



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Ready to move! Studio apartment with balcony and parking in Nollendorfkiez!

### معلومات الوكيل

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First Citiz Berlin	اسم الشركة:
Germany	بلد:
2014	Experience since:
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Buyer's Agent, Listing Agent, Consulting	Specialties:
Apartments, Houses, Commercial Property	Property Type:
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English, French, German, Russian	Languages:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 239,000

موقع  
بلد: Germany  
الدولة / المنطقة / المحافظة: Land Berlin  
مدينة: Berlin  
الرمز البريدي: 10777  
نشر: 19/08/2024  
وصف:

Nestled in the vibrant heart of Berlin, this charming studio apartment is ideally situated close to the iconic Nollendorfstrasse. Perfect for those seeking both convenience and comfort, this first-floor gem offers a serene urban retreat with modern amenities. The apartment features a spacious studio layout that maximizes comfort and functionality, along with a fully-equipped, separate kitchen that caters to all your culinary needs. Enjoy your morning coffee or evening relaxation on your own private balcony. Secure parking is available, a rare find in this bustling neighborhood, and convenient lift access ensures ease of movement within the building.

This apartment boasts a prime location with a wealth of amenities and attractions within easy reach. Just a short stroll away is the beautiful Victoria-Luise Platz, a perfect spot for leisurely walks, picnics, or simply unwinding amidst nature. The nearby Gleisdreieck Park offers larger green expanses and recreational facilities, ideal for jogging, cycling, and outdoor activities. The area around Nollendorfstrasse is a



shopper's paradise, with a diverse array of boutiques, supermarkets, and specialty stores. Indulge in the vibrant culinary scene with numerous cafes, restaurants, and bars offering everything from traditional German fare to international cuisine.

Exceptional connectivity is a hallmark of this location. The Nollendorfplatz U-Bahn station is just a short walk away, providing quick and easy access to multiple U-Bahn lines (U1, U2, U3, U4). This ensures seamless travel across Berlin, whether you're commuting to work, exploring the city, or visiting friends and family. Additionally, several bus routes service the area, enhancing your travel options. The neighborhood is renowned for its rich cultural scene. From theaters and galleries to music venues and nightlife, there is always something happening. The lively Winterfeldtplatz Market, held twice a week, offers fresh produce, artisanal goods, and a delightful market atmosphere.

This studio apartment near Nollendorfstrasse is not just a place to live, but a gateway to experiencing the vibrant lifestyle that Berlin is famous for. Whether you are a young professional, a couple, or looking for an investment property, this apartment ticks all the boxes for an urban haven. Don't miss this opportunity to own a piece of Berlin's dynamic cityscape. Contact us today to schedule a viewing and make this exceptional property yours!

#### Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. 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 subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 3,57% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

#### City area

Schoneberg is a contrasting district, both exuberant and residential, located in West Berlin. It's known for the KaDeWe, the historical luxury department store of Berlin, built at the beginning of the 20th century. The imposing town hall is lined with a square where one is one of the largest open-air markets in Berlin every week. Nearby, the large RudolfWilde Park offers a pleasant walk, with its small baroque chateau located on the lake. Nollendorfplatz is a very lively area with its restaurants, bars and street concerts in summer. There are also many art galleries on Potsdamerstrasse, like Kunstpalais. Schoneberg is well served by public transport, notably thanks to the underground train which some Art Nouveau resorts is worth to be visited. Several well-preserved Art Deco buildings are located in Schoneberg, which cohabit with buildings from the 1950s and luxury new built projects.ater, cabarets, bars ...), like around Akazienstrasse.

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

#### Features and Amenities



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Ready to move in!

Charming studio apartment near Nollendorfstrasse, Berlin

Spacious studio layout maximizing comfort and functionality

Separate kitchen

Private balcony for morning coffee or evening relaxation

Associated parking lot

Convenient lift access

Short stroll to Victoria-Luise-Platz and Gleisdreieck Park

Close to diverse boutiques, supermarkets, and dining options

Excellent transport at Nollendorfplatz U-Bahn station (U1, U2, U3, U4) and bus routes

Vibrant cultural scene with theaters, galleries, music venues, and Winterfeldtplatz Market

1970

بنيت:

مشارك

الحمامات:

1  
34.59 م

تشطيب قدم مربع:

1

Floor Number:

### Room details

1

Total rooms:

Fitted kitchen

Indoor Features:

### Building details

Elevator

Building Amenities:

### Lease terms

Date Available:

### Contact information

IX6.025.413

IMLIX ID:



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