

Berlin – Prenzlauer Berg

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

Property ID: 25463004

FÜR SIE IN DEN BESTEN LAGEN

*Secret Sale*

[www.von-poll.com](http://www.von-poll.com)

PURCHASE PRICE: 635.000 EUR • LIVING SPACE: ca. 78,69 m<sup>2</sup> • ROOMS: 2

Property ID: 25463004 - 10405 Berlin – Prenzlauer Berg

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## At a glance

|                      |                                            |
|----------------------|--------------------------------------------|
| Property ID          | 25463004                                   |
| Living Space         | ca. 78,69 m <sup>2</sup>                   |
| 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                                                                     |
| Construction method           | Solid                                                                    |
| Equipment                     | Terrace, Built-in kitchen                                                |

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## 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                           |

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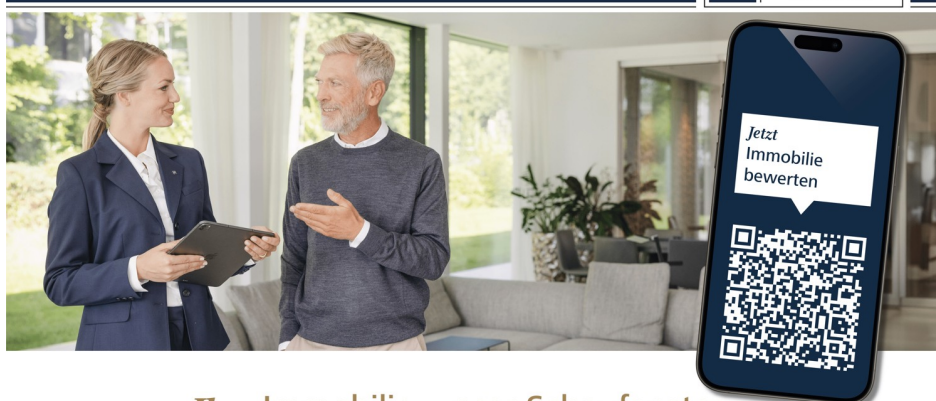
## The property



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## The property

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Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

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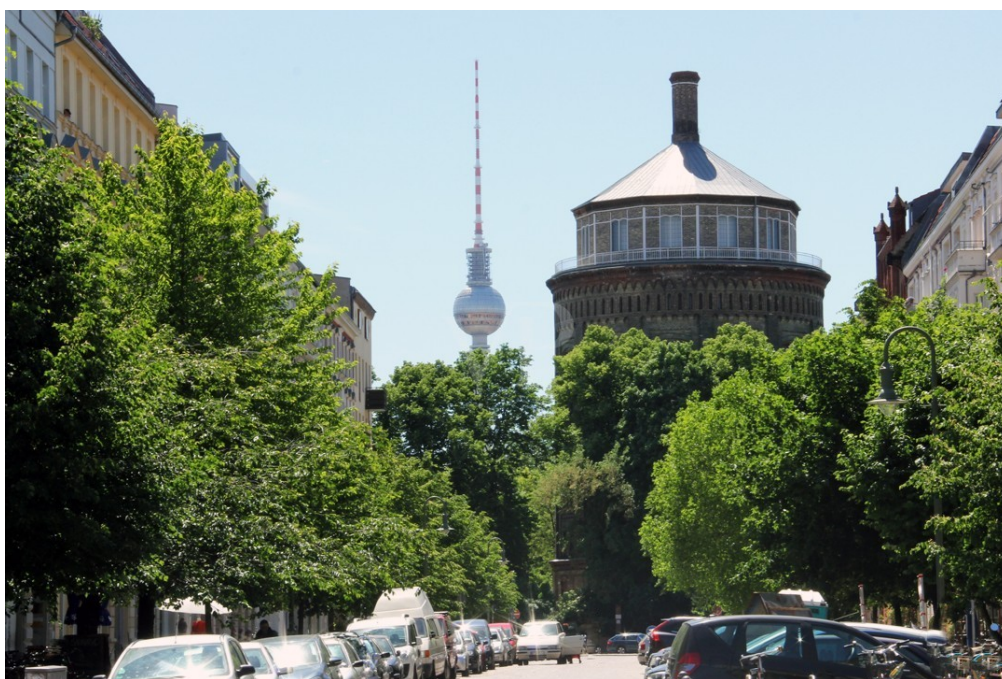
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## The property



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## The property





**Professionelle Immobilienbewertung**  
kostenfrei und unverbindlich

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

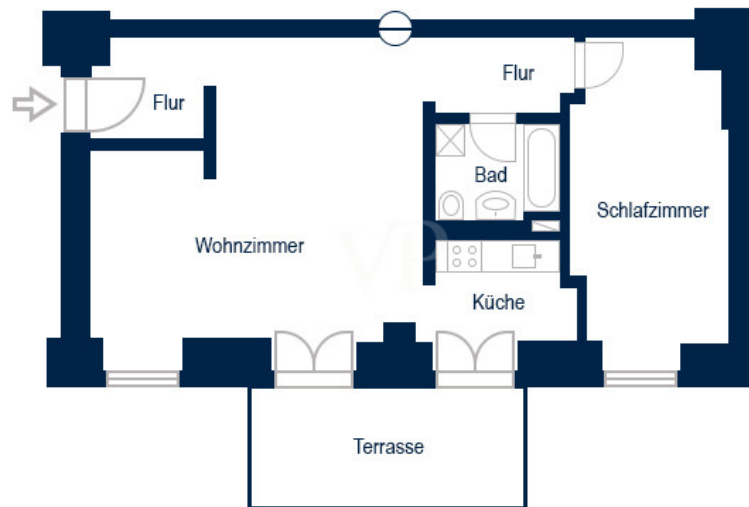


Kundenbewertung **4,9**  
★★★★★

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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

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 sqm, 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. An underground parking space can be purchased 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 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.

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## 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

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## 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.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.  
Endenergieverbrauch beträgt kwh/(m<sup>2</sup>\*a).  
Wesentlicher Energieträger der Heizung ist Gas.  
Das Baujahr des Objekts lt. Energieausweis ist 1904.  
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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