



# IMLIX

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## Next to Humannplatz - Prenzlauer Berg: Unique 2-room Penthouse with spacious balcony

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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 446,765.04

موقع  
بلد: Germany  
الدولة / المنطقة / المحافظة: Land Berlin  
مدينة: Berlin  
الرمز البريدي: 13189  
نشر: 11/12/2023  
وصف:

Introducing The Duett, a breathtaking upscale project walking distance from Prenzlauer Berg's best hotspots.

The Duett's area is a fashionable, trendy & family-friendly district, surrounded by many cobblestone shopping streets and familial parks such as Stargarderstrasse, Schonhauser Allee, Humannplatz & Burgerpark, well-known for their relaxed atmosphere and their numerous cafes, restaurants, boutiques and trendy bars. A short stroll away, you will find Kultur Brauerei, an old brewery converted into a cultural center offering a cinema, sports bars, several shops and cafes, and various yearly events, including a lovely Christmas market.

The area also benefits from excellent public transport connections thanks to Schonhauser Allee, located just a few blocks away.



The Duett offers an upscale & modern architecture with sleek elements & generous volumes, floor to ceiling triple glazing windows, spacious balconies/terraces and family-friendly community garden.

For your own personal taste, you will benefit from a detailed palette of custom fittings featuring various upscale german-made materials such as natural oak parquet flooring with underfloor heating, natural stone tiles, ceramic toilets & vanities, shower & bathtub taps, doors & handles, etc..

Being so sustainable with its maximum energy efficiency (A+), The Duet will not only maximise your comfort & lifestyle but will also save you money on the long run.

-Living in The Duett is opting for a unique living experience in one of Berlin's most vibrant and sought after districts with loads of family-friendly activities and places to go out to. The landscaped garden combined with spacious balconies & terraces will embrace your core family moments and maximise quality-time at home.

Investing in The Duett is opting for an upscale apartment with strong rental demand especially among families combing both outstanding yields and strong capital gain perspectives overtime. Considering that there is no rental cap, The Duett is optimal of buy-to-let investors seeking high cashflow investments. In the past 3 years, Pankow's district has encountered an average real-estate price increase of approx. 11% p.a so it goes without saying that you are opting for a double digit ROI.

Our team at First Citiz Berlin will be happy to provide you with further information about this project or to arrange a free consultation.

## Additional Information

All information about this property and this real estate project is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. This offer includes all units located in the same real estate project for which First Citiz GmbH makes all relevant information available, including units' price lists, floor plans and list of still available units for sale. The recipient of this offer has the obligation to inform First Citiz GmbH of the conclusion of a purchase contract for this property or any other property located in the same real estate project.

## City area

Die ungefähre Position der Immobilie auf Google Maps ansehen (Link auf externe Website)

## Features and amenities

Walking distance to Prenzlauer Berg hotspots



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No buyer brokerage fee

Outstanding location close to Stargarderstr. & Schonhauser Allee & Humannplatz

Outstanding energy efficiency (A+ class) with solar and geothermal energy

Balconies , terraces, lift access and individual cellars

Bright apartments with floor-to-ceiling & triple glazing windows

Numerous fitting customizing options (flooring, bathroom tiles..)

Natural oak parquet flooring with underfloor heating

Attractive prices starting from ca. 7700€/m2

No rental cap - Ideal for buy-to-let investors

Brand-new upscale & family friendly community of 35 apartments

Cosy internal garden with private kids' playground

Built by the most reputed developer in Germany

Great mortgage options

نعم فعلا

2025

جديد:

بنيت:

1

1

47.06 م

5

مشترك

غرف نوم:

الحمامات:

تشطيب قدم مربع:

Floor Number:

**Room details**

2

Total rooms:

**Utility details**

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Heating:

**Building details**

Elevator

Building Amenities:

**Lease terms**



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Date Available:

<https://www.youtube.com/watch?v=-DTse2K3vcw>

معلومة إضافية  
Virtual tour URL:

### Contact information

IX5.221.560

IMLIX ID:

