



# IMLIX

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## Ready to move! Spacious 3-room apartment in Schillerkiez

### معلومات الوكيل

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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 364,947.83

موقع  
بلد: Germany  
الدولة / المنطقة / المحافظة: Land Berlin  
مدينة: Berlin  
الرمز البريدي: 12049  
نشر: 07/10/2024  
وصف:

This charming 3-room ground-floor apartment is situated in a classic Berlin Altbau building, characterized by its elegant period features, including large windows, high ceilings, and intricate architectural details. The spacious layout allows for plenty of natural light, creating a bright and airy atmosphere throughout the living spaces.

Located in a vibrant and well-connected neighbourhood, the apartment offers easy access to a variety of shopping facilities. Supermarkets, boutique shops, and a diverse range of cafes and restaurants are all just a short walk away. For those who enjoy outdoor activities, the nearby Tempelhofer Feld and Hasenheide Park provide ample green space for jogging, picnics, or relaxing in nature.

The area is also very well-served by public transport, with multiple bus lines, U-Bahn stations, and cycling paths within easy reach, making it convenient to get to the heart of Berlin or any other destination. The lively atmosphere, combined with excellent local amenities such as fitness centres, schools, and health



care services, makes this apartment an ideal choice for anyone seeking a mix of urban living and tranquillity.

Do not miss out your chance to view this unique opportunity, contact the First Citiz team for a viewing today.

## 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

Located in the south of Berlin, Neukolln is a cosmopolitan and bohemian neighborhood. The numerous stalls of the mythical Sonnennallee and the colorful market of Maybachufer testify to the important multicultural community. There are also trendy young people from around the world, especially around the Weserstrasse, which is full of bars, vegan restaurants and designer boutiques. In the heart of Neukolln, the large Hasenheide park, between Hermannplatz from and the former Tempelhof airport, will delight outdoor enthusiasts. To the south of the town hall, Rixdorf is a charming neighborhood with the airs of villages around the Richardplatz. There are many small cafes, cobbled walks, and urban houses. For several years Neukolln has experienced unprecedented economic and property development. Every year, the famous "48 hours of Neukolln", open doors of workshops, are the opportunity to meet the many artists living in this neighbourhood.

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

## Features and amenities

Spacious 3-room apartment in a classic Berlin Altbau building

High ceilings, large windows, and charming period details

Bright, airy rooms with plenty of natural light

Close proximity to supermarkets, shops, cafes, and restaurants

Near Tempelhofer Feld and Hasenheide Park for outdoor activities

Well-connected by public transport with nearby U-Bahn and bus lines



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Convenient access to cycling paths and city center

Vibrant neighbourhood with gyms, schools, and healthcare services nearby  
بنيت: 1900

مشارك  
غرف نوم: 2  
الحمامات: 1  
تشطيب قدم مربع: 55.99 م

**Room details**  
Total rooms: 3

**Lease terms**  
Date Available:

**Contact information**  
IMLIX ID:

IX6.160.224

