



## Neukölln – Donaustr. 10-11/54



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 540,175

### Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Land Berlin
Città:	Berlin
Publicato:	22/07/2024
Descrizione:	
Address:	Donaustraße 10-11, 12043 Berlin

### Property description

The attic apartments at Donaustraße 10-11 impress with their high-quality furnishings, which combine modern living comfort with energy-efficient technologies. Each apartment has its own balcony or terrace, providing you with a private outdoor oasis. The living spaces are equipped with parquet flooring, which creates a warm and inviting ambience. Of particular note are the heat air pumps and air conditioners installed in each room, ensuring a comfortable indoor climate. The underfloor heating also contributes to optimal comfort. The bathrooms are equipped with either a shower or a bathtub, offering you a place to relax.

The penthouse apartments at Donaustraße 10-11 offer a unique living concept above the rooftops of Berlin. With their incomparable views, high-quality furnishings and the benefits of energy-support programs, they are an attractive option for discerning buyers. Secure your new home and enjoy the luxury and comfort of an exclusive top floor apartment in Germany's vibrant capital.

### Building

Exclusive penthouse apartments above the rooftops of Berlin – living with a far-reaching view  
We are pleased to present six exclusive top floor apartments in the sought-after Donaustraße 10-11 in



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Berlin. The top floor is expected to be ready for occupancy in September/October and offers a unique living concept with an incomparable view over the capital. In this exposé we would like to introduce you to the advantages of the penthouse apartments, the available subsidy programs, the attractive location description as well as the high-quality furnishings.

Property description: The attic apartments at Donaustraße 10-11 offer a wide range of living spaces to meet individual needs. There is a choice of two-room apartments with approx. 59 m<sup>2</sup>, two residential units with just under 88 m<sup>2</sup> and two further units with just under 110 m<sup>2</sup>. Each top-floor unit has access to elevators, which will be installed in both the front building and the rear building. This will ensure convenient and barrier-free access to the apartments.

Benefits of a top floor apartment: one of the outstanding features of the top floor apartments is the breathtaking view they offer. Due to the elevated location, residents enjoy an unparalleled sweeping view over the rooftops of Berlin. The generous window areas allow plenty of daylight into the rooms and convey a feeling of freedom and openness. The top-floor apartments are not hemmed in by neighboring buildings, ensuring a pleasant level of privacy and tranquility.

Advantages of development programs: The attic apartments at Donaustraße 10-11 meet high energy standards and thus offer the opportunity to benefit from attractive subsidy programs. In particular, the KfW 297/298 program should be mentioned here, which allows you to apply for a low-interest loan. Due to the low energy characteristics of less than 40 kWh, you are secured for the future and actively contribute to environmental protection. A special highlight is the installation of an air source heat pump, which offers you an energy saving of 35% compared to conventional gas heating systems. This makes you independent from the central heating of the house and allows you to efficiently reduce your energy costs.

## Area

Donaustraße 10-11 is located in an extremely attractive location in Berlin. The pulsating life of the city is at your feet, while you can relax in your own oasis of calm above the rooftops of the metropolis. The immediate proximity to public transportation provides convenient access to the entire city area. Shopping facilities, restaurants, schools and parks are available in the immediate vicinity to make the most of your everyday life.

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## Comune

Camere da letto:	1
Bagni:	1
Finito piedi quadrati:	60 mq

## Room details

Total rooms:	2
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## Lease terms

Date Available:

## Informazioni aggiuntive



IMLIX

**Mercato Immobiliare IMLIX**

<https://www.imlix.com/it/>

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URL del sito:

[http://www.arkadia.com/BXUO-T1173/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T1173/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID:

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