



## Creatives Dream! Unique opportunity to design your ideal Loft!



### Agent Info

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Mistlampen: Germany  
Experience since: 2014  
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Specialties: Buyer's Agent, Listing Agent, Consulting  
Property Type: Apartments, Houses, Commercial Property  
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### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 413,479.33

#### Locatie

Aanbevolen Auto Onderdelen: Germany  
Staat/Regio/Pronvincie: Land Berlin  
Postcode: 13086  
Geplaatst: 10-06-2024  
Omschrijving:

We offer you an impressive raw attic for development in Weissensee with a wonderful view of the city. Ideal for investors or buyers who want to realise their dreams.

The loft offers space for up to 2 large apartments, which can be easily rented out. With a total of 190 square metres of living space divided into two units of 90 square metres and 100 square metres. Design your spacious flat according to your wishes. Enjoy the terrace with views of the surrounding area. A unique opportunity to create your own personalised home. Invest in your future now and secure this property in Weissensee.

Arrange a viewing appointment with the First Citiz team today to see this unique offer for yourself!

#### Additional Information



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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 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

The south of Pankow knows a strong development since 2017 as it is located at the border of Prenzlauer Berg. This area is located just 5 stops from Alexanderplatz. The centre of the district is around the Rathaus Town Hall and the Burgerpark, a 12ha park dating from the 19th century. Florakiez is a nice and lively neighbourhood with a multitude of shops, bars and cafes. Majakowskiring street in the Pankow area is the famous street known to have been the residence of many leaders of the former East-Germany and hosting period villas

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

## Features and Amenities

Ideal for personal use or as an investment opportunity

The perfect blank canvas for Architects & Builders

Unrenovated with multiple options

Raw attic apartment ready to be developed

Building well kept

Excellent location in north Berlin

Quiet residential street with green spaces

Transportation links both with S & U Bahn

### **Algemeen**

Slaapkamers:	7
Afgewerkte vierkante meter:	191 m <sup>2</sup>
Floor Number:	4

### **Room details**

Total rooms:	8
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX5.815.473

