



## Charmant 2-room apartment next to Arnimusmarkthalle in Moabit!



### Ügynök információ

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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 249,000

### Elhelyezkedés

Ország:	Germany
Állam/Régió/Tartomány:	Land Berlin
Város:	Berlin
Irányítószám:	10551
Feladta:	2024. 08. 12.
Leírás:	

Discover this functional flat in the heart of Moabit, surrounded by greenery. The riverbanks of the Spree, as well as numerous shops and restaurants, are within easy walking distance. Located on the second floor of a quiet, well-maintained building, the flat opens onto a large corridor offering plenty of storage possibilities. The 39 m<sup>2</sup> apartment impresses with its charming details such as stucco decorations on the two rooms ceilings.

The separate fitted kitchen offers ideal space for cooking and the modern bathroom with shower is very well optimised. The area is well connected to public transportation: U9 underground line, Turmstrasse and Birkenstrasse are reachable within 10 minutes. The ring bahn lines S41, S42 and S46 also depart from Beusselstrasse and give access to any part of the city centre in good time.

Our First Citiz Berlin team stays at your disposal for further information about this property or for a



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viewing appointment/ for a free consultation.

## 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

Tiergarten-Moabit, in West Berlin, is a family and residential district, with plenty of tourist attractions. The Tiergarten Park, a veritable forest in the city and one of the biggest parks in Berlin, is located between the Brandenburg Gate and the Siegessaule, a column of victory that is reminiscent of that of the Bastille. The park has a huge zoo, as well as several lakes and cafes. Along the avenue of June 17 is held weekly a renowned antiques market, which attracts many Berliners. Close to the Brandenburg Gate is the German Parliament, whose glass dome contrasts with the old building. It is nestled in the heart of an amazing futuristic district on the banks of the River Spree. Behind the park of Tiergarten is located the famous castle of Bellevue, residence of the Chancellor. Well served by several metro lines, Tiergarten provides easy access to other parts of Berlin.

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

## Features and Amenities

Apartment sold Vacant

Close to the well-known Arminius Market Hall!

Optimal layout with separate kitchen

Bathroom equipped with shower

Well-kept building

Close to the Spree

Many green spaces and leisure facilities nearby

Built: 1900

## **Gyakori**

Hálószobák: 1



Fürdőszobák: 1  
Kész négyzetméter: 39 nm  
Floor Number: 2

## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.000.331

