

Berlin – Prenzlauer Berg

Ideal for singles - bright and spacious with eat-in kitchen and floor-to-ceiling windows in Kollwitzkiez!

Property ID: 24463010



www.von-poll.com

PURCHASE PRICE: 429.000 EUR • LIVING SPACE: ca. 54 m² • ROOMS: 1

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

At a glance

Property ID	24463010	Purchase Price	429.000 EUR
Living Space	ca. 54 m ²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	4	Modernisation / Refurbishment	2024
Rooms	1	Condition of property	Well-maintained
Bedrooms	1	Construction method	Solid
Bathrooms	1	Usable Space	ca. 0 m ²
Year of construction	1870		

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy consumption certificate
Energy Source	Gas	Final energy consumption	86.90 kWh/m ² a
Energy certificate valid until	17.03.2026	Energy efficiency class	C
Power Source	Gas		

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

The property



Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

The property



VP VON POLL
IMMOBILIEN

Capital
MAKLER-KOMPASS
TOP 1000
Top-Makler Berlin
★★★★★
Hochnotierte für
von Poll Immobilien
Pankow
IM 19311 1.999 MÄKLER GEFÜHRTE IM 30.12.

BELLEVUE
Best Property
Agents
2024

Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ 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

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzu Hause – legen Sie Ihr Suchprofil bei
VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading REAL ESTATE
COMPANIES
= THE WORLD

www.von-poll.com/berlin-pankow

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

A first impression

This bright and spacious 1-room apartment with an eat-in kitchen and floor-to-ceiling windows is located on the 4th floor of the side wing of an apartment building from the Wilhelminian era. With its approx. 54m² in the popular Kollwitzkiez, it is ideal for singles. The spacious room, which can be used as both a living and sleeping area, impresses with its floor-to-ceiling double casement window and white wooden door. The eat-in kitchen has a kitchenette that offers plenty of storage space. The modern bathroom was renovated in 2024 and is equipped with a shower and dimmable lighting. The high-quality vinyl flooring was also laid in 2024 and provides a modern and warm look. The double-glazed wooden windows contribute to the energy efficiency of the property. The heating and hot water are provided by a gas heating system with its own separate billing. The monthly house fee is EUR 128.00 (incl. EUR 55.00 maintenance reserve). Sufficient reserves are available. The apartment also has a cellar, which offers additional storage space. The apartment building was renovated and modernized in the early 2000s, thus ensuring contemporary living comfort in an attractive location.

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

Details of amenities

- Eat-in kitchen with kitchenette and floor-to-ceiling window
- Large floor-to-ceiling window in the living/sleeping area
- Bathroom with shower and light dimming (2024)
- High-quality vinyl flooring (2024)
- Double glazed wooden windows
- White wooden doors
- Gas heating with hot water preparation
- cellar

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

All about the location

Discover this charming gem in the heart of Berlin's most beautiful district - Prenzlauer Berg. The Kollwitzkiez impresses with its preserved Wilhelminian-style architecture, green side streets and a lively neighborhood full of trendy cafés, restaurants and boutiques. Here, the ambience of the Wilhelminian era is combined with the hustle and bustle of today. 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 historic 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 Winskiez, Oderberger Straße, Kastanienallee, Kollwitzplatz, the Prenzlauer Berg water tower, Volkspark Friedrichshain and the world-famous Mauerpark - popular meeting places 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. The public transport connections are excellent. The subway stations Senefelderplatz (U2) or Eberswalder Straße (U2) are just a few minutes' walk away and offer fast connections to other parts of the city. The M2, 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. This apartment not only offers an excellent infrastructure with supermarkets, doctors' surgeries, pharmacies, kindergartens and schools within walking distance, but also numerous leisure opportunities. Whether you want to go for a walk in the nearby parks, go jogging or visit one of the fitness centers - here you will find everything your heart desires.

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

Other information

Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 17.3.2026. Endenergieverbrauch beträgt 86.90 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1870. Die Energieeffizienzklasse ist C. 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.

Property ID: 24463010 - 10405 Berlin – Prenzlauer Berg

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Florastraße 1 Berlin - Pankow
E-Mail: pankow@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com