



## District of Mitte: Outstanding property investment in a brand-new studio with balcony

### اطلاعات مشاور املاک

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First Citiz Berlin	نام شرکت:
Germany	کشور:
2014	Experience since:
Selling a Property, Buying a Property	نوع خدمات:
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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### توضیحات آگهی

فروش  
EUR 185,000  
آگهی برای:  
قیمت:

### اطلاعات مکانی

Germany  
Land Berlin  
Berlin  
13357  
2024/04/29  
کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

Welcome to The Backyard : Exclusive condominiums in a central location.

Introducing: An apartment building with a total of 91 commission-free condominiums, with a central strategic area in the district of Mitte.

The microarea is benefit access both to Brusseler Kiez, Park of Humboldthain and Sprengelkiez in Wedding.

Numerous culinary, cultural and scenic highlights await you in the middle of the lively neighborhood around Pankstrasse. From cozy restaurants and charming cafes to hip bars - there is something for every taste here. With its diverse daycare centers, schools and university facilities, Wedding offers an ideal living environment for families and students. Short distances to supermarkets and S-Bahn and U-Bahn



stations make life in the district particularly convenient. The nearby Berlin Gesundbrunnen train station also offers connections to local and long-distance transport.

The building boasts a green inner courtyard and outdoor areas that offer plenty of space for neighborly get-togethers. Children can let off steam on lovingly designed playgrounds, while ample bicycle parking spaces in the building and in the courtyard enable sustainable mobility in the city. The apartments impress with real wood parquet flooring, underfloor heating for a cozy indoor climate and selected design elements in the bathrooms. The new building with a total of 91 apartments offers 1-4 room apartments with efficient floor plans, easily accessible by elevator.

Whether singles, couples or young families - everyone will find their new home here. The terraces or balconies further enhance the quality of the apartments and invite you to linger. Welcome to The Backyard in the heart of Wedding, where urban living meets comfort and a feel-good atmosphere.

Our team at First Citiz Berlin will be happy to provide you with further information on this project or 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

Located in the north part of Berlin, Wedding is the future developing area of Berlin thanks to its optimal location between the city airport and center of Berlin-Mitte. After having sheltered the Turkish communities for a long time, it opened up to many cultures and attracted more and more new residents.

Along the Panke River, a tributary of the Spree, the newly built docks offer many opportunities for hiking, both cycling and walking. In the heart of the area, the pleasant Volkspark Humbolthain is an islet of greenery. It hosts watchtowers dating from the Second World War, which today are visited and offer a beautiful viewpoint of the area. In summer, it is nice to take a refreshing dip in Plotensee, a lovely lake nestled in the heart of Wedding and very popular with Berliners. Shopping lovers will also be pleased with the large shopping center in Gesundbrunnen.

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

## Features and Amenities



IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

No buyer brokerage fee

No Rent Limit | Perfekt for furnished rental

Significant tax advantages

Optimized floorplan with balcony

Central location in the Mitte district (3 stops to Friedrichstrasse)

Strategic location one stop to Berlin central station & BER Airport

Walking distance to Humboldthain park & Sprengelkiez & Brusseler Kiez in Wedding

Upscale construction quality from leading developer in Germany

Real wood parquet with underfloor automated heating

Elevator & separate basement room

Green private courtyard

Video tour ==> <https://www.youtube.com/watch?v=KeHModiErWI>

### اطلاعات عمومی

1 اتاق خواب:  
19.75 متر فوت مربع تمام شده:

### Room details

1 Total rooms:

### Utility details

بله Heating:

### Building details

Elevator Building Amenities:

### Lease terms

Date Available:

### اطلاعات تکمیلی

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

Virtual tour URL:

### Contact information

IX5.695.000

IMLIX ID:



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