

Berlin – Prenzlauer Berg

High-quality designer apartment - newly designed with attention to detail - ready to move into!

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???? ??????: 995.000 EUR • ??????????: ca. 88 m² • ??????: 3

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????????????	ca. 88 m²	????????????	???????
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?????????	3	??????????????	???????
????????????? ??? ??????????	2	????????????????????	ca. 0 m²
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?????? ?????????????	1 x ????????? ?????????, 45000 EUR (???????)		

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This spacious and stylish 3-room apartment with a living space of approx. 88 m² is located in a modern apartment building that was built in 2001. The property is in mint condition and has luxurious furnishings. Particularly impressive is the floor-to-ceiling glass front of the apartment, which offers an unobstructed panoramic view to the south/west side. The open Eggersmann designer kitchen from 2021 is equipped with Italian marble and high-quality Bora Bora hobs (induction) as well as a digital rapid heating function oven from ZUG in Switzerland. The kitchen also has an integrated dishwasher and a refrigerator from Siemens. In the living area there is a 2-in-1 infrared sauna from Thermalux, which was installed in 2021 as a custom-made product with black aspen wood from Lithuania. The high ceilings of approx. 2.75 m and the full glazing to the south/west side offer an unrestricted panoramic view over the green areas and the sports park. The large fixed glazing gives the apartment a modern and elegant ambience. All glazing to the south/west side has electrically operated external blinds, which were renewed in October 2023. In addition, there are electric Bandalux interior blinds in every room facing north/east, which can be controlled individually. The premium oak parquet flooring from Hinterseer Berlin was laid in March 2024. The bathroom - completely renovated in 2021 - boasts a free-standing bathtub, a walk-in shower with a dynamo-powered LED shower head from Canada and Italian marble. Black fittings from MOAB ensure an elegant design. The north/east-facing bedroom has an inverter air conditioning system with heating and silent function. The underfloor heating with digital Honeywell thermostats and the black glass-aluminum doors from Metalworxx from the Netherlands with magnetic lock and safety glass round off your living comfort. The apartment is also equipped with Italian lighting fixtures from Luceplan and Learis. A Somfy wireless music system allows individual control in each room. A digital door intercom system with video function provides additional security. Additional furnishings can optionally be taken over for an additional fee. An underground parking space for one car, a bicycle storage room and a communal garden complete the offer. The apartment is heated by a gas central heating system with hot water preparation - the boiler was replaced in 2020. The house fee is set at EUR 478.00 per month (incl. EUR 62.50 maintenance reserve). Sufficient reserves are available. The apartment offers an exclusive and comfortable living ambience in an attractive location.

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- Floor-to-ceiling glass front and unobstructed panoramic view to the south/west side
- Eggersmann designer kitchen (open kitchen) with Italian marble and Bora Bora hobs (induction) and digital rapid heating function oven from ZUG from Switzerland (2021) - integrated dishwasher and refrigerator from Siemens
- 2-in-1 infrared sauna from Thermalux integrated in the living area as a custom-made product with black aspen wood from Lithuania (2021)
- Ceiling height approx. 2.75 m
- Complete glazing between the façade supports on the south/west side, providing a largely unrestricted panoramic view of the green areas in front and the sports park - large-format fixed glazing and opening sashes made of low-maintenance metal profiles and high-quality insulating glazing with partially attached parapet grilles
- All glazing on the south/west side has external sun protection in the form of electrically operated external blinds (renewed 10/2023)
- Electric Bandalux interior blinds to the north/east side - individually controllable in each room
- New premium oak parquet flooring from Hinterseer Berlin (03/2024)
- Bathroom with free-standing bathtub and walk-in shower with dynamo-powered LED shower head from Canada as well as Italian marble and black fittings from MOAB (2021)
- Bedroom facing north/east including inverter air conditioning with heating and silent function
- Underfloor heating with digital Honeywell thermostats - individually controllable in each room
- Black glass-aluminum doors by Metalworxx from the Netherlands with magnetic lock and safety glass
- Italian lighting fixtures from Luceplan and Learis in every room
- Somfy wireless music system - individually controllable in each room
- Digital door intercom with video function
- Wall treatment with concrete coating in the living area, bedroom and dressing room
- Spacious and bright lobby with large elevator
- Additional furnishings can be taken over optionally for an additional fee
- Underground parking space for one car
- Bicycle storage room at ground level
- Additional bicycle racks in the courtyard
- Garden for communal use

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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 green avenues, guarantees a feel-good atmosphere. The surrounding area offers a variety of cafés, restaurants, bars and boutiques that invite you to linger and shop. In the immediate vicinity are Helmholtzplatz and Kollwitzplatz, a sports park and the world-famous Mauerpark - a popular meeting place for young and old. 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 dream property is located in one of Berlin's most sought-after locations 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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Es liegt ein Energieverbrauchsausweis vor. Dieser ist gültig bis 23.7.2028. Endenergieverbrauch beträgt 118.50 kwh/(m²*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 2001. 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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Ulf Sobeck

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