



## Ready to move! 3 room apartment with large terrace close to Eastgate!



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 285,575.85

### Местоположение

Страна:	Германия
Область:	Берлин
Почтовый индекс:	12685
Добавлено:	23.09.2024

#### Описание:

This spacious 3-room apartment on the 3rd floor in the vibrant district of Marzahn-Hellersdorf, Berlin, offers a perfect blend of modern living and tranquil surroundings. The property features two well-appointed bedrooms, a contemporary open-plan living and kitchen area, and a large balcony that overlooks a picturesque tree-lined street.

Living here provides close proximity to several beautiful parks, ideal for relaxation and outdoor activities. The nearby Erholungspark Marzahn, known for its themed gardens and serene spaces, is just a short stroll away, offering the perfect spot for weekend picnics, leisurely walks, or jogging.

This apartment is exceptionally well-connected with public transport. The nearest tram and bus stops are within walking distance, providing easy access to the city center and other parts of Berlin. The S-Bahn



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station Marzahn is also conveniently close, ensuring swift and efficient commuting options.

The neighborhood boasts a variety of shopping options, from local boutiques to large supermarkets, ensuring all your daily needs are met. For more extensive shopping, the Eastgate Shopping Center is just a short drive away, offering a wide range of retail stores, restaurants, and entertainment options.

Families will appreciate the proximity to several reputable schools and kindergartens, making this an ideal location for those with children. Additionally, various recreational and cultural activities are available, fostering a vibrant community atmosphere.

This area is home to a diverse array of dining options, ranging from cozy cafes to fine dining restaurants. The cultural scene is equally vibrant, with nearby theaters, galleries, and cultural centers offering a rich selection of events and activities.

This apartment is a rare find, combining modern comfort with the charm of a peaceful neighborhood. The open-plan living and kitchen area creates a bright, welcoming space for relaxation and entertainment, while the expansive balcony provides a serene spot to enjoy your morning coffee or unwind after a long day. With excellent transport links, green spaces, and a wide range of amenities right on your doorstep, this property offers an exceptional living experience in Berlin.

Don't miss the opportunity to make this your new home; Contact First Citiz Berlin today to arrange a viewing!

## 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

Marzahn, a district in the eastern part of Berlin, is known for its vast green spaces and family-friendly residential areas. The apartment is located in a quiet neighborhood with good infrastructure and access to public transportation. Nearby, you will find shopping facilities, schools, and daycare centers, making the area particularly appealing for families. The surroundings also offer several parks, such as the popular Marzahn Recreational Park with the "Gardens of the World," which are ideal for walking and relaxation. With access to S-Bahn and tram lines, Berlin's city center is easily accessible. The nearest S-Bahn station is S Marzahn (line S7), which is about a 15 to 20-minute walk away. The S7 provides a direct connection to Berlin's city center, including stations such as Alexanderplatz and Hauptbahnhof.

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Features and amenities

Spacious 3-room apartment on the 3rd floor in Marzahn-Hellersdorf, Berlin

Two bedrooms and open-plan living and kitchen area

Large balcony overlooking a picturesque tree-lined street

Close proximity to Erholungspark Marzahn, perfect for outdoor activities

Well-connected with public transport; tram, bus stops, and S-Bahn station Marzahn nearby

Variety of shopping options, including local boutiques and the Eastgate Shopping Center

Close to reputable schools and kindergartens, ideal for families with children

Vibrant community with numerous recreational and cultural activities

Diverse dining options ranging from cosy cafes to fine dining restaurants

Excellent transport links, green spaces, and a wide range of amenities on your doorstep

Построен: 1979

## Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	69 кв м
Floor Number:	3

## Room details

Total rooms:	3
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.085.675
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