

Berlin – Prenzlauer Berg

2-room apartment with underground parking space - permanent living in Prenzlauer Berg

Property ID: 24463009A



www.von-poll.com

RENT PRICE: 1.353 EUR • LIVING SPACE: ca. 63,92 m² • ROOMS: 2

Property ID: 24463009A - 10439 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: 24463009A - 10439 Berlin – Prenzlauer Berg

At a glance

Property ID	24463009A
Living Space	ca. 63,92 m ²
Floor	2
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2019
Type of parking	1 x Underground car park, 150 EUR (Rent)

Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 0 m ²

Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	68.40 kWh/m ² a
Power Source	District heating	Energy efficiency class	B

Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

The property



Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

The property



Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

The property



Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

The property



Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzuhaus – 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
IN THE WORLD

www.von-poll.com/berlin-pankow

VP VON POLL
IMMOBILIEN

Capital

MAKLER-KOMPASS
TOP 1000

Top-Makler Berlin
★★★★★

Bestnote für
von Poll Immobilien
Pankow

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 - Pankow | Florastraße 1 | 13187 Berlin | T.: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

A first impression

This stylish 2-room apartment in Berlin Prenzlauer Berg offers a modern and comfortable home on 63.92 m² in one of the capital's trendiest districts. Located in a quiet side street off Bornholmer Strasse, the apartment combines the tranquillity of urban living with excellent public transport connections. As you enter the apartment, you are greeted by the entrance area, which flows into the spacious living and dining area. This light-flooded room offers plenty of space for cozy hours and has an integrated, high-quality fitted kitchen. In addition to an oven and hob, you will also find a dishwasher and an extractor system. Large, floor-to-ceiling windows and access to the south-facing balcony let in plenty of natural light and give the room an open and friendly atmosphere. The electric blinds also provide the necessary comfort and privacy. High-quality oak parquet flooring laid throughout the apartment lends the rooms a warm, natural ambience, which is further emphasized by the underfloor heating in every room. The bedroom offers enough space for a large double bed and a closet. The apartment also has a spacious shower bathroom with a floor-level glass shower, modern fittings and a practical towel radiator. The washing machine and dryer connections can be found in the storage room. In addition to the cellar compartment, this offers additional storage space for your personal belongings. The elevator provides easy access to your cellar compartment and the underground garage. The elevator also makes it easier to carry heavy shopping or furniture. A bicycle room in the building also offers secure storage for your bicycles. An underground parking space is optionally available, which is also suitable for larger vehicles such as SUVs or vans (plus €150.00). The apartment is ideal for anyone looking for stylish and comfortable living in a quiet but central location in Berlin. A minimum contract term of 2 years offers you the opportunity to live in this beautiful apartment for an indefinite period of time. If you are interested, there is also the option of taking over the existing furniture for a one-off payment.

Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

Details of amenities

- Intelligent room layout
- Large and light-flooded living and dining area
- fitted kitchen with high-quality kitchen appliances, a dishwasher and an extractor hood
- Spacious shower bathroom with heated towel rail and floor-level shower
- Bright bedroom with south-facing views
- Storage room with washing machine and dryer connection
- High-quality oak parquet flooring throughout the apartment
- Underfloor heating in every room
- Floor-to-ceiling windows with electric blinds
- Video intercom system
- elevator runs from the underground car park to the 6th floor
- Spacious cellar compartment
- Bicycle storage room inside the building
- Optional underground parking space for cars, SUVs or vans (plus € 150.00)
- existing furniture can be purchased/taken over for a one-off fee
- Minimum contract term of 2 years

Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

All about the location

The apartment is located in an attractive and well-connected area in the Prenzlauer Berg district. The Bornholmer Straße S-Bahn station (S1, S2, S25, S26, S8, S85) is just a few minutes' walk away and offers excellent connections to the city's main hubs. From here you can reach the center of Berlin, such as Alexanderplatz, in just a few minutes and the Ringbahn makes it easy to travel in all directions. The M13 and 50 streetcar lines also run within a very short distance. The M13 connects Prenzlauer Berg with Wedding, while line 50 runs to Weißensee and western Berlin. Buses, such as lines 250 and 255, also offer additional connections to the north of Berlin and Wedding. The surrounding area offers a diverse mix of cafés, restaurants and shopping opportunities. Especially along Schönhauser Allee, which is only a few minutes away, there are numerous supermarkets, boutiques and stores for daily needs. Bornholmer Straße itself has historical significance, as it was one of the first border crossings to be opened in 1989 during the fall of the Berlin Wall. There are several parks nearby for recreation and leisure. Mauerpark in particular, which is just a short walk away, offers plenty of space for leisure activities, weekly markets and the famous Sunday karaoke. The nearby Ernst-Thälmann-Park is also ideal for relaxing walks and sporting activities.

Property ID: 24463009A - 10439 Berlin – Prenzlauer Berg

Other information

Es liegt ein Energiebedarfsausweis vor. Endenergiebedarf beträgt 68.40 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Fernwärme. Das Baujahr des Objekts lt. Energieausweis ist 2019. Die Energieeffizienzklasse ist B. LIABILITY: We would like to point out that the property information, documents, plans etc. provided 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: 24463009A - 10439 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