

Berlin – Prenzlauer Berg

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

CODE DU BIEN: 24463003A



www.von-poll.com

PRIX D'ACHAT: 649.000 EUR • SURFACE HABITABLE: ca. 81 m² • PIÈCES: 3

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

- En un coup d'œil
- La propriété
- Informations énergétiques
- Une première impression
- Détails des commodités
- Tout sur l'emplacement
- Plus d'informations
- Contact

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

En un coup d'œil

CODE DU BIEN	24463003A
Surface habitable	ca. 81 m ²
Disponible à partir du	Selon l'arrangement
Pièces	3
Chambres à coucher	2
Salles de bains	1
Année de construction	2011

Prix d'achat	649.000 EUR
Type	Rez de chaussée
Commission pour le locataire	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
État de la propriété	Bon état
Surface de plancher	ca. 0 m ²
Aménagement	Bloc-cuisine

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

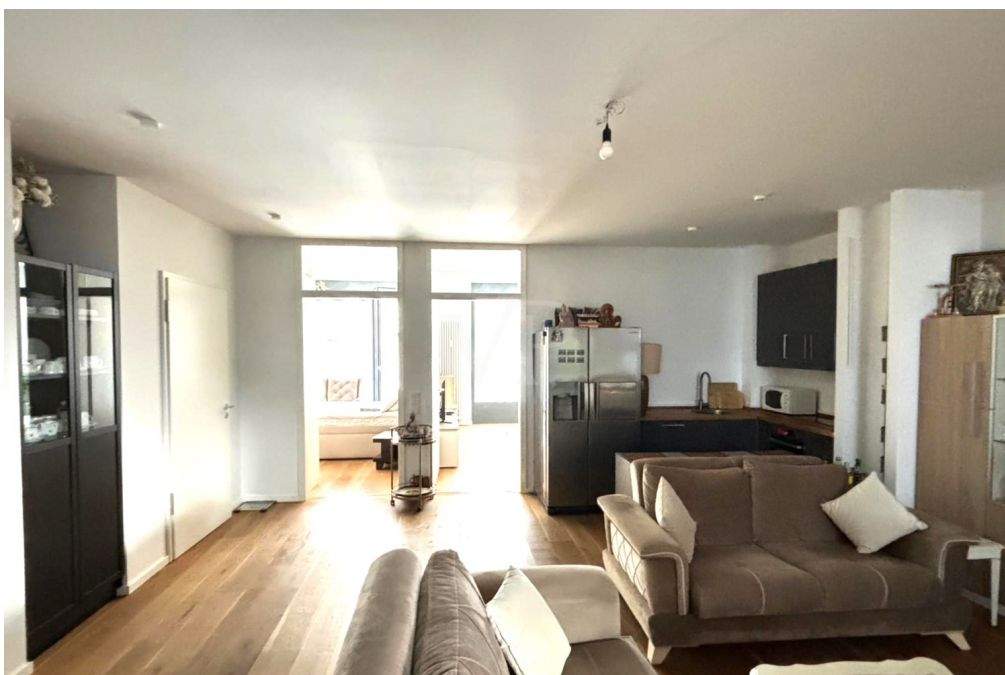
Informations énergétiques

Type de chauffage	Chauffage centralisé
Chauffage	Granulé
Certification énergétique valable jusqu'au	06.04.2032
Source d'alimentation	Pellet

Certification énergétique	Diagnostic énergétique
Consommation d'énergie	108.70 kWh/m ² a
Classement énergétique	D

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

La propriété



CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

La propriété



CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

La propriété



Vertrauen Sie einem
ausgezeichneten Makler

Wir bieten Ihnen eine
kostenfreie und unverbindliche
Marktpreiseinschätzung
Ihrer Immobilie an.

T.: 030 - 20 14 371 0

Capital

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

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

La propriété



CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

Une première impression

This approx. 80 m² 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.

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

Détails des commodités

- 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

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

Tout sur l'emplacement

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.

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

Plus d'informations

Es liegt ein Energiebedarfsausweis vor. Dieser ist gültig bis 6.4.2032. Endenergiebedarf beträgt 108.70 kWh/(m²*a). Wesentlicher Energieträger der Heizung ist Pellet. Das Baujahr des Objekts lt. Energieausweis ist 2011. 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.

CODE DU BIEN: 24463003A - 10435 Berlin – Prenzlauer Berg

Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

Ulf Sobeck

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

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com