

Berlin – Prenzlauer Berg

Loft character on the ground floor with terrace and underground parking in popular Prenzlauer Berg

Property ID: 25463004B



www.von-poll.com

PURCHASE PRICE: 635.000 EUR • LIVING SPACE: ca. 78,69 m² • ROOMS: 2

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

At a glance

Property ID	25463004B
Living Space	ca. 78,69 m ²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1904
Type of parking	1 x Underground car park, 40000 EUR (Sale)

Purchase Price	635.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2007
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Built-in kitchen

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

Energy Data

Type of heating	Central heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Energy efficiency class	C
Power Source	Gas	Year of construction according to energy certificate	1904

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

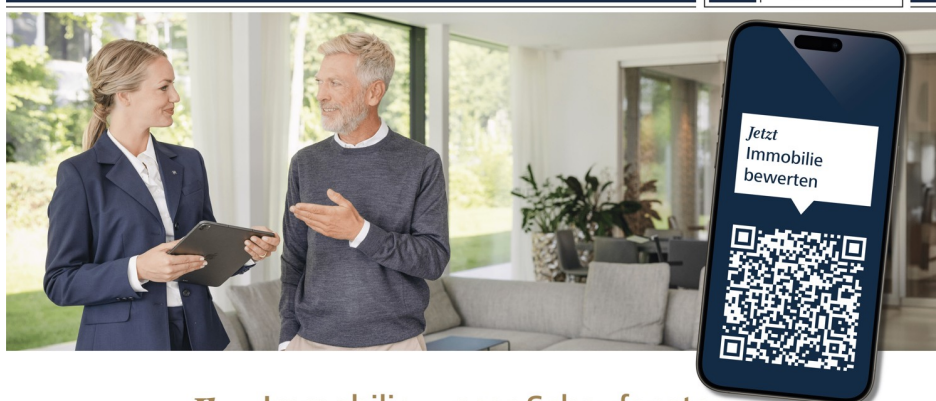
The property



Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



***Ihre* Immobilie, unser Schaufenster –
Professionelle Bewertung durch VON POLL IMMOBILIEN.**

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



VON POLL
FINANCE



Traumimmobilien und maßgeschneiderte Finanzierungen
– entdecken *Sie* die VON POLL Komplettlösung.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

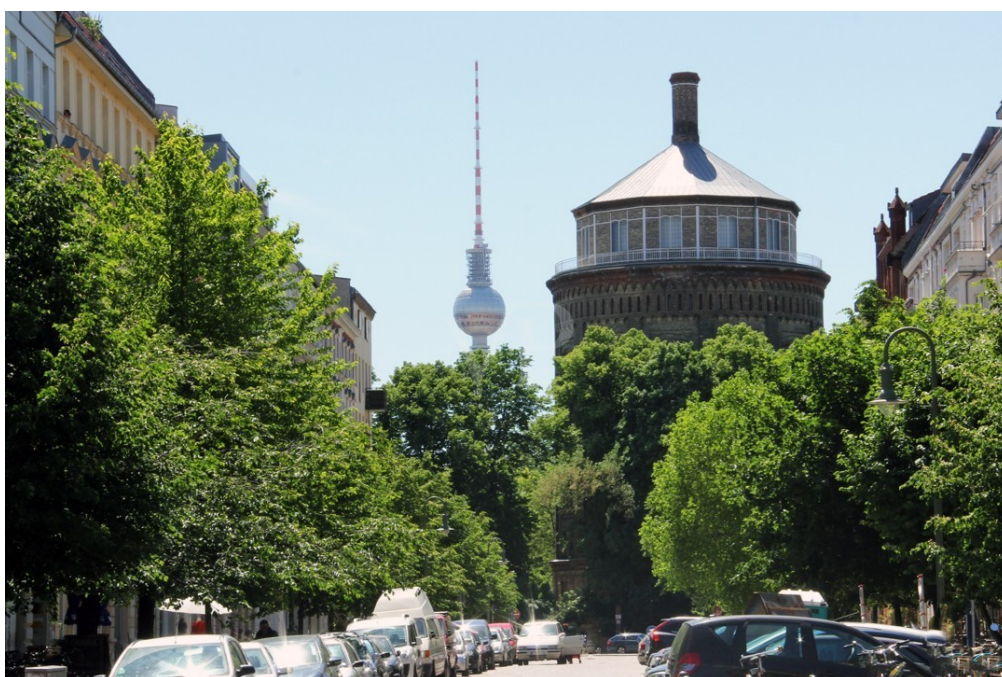
Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzu Hause – legen Sie Ihr Suchprofil bei VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



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

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

A first impression

For sale is a unique first floor apartment in an architecturally charming apartment building, which was built between 1904 and 1907 and extensively renovated and converted to residential use between 2005 and 2007. Historic elements such as capped ceilings and original style elements give the apartment its special industrial charm.

With an area of approx. 78.7 m², the apartment offers a comfortable home for single people or couples who want to combine urban living with a quiet retreat. The property boasts a well thought-out floor plan that is both functional and homely.

All rooms can be accessed directly via the entrance area. This detail creates privacy and provides a clear structure for everyday life. The focal point of the apartment is the spacious, light-flooded living room. It offers enough space for a cozy sofa area and a fully-fledged dining area. Large windows let in plenty of natural light and create a bright, friendly atmosphere with a pleasant living climate. Adjacent to the living room is a small, cleverly integrated office alcove. It is ideal as a quiet workplace in the home office or as a cozy reading corner.

The bedroom is well laid out and offers space for a double bed and a spacious closet. It can be individually furnished without having to compromise. The adjoining bathroom is modern and has a bathtub, a towel radiator and an electric ventilation system. The separate kitchen is practically designed and equipped with all the necessary electrical appliances. It offers enough space for culinary development, whether in everyday life or on social occasions.

A separate cellar room belongs to the apartment and offers additional storage space. The communal areas are also in a very well-kept condition. The purchase also includes an underground parking space for an additional €40,000. The underground garage offers convenient and secure parking in a central location and is accessible both via the stairwell and the elevator.

The apartment is located in a milieu protection area, which means that certain structural changes or conversions are subject to special approval regulations. This serves to protect the existing residential structure and preserve the established neighborhood.

The property impresses with its quiet location, central connections and the successful combination of historical substance and modern furnishings. It is suitable for both owner-

occupiers and investors.

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

Details of amenities

- extensively renovated in 2007
- Preservation of historical elements such as capped ceilings and original style elements
- High-quality oak parquet flooring throughout the apartment
- modern bathroom fittings: bathtub, towel radiator, ventilation system
- double insulated glass windows for good thermal insulation and soundproofing
- Central heating ensures an even and pleasant living climate
- Practically designed kitchen with a full range of electrical appliances
- Large windows for optimal lighting conditions
- well-kept communal areas within the residential complex
- Cellar room for additional storage space
- Optional underground parking space (purchase price: € 40,000) in a central location

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

All about the location

The apartment is located in one of the most sought-after areas of Prenzlauer Berg, a lively and diverse district in the heart of Berlin. The location combines an urban lifestyle with the typical charm of historic old buildings, mature neighborhoods and an excellent infrastructure.

Numerous cafés, restaurants, boutiques and bars invite you to linger just a few steps away. The popular Kollwitzplatz, Kastanienallee, Volkspark Friedrichshain and Mauerpark with its colorful cultural program are in the immediate vicinity. Berlin Mitte with Zionskirchplatz and Arkonaplatz is also within walking distance, ideal for those who appreciate short distances and a varied environment. Despite the central location, the surrounding area offers leafy courtyards, quiet side streets and charming old buildings that create a pleasant living atmosphere.

Transport links are excellent, with the U2 subway line and several streetcar lines such as the M2, M4 and M10 in the immediate vicinity, providing quick connections to Alexanderplatz, the main railway station and other parts of the city.

For leisure and recreation, the nearby parks offer numerous opportunities for jogging, walking or relaxing. Gyms, playgrounds and sports facilities are also within easy reach. The infrastructure in the area is excellent, with supermarkets, pharmacies, doctors' surgeries, schools and daycare centers in the immediate vicinity, ensuring a high quality of everyday life.

This property combines the urban pulse of the capital with the serenity of a mature neighborhood, an ideal home for people who love Berlin city life and still value peace, comfort and style.

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

Other information

Es liegt ein Energieverbrauchsausweis vor.
Endenergieverbrauch beträgt kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1904.
Die Energieeffizienzklasse ist C.

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when a business relationship is established, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG.

LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization.

OUR SERVICE FOR YOU AS THE OWNER:

If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

Property ID: 25463004B - 10405 Berlin – Prenzlauer Berg

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Prenzlauer Allee 52, 10405 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: prenzlauer.berg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com