

Berlin – Prenzlauer Berg

**WITHOUT commission for the buyer! 3 rooms near  
Mauerpark in Prenzlauer Berg - ready to move in!**

*Property ID: 24463003B*



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**PURCHASE PRICE: 629.000 EUR • LIVING SPACE: ca. 81 m<sup>2</sup> • ROOMS: 3**

Property ID: 24463003B - 10435 Berlin – Prenzlauer Berg

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## At a glance

Property ID	24463003B	Purchase Price	629.000 EUR
Living Space	ca. 81 m <sup>2</sup>	Condition of property	Well-maintained
Rooms	3	Equipment	Built-in kitchen
Bedrooms	2		
Bathrooms	1		
Year of construction	2011		

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## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Pellet	Final Energy Demand	108.70 kWh/m <sup>2</sup> a
Energy certificate valid until	06.04.2032	Energy efficiency class	D
Power Source	Pellet-Fuelled	Year of construction according to energy certificate	1937

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## The property





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## The property



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Top-Makler Berlin  
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- ✓ 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

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## The property

FÜR SIE IN DEN BETSEN LAGEN



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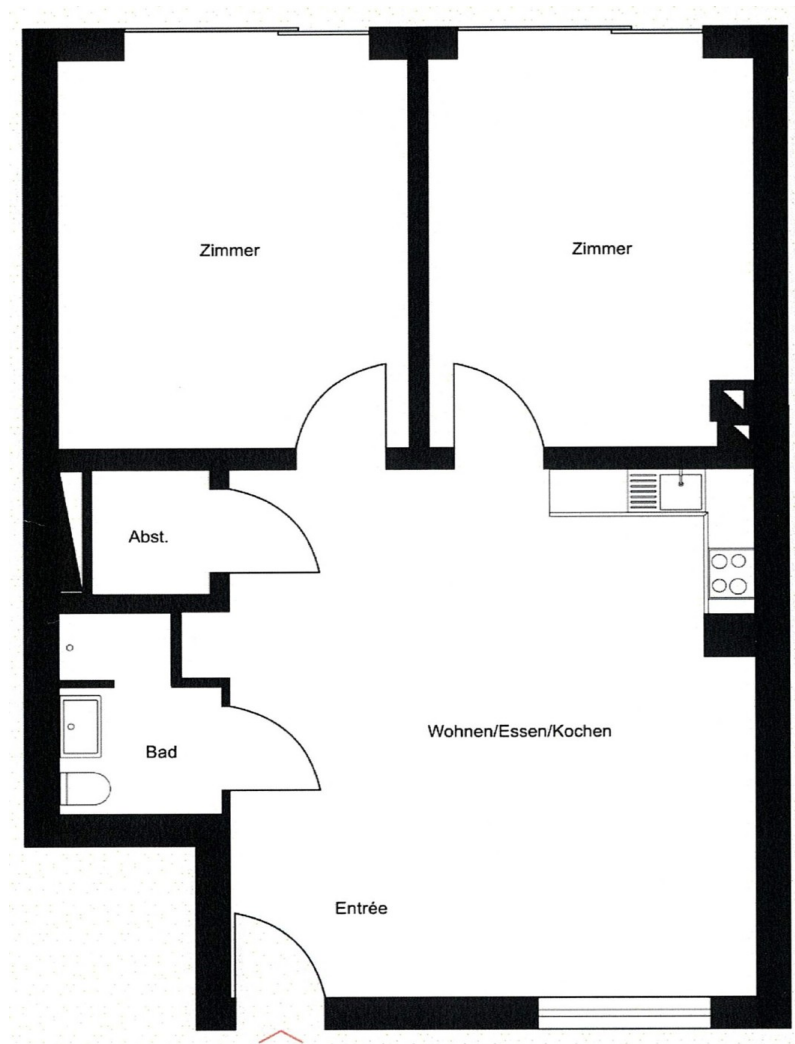
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## Floor plans



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

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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## Details of amenities

- 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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## All about the location

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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## Other information

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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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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Florastraße 1 Berlin – Pankow  
E-Mail: [pankow@von-poll.com](mailto:pankow@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

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