Berlin – Prenzlauer Berg

Charming apartment in an old building - stylish and spacious living in Prenzlauer Berg - ready to move in!

Property ID: 25463006

PURCHASE PRICE: 899.000 EUR • **LIVING SPACE:** ca. 116 m² • **ROOMS:** 3

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At a glance

Property ID	25463006
Living Space	ca. 116 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1900

Purchase Price	899.000 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	Built-in kitchen, Balcony

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	11.06.2029
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	98.10 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	1900

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The property

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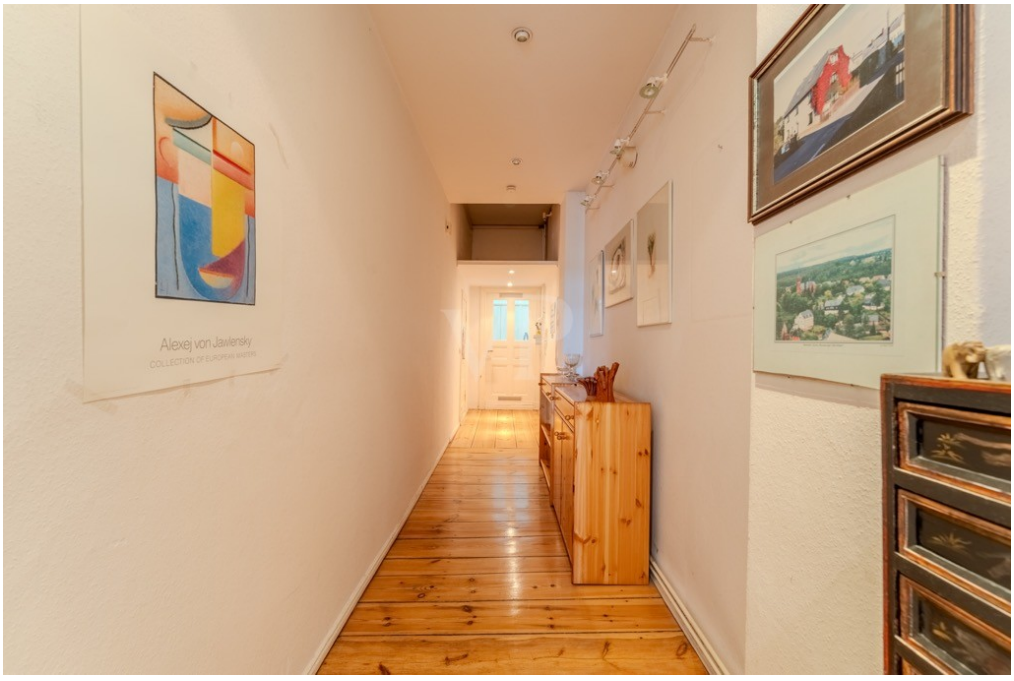
The property



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A first impression

For sale is an exceptional and generously proportioned old apartment in the sought-after Winsviertel district in the heart of Berlin-Prenzlauer Berg (milieu protection area).
The building was constructed around 1900 and impresses with its historic building fabric and well-maintained overall condition. The apartment is located in the front building and offers generous and stylish living comfort on approx. 116 m² of living space and a ceiling height of up to 3.40 m.

The layout of the apartment is clearly structured and offers a comfortable living ambience: In the front area, there are two large rooms - connected by a double door - and a small balcony. The third room is located opposite.
At the back of the apartment, you will find the kitchen with built-in units and a small seating area as well as the bathroom with a bathtub, shower and plenty of natural light. The bathroom and kitchen are fitted with double-glazed wooden windows.

Typical old building elements such as stucco decorations, original double doors and the wooden box-type windows in the front living area, which were restored in 2015, give the apartment a special character. The oak parquet flooring and floorboards underline the elegant living atmosphere.

Heating is provided by a gas-fired central heating system, which also supplies hot water. There is also a cellar compartment and bicycle storage facilities in the inner courtyard. The house rent is set at EUR 232.32 per month (excluding gas costs, but including EUR 70.33 maintenance reserve). The apartment was last modernized in 2007.

The central and quiet location of the apartment in the Winsviertel offers excellent connections to the public transport network. All important facilities for daily needs can be reached in the immediate vicinity.

This apartment appeals to singles, couples and small families alike - an ideal home for city lovers looking for something special.

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Details of amenities

- Apartment in the front building
- Old stucco building
- Room height (except in the hallway): approx. 3.40 m
- Balcony
- floorboards & oak parquet
- Double doors
- Wooden box window (restored 2015)
- Double-glazed wooden windows in the bathroom and kitchen (1997)
- Fitted kitchen
- Bathroom with bathtub, shower and window
- Gas heating (renewal of the boiler in 2007)
- Intercom system
- Inner courtyard with bicycle parking

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All about the location

The apartment is located in the popular Winsviertel district in the heart of Berlin-Prenzlauer Berg (milieu protection area) - one of the capital's liveliest and most charming neighborhoods. The neighborhood is characterized by lovingly renovated old buildings, leafy avenues and a diverse range of restaurants.

Just a few steps away is the legendary Volkspark Friedrichhain, Kollwitzplatz with its weekly market and Leise Park - a green oasis with quiet paths and shady spots that invites you to take a walk and relax.

The Winsviertel impresses with its high density of cozy cafés, individual boutiques and small delicatessens.

The central location also makes it easy to reach Berlin's City East with Alexanderplatz, Museum Island and Hackescher Markt - both by bike and by public transport.

The connections are excellent: the underground and S-Bahn stations Alexanderplatz, Greifswalder Straße and Prenzlauer Allee are very close by - several streetcar lines are within walking distance. This location combines urban life with a relaxed neighborhood atmosphere in an ideal way.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 11.6.2029.
Endenergieverbrauch beträgt 98.10 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 1900.
Die Energieeffizienzklasse ist C.

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Contact partner

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