



## Ready to move! Split level two room apartment with park facing balcony in Prenzlauer Berg



### Informações do Revendedor

Name: Anna  
e-mail: [contact@firstcitiz.com](mailto:contact@firstcitiz.com)  
Nome da Empresa: First Citiz Berlin  
País: Alemanha  
Experience since: 2014  
Tipo de Serviço: Selling a Property, Buying a Property  
Specialties: Buyer's Agent, Listing Agent, Consulting  
Property Type: Apartments, Houses, Commercial Property  
Telefone: +49 (30) 417-17274  
Languages: English, French, German, Russian  
Website: <https://www.firstcitiz.com>

### Detalhes do anúncio

Imóveis para: Venda  
Preço: EUR 524,900

### Localização

Country: Alemanha  
State/Region/Province: Berlim  
Cidade: Berlim  
CEP: 10437  
Adicionado: 01/07/2024

#### Informação adicional:

Discover the epitome of stylish living in this split-level two-room apartment located in the heart of Prenzlauer Berg. This exceptional residence features very good size rooms, designed to offer both comfort and versatility. The highlight of the apartment is the expansive balcony, which overlooks a serene park, providing a perfect retreat for relaxation and outdoor enjoyment.

Situated close to Eberswalder Strasse, this apartment benefits from outstanding transport links. The nearby U-Bahn station ensures seamless connectivity to the rest of Berlin, making commutes and city exploration effortless. Additionally, the Ring Bahn and numerous tram are easily accessible, adding to the convenience of this prime location.

Prenzlauer Berg is renowned for its vibrant dining scene, with an array of cafes, restaurants, and bars just



---

a short stroll away. The area is characterized by its charming cobblestone streets, green spaces, and a lively cultural atmosphere. Living here means enjoying the best of both worlds: a peaceful home environment with the dynamic energy of one of Berlin's most sought-after neighbourhoods. Experience the unique charm and exceptional convenience of this beautifully designed apartment in Prenzlauer Berg.

To organize a property viewing or for any information concerning property prices in Berlin and property purchase process in Germany, First Citiz Berlin team stays at your disposal.

## 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

Prenzlauer Berg is a fashionable and trendy district, with its many cobblestone and shopping streets. The Kastanienallee, known for designer boutiques, trendy bars and chic restaurants, is ideal for strolling. Near the Schonhauser Allee is the Kultur Brauerei, an old brewery converted into a cultural center. The beautiful red brick buildings now house a cinema, sports courses, several shops and cafes, and host numerous events, including a lovely Christmas market. Lovers of greenery will also be satisfied with the Mauerpark. Famous for its flea market, it hosts an outdoor karaoke every Sunday in summer. Many companies have seized the opportunity to settle in this dynamic neighborhood, such as Home 24. Prenzlauer Berg has become a highly sought-after neighbourhood with an impressive international notoriety.

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

## Features and Amenities

Ready to move!

Large split level two room apartment

Spacious balcony overlooking a park

Ideal location in the centre of Prenzlauer Berg

Under 10 minutes to Alexander Platz

Sought-after location with excellent transport



A variety of diverse & quality dining facilities

Open kitchen with room to entertain

Basement storage room

Access to Ring Bahn, U-Bahn and Tram Lines

## Comum

|                         |                      |
|-------------------------|----------------------|
| Quartos de dormir:      | 2                    |
| Banheiro:               | 1                    |
| Pés quadrados acabados: | 70.64 m <sup>2</sup> |
| Floor Number:           | 2                    |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 2              |
| Indoor Features: | Fitted kitchen |

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX5.870.433 |
|-----------|-------------|

