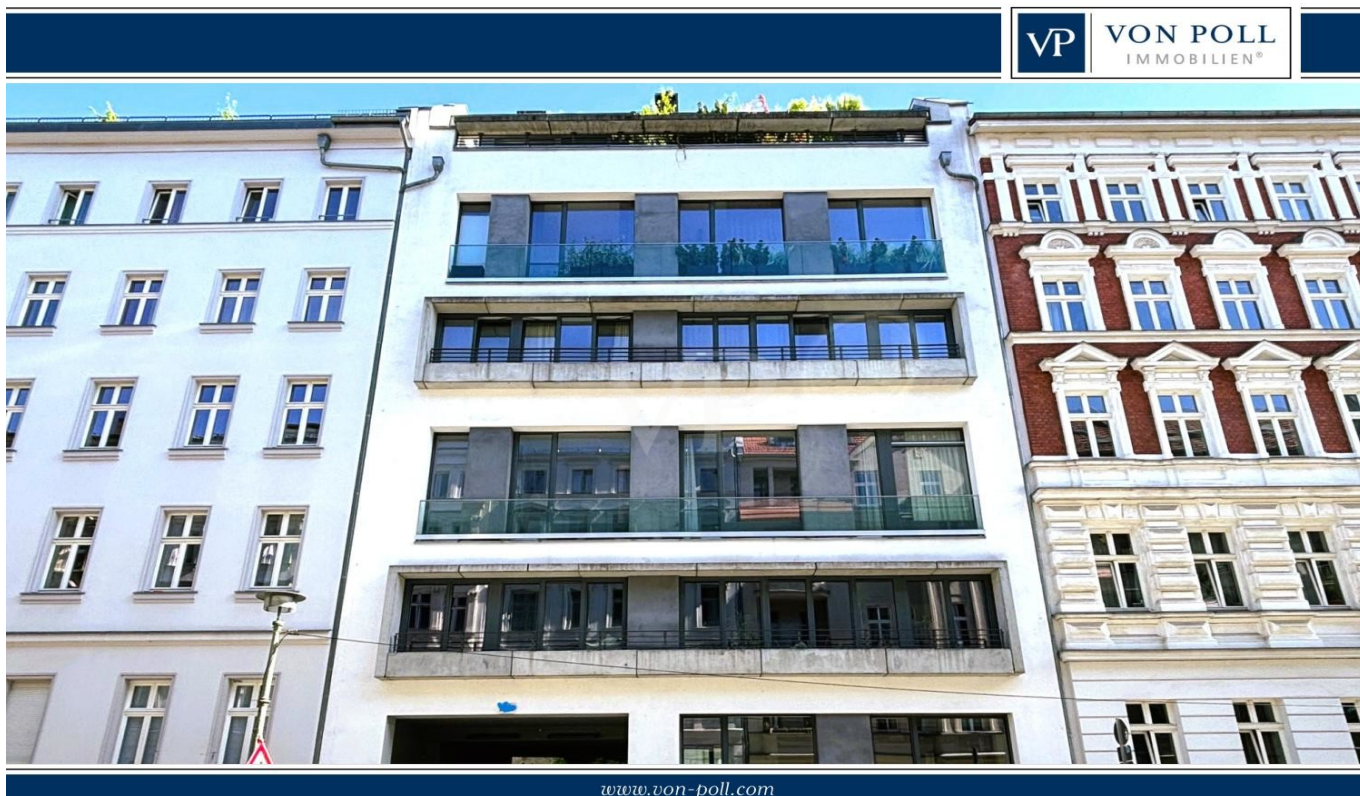


Berlin – Prenzlauer Berg

# Barrier-free apartment with floor-to-ceiling windows and high ceilings in a central location - ready to move into!

Objektnummer: 24463003A



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KAUFPREIS: 649.000 EUR • WOHNFLÄCHE: ca. 81 m<sup>2</sup> • ZIMMER: 3

Objektnummer: 24463003A - 10435 Berlin – Prenzlauer Berg

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## Auf einen Blick

Objektnummer	24463003A
Wohnfläche	ca. 81 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Baujahr	2011

Kaufpreis	649.000 EUR
Wohnung	Erdgeschosswohnung
Provision	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Nutzfläche	ca. 0 m <sup>2</sup>
Ausstattung	Einbauküche

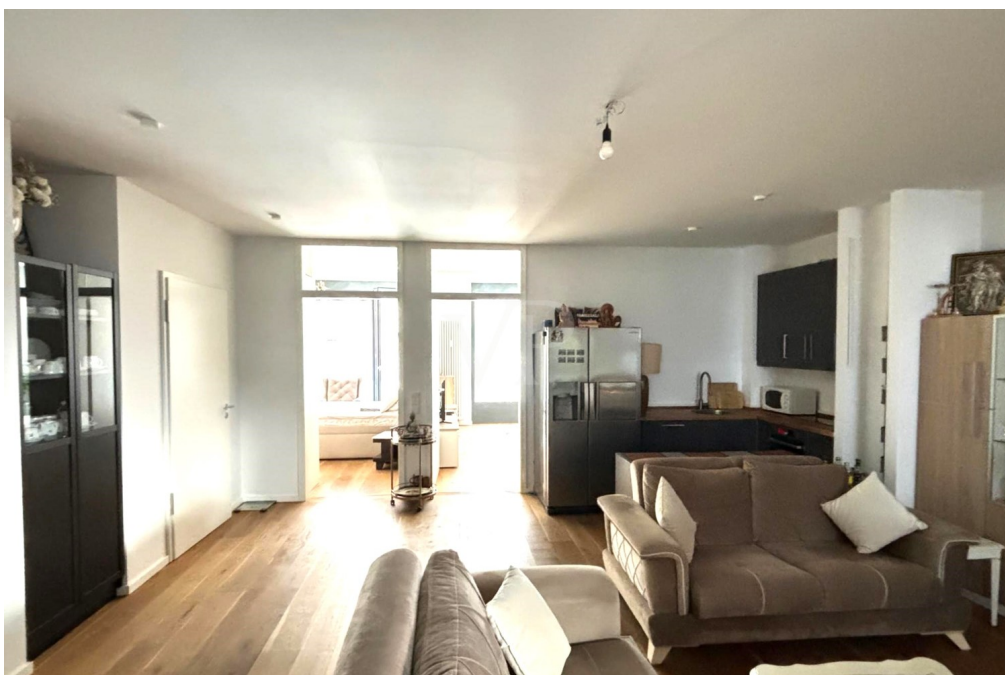
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## Auf einen Blick: Energiedaten

Heizungsart	Zentralheizung	Energieausweis	BEDARF
Wesentlicher Energieträger	Pellet	Endenergiebedarf	108.70 kWh/m <sup>2</sup> a
Energieausweis gültig bis	06.04.2032	Energie- Effizienzklasse	D
Befuerung	Pelletheizung		

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## Die Immobilie



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## Die Immobilie



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## Die Immobilie



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MAKLER-KOMPASS  
HEFT 10/2021

**Top-Makler Berlin**



Höchstnote für  
**Von Poll Immobilien  
Pankow**

IM TEST: 2.984 Makler

GÜLTIG BIS: 10/22

Florastraße 1 | 13187 Berlin | [pankow@von-poll.com](mailto:pankow@von-poll.com)

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## Die Immobilie





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## Ein erster Eindruck

This approx. 80 m<sup>2</sup> raised first floor apartment, built in 2011, is located in a well-kept and modern apartment building. With a total of three rooms, including two bedrooms and a bathroom as well as a storage room, it is ideal for couples or small families. The apartment has high-quality fixtures and fittings that offer every comfort. The barrier-free furnishings of this apartment are particularly noteworthy. The open-plan fitted kitchen has a modern design and invites you to cook and linger. The high-quality parquet flooring gives the rooms a cozy atmosphere. Floor-to-ceiling windows and doors - "French balcony" - ensure pleasant lighting and ventilation in the bedrooms - the ceiling height of approx. 3 m in the bedrooms also conveys a generous feeling of space. The apartment has double-glazed wooden windows and electric external blinds, which ensure a pleasant living atmosphere. The bathroom is equipped with a walk-in shower and offers modern comforts. An elevator in the building facilitates access to the apartment from the basement, especially for older people or families with children. The property is powered by wood pellet central heating. A cellar and bicycle storage room are part of the apartment's facilities. The house rent is set at EUR 456.14 per month (incl. EUR 36.11 maintenance reserve). Reserves are available. The apartment is in a quiet location and offers good public transport connections. Shopping facilities and schools are nearby, which makes everyday life easier. Overall, this apartment offers an ideal combination of modern living comfort and practical furnishings. It is suitable for both young couples and senior citizens looking for a barrier-free apartment. Arrange a viewing today and see the benefits of this property for yourself.

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## Ausstattung und Details

- Barrier-free
- Open fitted kitchen
- Parquet floor
- Floor-to-ceiling windows and door - "French balcony" in the bedrooms facing north/west
- Ceiling height in the bedrooms of approx. 3m
- Double-glazed wooden windows
- Electric external blinds
- Bathroom with walk-in shower
- elevator
- Cellar / bicycle room

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## Alles zum Standort

The apartment is located in the lively and well-known district of Prenzlauer Berg in Berlin. This neighborhood is known for its unique mix of historical 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, Oderberger Straße, Kastanienallee and the world-famous Mauerpark, a popular meeting place for young and old, are all in the immediate vicinity. Weekly markets and events take place here regularly, enriching the cultural life of the neighborhood. Berlin-Mitte is within walking distance with the Zionskirch- and Arkonaplatz. The public transport connections are excellent. The Eberswalder Straße subway station (U2) is just a few minutes' walk away and offers fast connections to other parts of the city. The M1, M10 and M12 streetcar lines are also within easy reach and provide convenient connections to the main train station, Alexanderplatz and other central locations in Berlin. For local recreation and sporting activities, the nearby Mauerpark offers 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. The popular Kastanienallee is not far away and leads to Weinberg Park in Berlin-Mitte. Your apartment is in one of the most sought-after locations in Berlin and is an ideal place to live for people who appreciate the vibrant city life and the 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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## Weitere Informationen

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 6.4.2032. Endenergiebedarf beträgt 108.70 kWh/(m<sup>2</sup>\*a). Wesentlicher Energieträger der Heizung ist Pellet. Das Baujahr des Objekts lt. Energieausweis ist 2011. Die Energieeffizienzklasse ist D.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Ulf Sobeck

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E-Mail: [pankow@von-poll.com](mailto:pankow@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

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