



Upscale 2/3-room Penthouse with private Roof-Top next to Prenzlauer Berg's hotspots



Agent Info

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Listing details

Property for: Sale
Price: EUR 670,000

Location

Country: Germany
State/Region/Province: Land Berlin
City: Berlin
ZIP code: 13189
Posted: Dec 04, 2023

Description:

Introducing The Duett, a breathtaking upscale project walking distance from Prenzlauer Berg's best hotspots.

The Duett's area is a fashionable, trendy & family-friendly district, surrounded by many cobblestone shopping streets and familial parks such as Stargarderstrasse, Schonhauser Allee, Humannplatz & Burgerpark, well-known for their relaxed atmosphere and their numerous cafes, restaurants, boutiques and trendy bars. A short stroll away, you will find Kultur Brauerei, an old brewery converted into a cultural center offering a cinema, sports bars, several shops and cafes, and various yearly events, including a lovely Christmas market.

The area also benefits from excellent public transport connections thanks to Schonhauser Allee, located



just a few blocks away.

The Duett offers an upscale & modern architecture with sleek elements & generous volumes, floor to ceiling triple glazing windows, spacious balconies/terraces and family-friendly community garden.

For your own personal taste, you will benefit from a detailed palette of custom fittings featuring various upscale german-made materials such as natural oak parquet flooring with underfloor heating, natural stone tiles, ceramic toilets & vanities, shower & bathtub taps, doors & handles, etc..

Being so sustainable with its maximum energy efficiency (A+), The Duet will not only maximise your comfort & lifestyle but will also save you money on the long run.

Living in The Duett is opting for a unique living experience in one of Berlin's most vibrant and sought-after districts with loads of family-friendly activities and places to go out to. The landscaped garden combined with spacious balconies & terraces will embrace your core family moments and maximise quality-time at home.

Investing in The Duett is opting for an upscale apartment with strong rental demand especially among families combing both outstanding yields and strong capital gain perspectives overtime. Considering that there is no rental cap, The Duett is optimal of buy-to-let investors seeking high cashflow investments. In the past 3 years, Pankow's district has encountered an average real-estate price increase of approx. 11% p.a so it goes without saying that you are opting for a double digit ROI.

Our team at First Citiz Berlin will be happy to provide you with further information about this project or to arrange a free consultation.

Additional Information

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City area

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

Features and amenities

Walking distance to Prenzlauer Berg hotspots



Spacious sun terrace on the roof

No buyer brokerage fee

Outstanding location close to Stargarderstr. & Schonhauser Allee & Humannplatz

Outstanding energy efficiency (A+ class) with solar and geothermal energy

Balconies , terraces, lift access and individual cellars

Bright apartments with floor-to-ceiling & triple glazing windows

Numerous fitting customizing options (flooring, bathroom tiles..)

Natural oak parquet flooring with underfloor heating

Attractive prices starting from ca. 7700€/m2

No rental cap - Ideal for buy-to-let investors

Brand-new upscale & family friendly community of 35 apartments

Cosy internal garden with private kids' playground

Built by the most reputed developer in Germany

Great mortgage options

New:	Yes
Built:	2025

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	74.75 sq m
Floor Number:	5

Room details

Total rooms:	2
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Utility details

Heating:	Yes
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Building details



Building Amenities:

Elevator

Lease terms

Date Available:

Additional information

Virtual tour URL:

<https://www.youtube.com/watch?v=-DTse2K3vcw>

Contact information

IMLIX ID:

IX5.196.397

