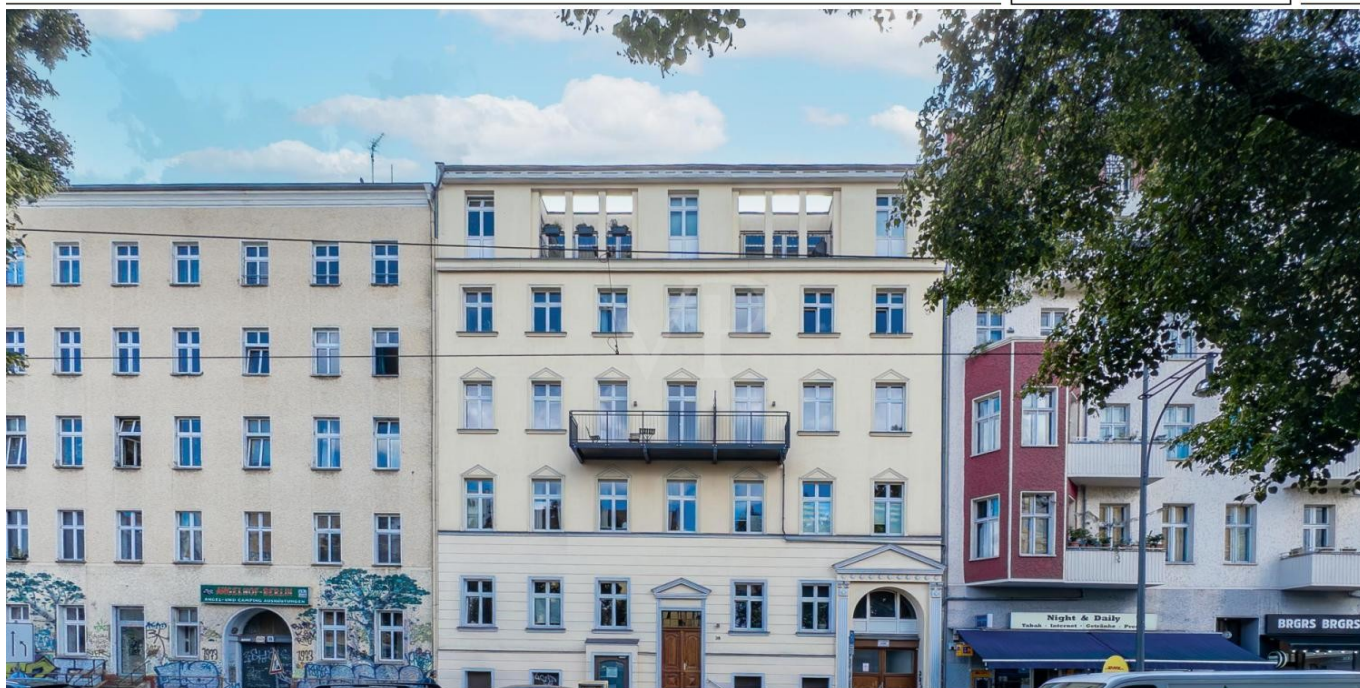


Berlin – Prenzlauer Berg

Exclusive 3-room Belle Étage apartment with historic old building charm in Prenzlauer Berg

Property ID: 24463008E



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PURCHASE PRICE: 799.000 EUR • LIVING SPACE: ca. 100,49 m² • ROOMS: 3

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At a glance

Property ID	24463008E
Living Space	ca. 100,49 m ²
Floor	1
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1910

Purchase Price	799.000 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
Usable Space	ca. 0 m ²
Equipment	Built-in kitchen

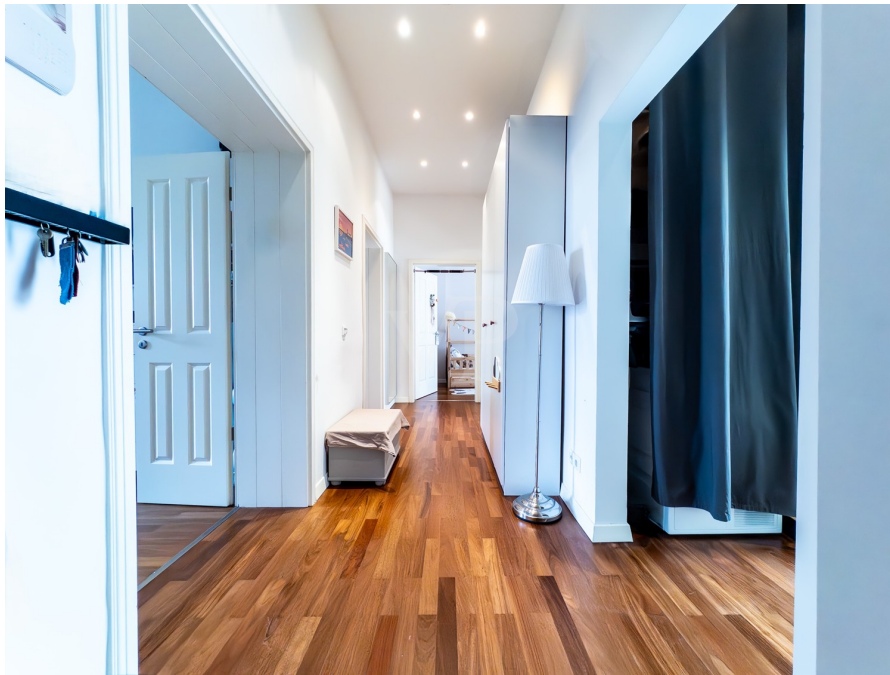
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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Energy efficiency class	D
Power Source	Gas		

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The property



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The property

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A first impression

This exceptional Belle Étage apartment in the sought-after Prenzlauer Berg district is centrally located in one of Berlin's hippest neighborhoods. The property was extensively renovated in 2007 and impressively combines the timeless charm of historic old buildings with modern living comfort. The generous living space of around 100.49 m² is furnished to a high standard and is characterized by fine materials and sophisticated design. Oiled parquet flooring has been laid throughout the living area, which, together with the underfloor heating, creates a cozy atmosphere. The 3.40 m high ceilings and the original stucco elements in the bedroom emphasize the historic character of the apartment and create a unique, stylish living atmosphere. The modern kitchen is equipped with high-quality brand-name appliances and offers access to a balcony overlooking the well-kept inner courtyard. The balcony invites you to enjoy the fresh air and take in the peaceful surroundings. The children's room also has access to the balcony, providing additional space to relax outdoors. The bathroom offers modern comfort with a bathtub, a window for natural light and a practical towel radiator. A small storage niche in the apartment provides additional storage space and practical organization in everyday life. In the basement of the building, a modern ventilation system ensures effective humidity control, which helps to maintain the value of the building. The inner courtyard has been redesigned and now includes a sandpit, providing a safe playground for children. Residents also have access to a well-maintained bicycle shed, which provides practical and secure storage for bicycles. This well-kept apartment in a historic old building offers an elegant and comfortable living ambience in the heart of one of Berlin's most attractive districts and impresses with its unique combination of historic flair and modern luxury.

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Details of amenities

- Very popular and central location in the famous Prenzlauer Berg district
- ideal connection to public transportation
- Belle-Étage apartment was completely renovated in 2007
- historic old building charm with stucco in the bedroom and 3.40 m high ceilings
- Unique, oiled parquet flooring throughout the apartment
- Underfloor heating throughout the apartment
- Bathroom with window and heated towel rail
- small storage niche/wardrobe
- Aesthetic kitchen with high-quality brand appliances
- Access to the balcony from the children's room and the kitchen
- Balcony with a view of the quiet inner courtyard
- Elevator (stops on the following floors: ground floor/1.5/2.5/3.5)
- Cellar with ventilation system (against humidity)
- Sandpit in the courtyard has been renewed
- Bicycle shed in the well-kept inner courtyard

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All about the location

This charming gem of an old building is located in the heart of Prenzlauer Berg, one of Berlin's most sought-after and historic districts. Prenzlauer Berg is known for its charming Gründerzeit architecture, and Greifswalder Strasse is also lined with imposing old buildings from the late 19th and early 20th centuries. These buildings are characterized by high ceilings, stucco decorations and spacious living spaces that reflect the historic character of the district. The area surrounding the apartment offers a harmonious mix of urban life and green oases. Volkspark Friedrichshain, one of Berlin's oldest and largest parks, is located in the immediate vicinity and is ideal for relaxing walks, sports activities and lingering. This park is a popular meeting place for families, joggers and anyone who wants to enjoy nature in the middle of the city. In terms of transportation, the location is extremely convenient. Greifswalder Straße is an important arterial road that provides quick access to other parts of the city. The M4 and M10 streetcar lines are within walking distance and offer a direct connection to Alexanderplatz, one of Berlin's central hubs. There are also bus lines in the immediate vicinity on the doorstep. The Greifswalder Straße S-Bahn station is just a few minutes' walk away, guaranteeing excellent public transport connections. The variety of cultural and culinary offerings in Prenzlauer Berg is particularly noteworthy. The district is known for its numerous cafés, restaurants, boutiques and galleries, which create a creative and lively atmosphere. Historically, Prenzlauer Berg was once a working-class district that underwent rapid gentrification after the reunification of Berlin and developed into a sought-after residential area that is popular with families and young professionals alike. The location in Prenzlauer Berg gives the apartment a special charm and makes it an attractive place to live in one of the most dynamic cities in Europe.

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Other information

Es liegt ein Energieverbrauchsausweis vor. Endenergieverbrauch beträgt kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2007. Die Energieeffizienzklasse ist D. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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Contact partner

For further information, please contact your contact person:

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