept communal area of the residential building.

The combination of a spacious layout and high-quality fittings makes this quiet top-floor apartment suitable for both couples and families looking for a comfortable and contemporary home in the heart of Berlin. Enjoy your 360° view over the Berlin cityscape with a glass of wine in the evening.

Please contact us for more information or to arrange a viewing. We look forward to presenting this attractive offer to you in more detail.

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Details of amenities

2000 newly built 4 room and 4 terrace - top floor apartment with elevator and rooftop terrace with 360° view over Berlin

- Daylight bathroom with walk-in shower incl. new washbasin
- Roasted country house floorboards
- Underfloor heating in all rooms
- Designer fitted kitchen with cooking island 2015 incl. wine cabinet
- well thought-out built-in cupboards
- Electrically controlled external slatted blinds with anemometer
- Air conditioning in the sleeping area
- Numerous skylight windows
- New roof terrace access
- Built-in cupboards under the access staircase
- Extra door security and modern curtain systems
- Awning system on the south-facing terrace with bankirai covering
- green inner courtyard with separate bin and bicycle area

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All about the location

Welcome to Prenzlauer Berg in Berlin - the apartment is located in the family-friendly Winzkiez. 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. Kollwitzplatz, the Zeiss Großplanetarium and the world-famous Mauerpark, a popular meeting place for young and old, are in the immediate vicinity. Weekly markets and events take place here regularly, enriching the cultural life of the neighborhood.

The public transport connections are excellent. The S-Bahn stations on the Ringbahn or at Alexanderplatz, which is only 2 km away, are easy to reach via the M2 streetcar lines and provide convenient connections to the main railway station, Alexanderplatz and other central locations in Berlin.

For local recreation and sporting activities, the nearby Mauerpark or Volkspark Friedrichshain offer 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.

Your dream property is located in one of Berlin's most sought-after locations and is an ideal place to live for people who appreciate the vibrant city life and 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 8.9.2035.
Endenergieverbrauch beträgt 143.10 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1900.
Die Energieeffizienzklasse ist E.

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Contact partner

For further information, please contact your contact person:

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