



Luxurious 3-room Penthouse with 2 terraces next to Viktoriapark & Gleisdreieck Park



Agent Info

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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,071,159.55

Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	Land Berlin
Postcode:	10963
Geplaatst:	30-09-2024
Omschrijving:	

This exceptional split-level apartment, built in 2016, offers a luxurious living experience in one of Berlin's most sought-after neighbourhoods.

Perfectly positioned for both convenience and leisure, the property benefits from excellent transport links, with nearby U-Bahn and bus stations providing quick access to the rest of the city. Whether you're commuting or exploring Berlin's vibrant cultural life, everything is within easy reach.

For daily conveniences, you'll find supermarkets, organic stores, and a variety of boutique shops nearby. The area also boasts a mix of cafes, restaurants, and bars, offering a wide range of culinary experiences. If you enjoy outdoor activities, you'll be delighted by the proximity to several beautiful parks, including the popular Gleisdreieck Park, perfect for walking, jogging, or picnics, and Viktoria Park, a more tranquil green space ideal for quiet retreats. Tempelhofer Feld, one of Berlin's iconic open spaces, is also nearby, providing ample room for cycling, kite flying, or simply relaxing on a sunny day.



Inside the apartment, every detail is designed for modern & luxurious comfort. Spread over two levels, this upscale home features two expansive terraces, two bathrooms, and floor-to-ceiling south-facing windows that bathe the living spaces in natural light. The apartment is equipped with two advanced air conditioning systems (one on each floor) and underfloor heating, all of which can be controlled remotely via your mobile device.

The upper floor includes a cutting-edge multimedia room, featuring a 4K Sony projector, an electric screen, and luxurious Bretz designer sofas, with all wiring neatly concealed for a clean and minimalist look. The fully equipped Bulthaup kitchen is perfect for culinary enthusiasts, and the apartment's custom-made furniture, including a high-end Swiss Sense electric double bed, offers the ultimate in comfort and style.

The top floor terrace is outfitted with an electric sunshade marquee and sun rollers, all digitally controlled via phone. The property also includes innovative hidden electric sockets for a sleek finish, with lighting controlled remotely for maximum convenience.

Additional features include a fireplace, a dedicated dog room under the stairs, a spacious cellar with a separate bike room, and a private parking space. Small and quiet community provides a serene, private atmosphere while still being in the heart of the city.

Do not miss out on this unique opportunity in the heart of the city, contact the First Citiz team today for a viewing.

Additional Information

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City area

Kreuzberg is a central and multicultural district, linked to Friedrichshain by the famous bridge Oberbaumbrücke, listed as a historical monument. Behind the Spree, the Wrangelkiez is a trendy area with many bars and restaurants. To the south of Kreuzberg, the Bergmankiez is a lively district with many shopping streets. There is a large covered market, the Marheineke Markthalle. Viktoriapark, perched on a hill, offers a panoramic view of Berlin. For culture buffs, the Hebbel Am Ufer offers a rich program of contemporary dance and theatre. Several companies, such as Deliveroo, were seduced by the dynamism of Kreuzberg and installed their headquarters. Many old buildings, recently renovated, attract investors from around the world and increased the standing of this neighbourhood.



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

Features and amenities

Fully furnished & ready to move-in!

Right next to Gleisdreieck Park, Viktoria Park, Bergmannkiez & Tempelhofer Feld

Split-level design Maisonnette with two large terraces & floor-to-ceiling windows with triple glazing

Luxurious finishes: Bulthaup kitchen with Miller appliances & Swiss Sense bed

Secured parking included

Smart home features controlled via mobile, Alexa & Apple home: AC, heating, lighting, sunshade, etc...

Cosy wood fire place

High-end multimedia room with 4K Sony high-end projector

Pet-friendly with a dog room, large cellar, bike storage, and parking

Keyless entry

Small, quiet community

Philips Hue smart systems, Luxurious Bretz sofa

Gebouwd: 2016

Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	128.63 m ²
Floor Number:	2

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ja
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Lease terms

Date Available:



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