



## Ready to move in 2-room with sunlit balcony in Brusseler Kiez



### Informações do Revendedor

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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 345,000

### Localização

Country:	Alemanha
State/Region/Province:	Berlim
Cidade:	Berlim
CEP:	13353
Adicionado:	15/07/2024

#### Informação adicional:

Welcome to your new home in the vibrant and bustling district of Berlin Wedding. This charming apartment boasts two well-proportioned rooms, perfect for comfortable living and entertaining. The spacious kitchen offers ample room for culinary adventures, equipped with modern appliances and plenty of storage. A true highlight of the apartment is the sunlit balcony, an ideal spot for morning coffee or relaxing in the evening while enjoying the garden views.

The large bathroom provides a luxurious space to unwind, featuring contemporary fittings and a generous layout. Situated close to Arumer Strasse, the apartment ensures excellent connectivity with nearby public transportation options, including easy access to the U-Bahn and several bus routes. This prime location in Berlin Wedding combines the convenience of city living with a lively neighbourhood atmosphere, surrounded by diverse dining, shopping, and entertainment venues. Experience the best of Berlin right at



your doorstep in this beautifully appointed apartment.

Our First Citiz Berlin team stays at your disposal for further information about this property or for a viewing appointment/ for a free consultation

## 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

Located in the north part of Berlin, Wedding is the future developing area of Berlin thanks to its optimal location between the city airport and center of Berlin-Mitte. After having sheltered the Turkish communities for a long time, it opened up to many cultures and attracted more and more new residents. Along the Panke River, a tributary of the Spree, the newly built docks offer many opportunities for hiking, both cycling and walking. In the heart of the area, the pleasant Volkspark Humbolthain is an islet of greenery. It hosts watchtowers dating from the Second World War, which today are visited and offer a beautiful viewpoint of the area. In summer, it is nice to take a refreshing dip in Plotzensee, a lovely lake nestled in the heart of Wedding and very popular with Berliners. Shopping lovers will also be pleased with the large shopping center in Gesundbrunnen.

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

## Features and Amenities

Ready to move!

Beautiful spacious sunlit balcony

Two large rooms

Kitchen with space for dining and entertaining

Quiet street close to U-Bahn

Walking distance to the Charite Campus

Perfect for investment or self use



Many cafes and a variety of cuisine

## Comum

Quartos de dormir:	1
Banheiro:	1
Pés quadrados acabados:	60.74 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	2
Indoor Features:	Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.906.491

