

Berlin – Prenzlauer Berg

Charmante 3-Zimmer Wohnung im Herzen vom Prenzlauer Berg

Property ID: 25463005



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PURCHASE PRICE: 285.000 EUR • LIVING SPACE: ca. 64,75 m² • ROOMS: 2.5

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At a glance

Property ID	25463005
Living Space	ca. 64,75 m ²
Floor	1
Rooms	2.5
Bedrooms	1
Bathrooms	1
Year of construction	1930

Purchase Price	285.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	1998
Condition of property	Well-maintained
Construction method	Solid
Rentable space	ca. 64 m ²
Equipment	Balcony

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Energy Data

Type of heating	District heating	Energy Certificate	Legally not required
Power Source	District heating		

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The property

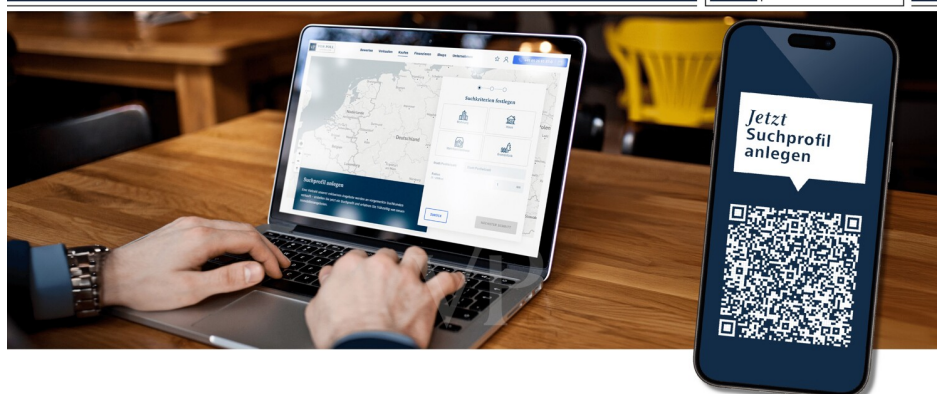


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The property



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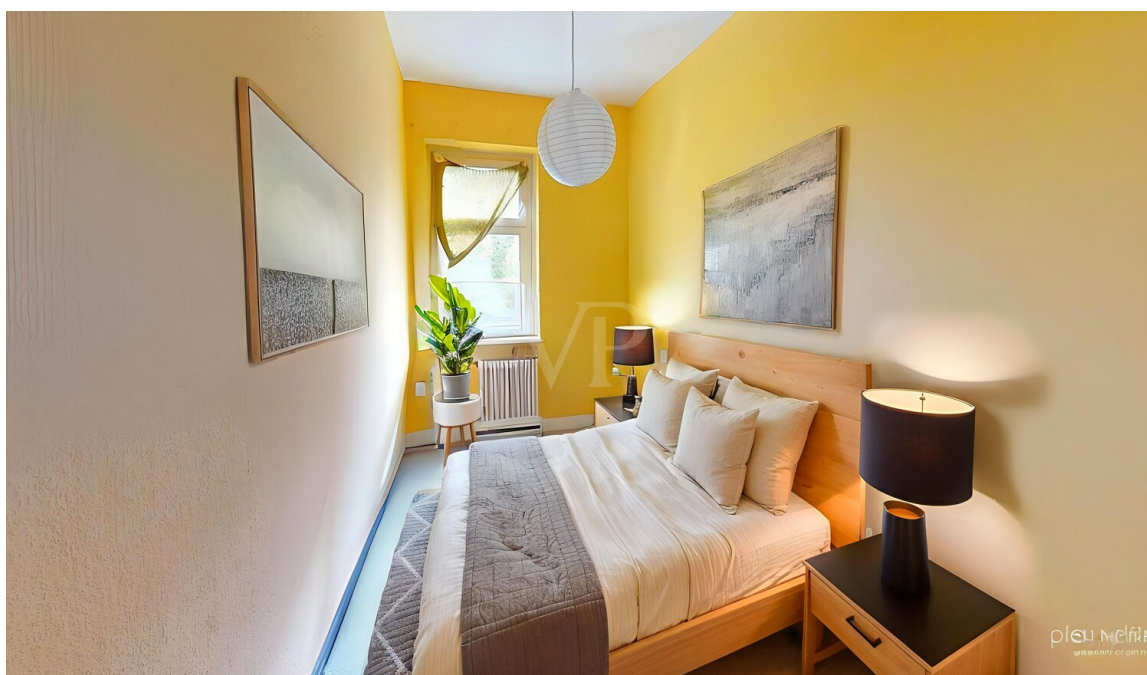
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- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Kundenbewertung **4,9**
★★★★★

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A first impression

Historic residential charm with balcony on a quiet residential street

In a quiet and well-kept residential area, this attractive apartment is part of a historic residential ensemble that was designed by the renowned architects Mebes and Emmerich between 1927 and 1928 and completed in 1930. The property impresses with its timeless architecture and a successful combination of tradition and functionality.

The approx. 65 m² rented apartment is located in a quiet residential street and impresses with its well thought-out room layout. With a total of 2.5 rooms, it offers enough space for singles, couples or small families. In the spacious living area, high ceilings combined with the classic wooden floorboards create a pleasant atmosphere that is both cozy and open. The adjoining balcony invites you to spend quiet hours outdoors and offers a beautiful view of the residential complex's leafy inner courtyard.

The apartment has a separate bedroom, which is ideal for restful nights and offers plenty of scope for individual design. The half room functions as a practical extension and can be used as a study, children's room or dressing room, for example. An adjoining pantry offers additional storage space and creates order in everyday life.

The bathroom is equipped with a classic bathtub and impresses with its functional design. The furnishings are of simple quality, ensuring sufficient comfort for everyday use and leaving room for personal customization. Thanks to regular maintenance and a comprehensive modernization in 1998, the apartment presents itself in well-kept condition.

Heating is provided efficiently and sustainably by district heating. This ensures a reliable heat supply and contributes to the energy efficiency of the property. The well thought-out planning of the residential building and the easy accessibility of the individual floors also contribute to the living comfort.

Particularly noteworthy is the quiet yet central location with excellent public transport connections. Shopping facilities for daily needs, schools and various leisure activities are located in the immediate vicinity.

The traditional residential ensemble is characterized by its pleasant neighbourhood and harmonious overall appearance and offers you a home with history and charm. Timeless architecture and modern quality of life come together here. This apartment offers an ideal retreat for anyone looking for a well-designed home in a historic residential environment



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with practical amenities and excellent connections to the city center.

We would be delighted to invite you to view the property so that you can gain a comprehensive impression of this charming apartment in a historic setting.

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Details of amenities

- Historic residential complex from the years 1927-1928
- Design: Mebes and Emmerich (architect)
- Apartment in a quiet location from 1930
- Complete and thorough refurbishment including the entire building services and bathrooms; electrical VDE-compliant; renewal of the roofs and restoration of the original appearance
- 2.5 spacious rooms
- 1 bathroom with bathtub
- Wooden floorboards
- pantry
- balcony
- quiet residential street
- good connection to public transportation

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All about the location

The apartment is located in the north-east of the Prenzlauer Berg district, one of Berlin's trendy districts, and borders on the Weißensee and Pankow districts. The houses are characterized by their central location within the city.

The apartment is located in a listed residential ensemble and is characterized by predominantly five-storey old buildings that were built in the 1930s.

Public transportation is all within walking distance, such as the Prenzlauer Allee S-Bahn station and the Schönhauser Allee U-Bahn station - so Prenzlauer Berg is excellently connected to the public transportation network. Numerous buses, streetcars as well as S-Bahn and U-Bahn trains run here.

A variety of shopping facilities, daycare centers, schools, doctors, restaurants and bars are located in the immediate vicinity.

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Other information

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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

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