



IMLIX

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

Luxurious 3-room Penthouse with 2 terraces next to Viktoriapark & Gleisdreieck Park

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تفاصيل الاعلان

عقار لل: تخفيض السعر
السعر: USD 1,125,045.05

موقع
بلد: Germany
الدولة / المنطقة / المحافظة: Land Berlin
الرمز البريدي: 10963
نشر: 30/09/2024
وصف:

This exceptional split-level apartment, built in 2016, offers a luxurious living experience in one of Berlin's most sought-after neighbourhoods.

Perfectly positioned for both convenience and leisure, the property benefits from excellent transport links, with nearby U-Bahn and bus stations providing quick access to the rest of the city. Whether you're commuting or exploring Berlin's vibrant cultural life, everything is within easy reach.

For daily conveniences, you'll find supermarkets, organic stores, and a variety of boutique shops nearby. The area also boasts a mix of cafes, restaurants, and bars, offering a wide range of culinary experiences. If you enjoy outdoor activities, you'll be delighted by the proximity to several beautiful parks, including the popular Gleisdreieck Park, perfect for walking, jogging, or picnics, and Viktoria Park, a more tranquil green space ideal for quiet retreats. Tempelhofer Feld, one of Berlin's iconic open spaces, is also nearby, providing ample room for cycling, kite flying, or simply relaxing on a sunny day.



Inside the apartment, every detail is designed for modern & luxurious comfort. Spread over two levels, this upscale home features two expansive terraces, two bathrooms, and floor-to-ceiling south-facing windows that bathe the living spaces in natural light. The apartment is equipped with two advanced air conditioning systems (one on each floor) and underfloor heating, all of which can be controlled remotely via your mobile device.

The upper floor includes a cutting-edge multimedia room, featuring a 4K Sony projector, an electric screen, and luxurious Bretz designer sofas, with all wiring neatly concealed for a clean and minimalist look. The fully equipped Bulthaup kitchen is perfect for culinary enthusiasts, and the apartment's custom made furniture, including a high-end Swiss Sense electric double bed, offers the ultimate in comfort and style.

The top floor terrace is outfitted with an electric sunshade marquee and sun rollers, all digitally controlled via phone. The property also includes innovative hidden electric sockets for a sleek finish, with lighting controlled remotely for maximum convenience.

Additional features include a fireplace, a dedicated dog room under the stairs, a spacious cellar with a separate bike room, and a private parking space. Small and quiet community provides a serene, private atmosphere while still being in the heart of the city.

Do not miss out on this unique opportunity in the heart of the city, contact the First Citiz team today for a viewing.

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 2,38% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

City area

Kreuzberg is a central and multicultural district, linked to Friedrichshain by the famous bridge Oberbaumbrücke, listed as a historical monument. Behind the Spree, the Wrangelkiez is a trendy area with many bars and restaurants. To the south of Kreuzberg, the Bergmankiez is a lively district with many shopping streets. There is a large covered market, the Marheineke Markthalle. Viktoriapark, perched on a hill, offers a panoramic view of Berlin. For culture buffs, the Hebbel Am Ufer offers a rich program of contemporary dance and theatre. Several companies, such as Deliveroo, were seduced by the dynamism of Kreuzberg and installed their headquarters. Many old buildings, recently renovated, attract investors from around the world and increased the standing of this neighbourhood.



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

Features and amenities

Fully furnished & ready to move-in!

Right next to Gleisdreieck Park, Viktoria Park, Bergmannkiez & Tempelhofer Feld

Split-level design Maisonnette with two large terraces & floor-to-ceiling windows with triple glazing

Luxurious finishes: Bulthaup kitchen with Miller appliances & Swiss Sense bed

Secured parking included

Smart home features controlled via mobile, Alexa & Apple home: AC, heating, lighting, sunshade, etc...

Cosy wood fire place

High-end multimedia room with 4K Sony high-end projector

Pet-friendly with a dog room, large cellar, bike storage, and parking

Keyless entry

Small, quiet community

Philips Hue smart systems, Luxurious Bretz sofa

2016

بنيت:

مشارك

الحمامات:

2

م 128.63

تشطيب قدم مربع:

2

Floor Number:

Room details

Fitted kitchen

Indoor Features:

Utility details

نعم فعلا

Heating:

Lease terms

Date Available:

Contact information

IX6.094.355

IMLIX ID:



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