

3 stops to Alexanderplatz! Ready to move! 2-room apartment in the heart of Friedrichshain

10249 Berlin, Apartment for sale

Property ID: 1202



Size ca.: **61.01 m²** - Rooms: **2** - Purchase price: **320,000 EUR**





3 stops to Alexanderplatz! Ready to move! 2-room apartment in the heart of Friedrichshain

Property ID	1202
Property Type	Apartment
Address	(Friedrichshain) 10249 Berlin Berlin
Floor	Ground floor
Size ca.	61.01 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Heizungsart	Central heating
Year of construction	1900
Condition	gepflegt
Features and Amenities	Cellar, Fitted kitchen
Brokerage fee	2,975% of the purchase price incl. VAT
Monthly fees	319.52 EUR
Price per m²	5,245.04 EUR
Purchase price	320,000 EUR





Objektbeschreibung

The 2 room property is in the central neighbourhood of Berlin Friedrichshain , situated in the East of the capital city of Germany.

This cosy district is known for its beautiful, cobbled streets surrounded by plenty of boutiques, cafés, boutiques, pubs, restaurants and art galleries. In the area, there are several lovely streets like Simon-Dach-Straße, as well as lovely green areas like Volkspark Friedrichshain, a protected garden monument. The area offers also several shopping facilities as well as numerous cultural events.

The area is very well connected to public transportation: S-Bahn Landsberger Allee Ring Bahn, which makes any part of the city reachable within 30 minutes. Various tram lines also operate from here giving access to Warschauer Straße, Alexanderplatz and Berlin Hauptbahnhof.

The 2-room apartment is located on the ground floor floor of the courtyard house of a well-maintained modern building.

The charming apartment has a living size of 61m². The floorplan consists of a large entrance hall with a generous living room. The separate bedroom is spacious and bright. The bathroom is well lit and the kitchen fully fitted and well laid out with plenty of work space.

The apartment is sold as a vacant property and is ready to move in!

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.

Property standard

- ?Top location in Friedrichshain next to Volkspark
- ?Ready to move in!
- ?Raised GF with all windows facing the calm courtyard
- ?Spacious and bright living room
- ?Fitted kitchen with appliances
- ?High ceilings over 3m
- ?Optimised apartment layout
- ?Cellar storage included in the price
- ?Excellent transport links

Miscellaneous

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 2,975% (incl. 19% VAT) of the notarial property sale





price, is due by the buyer to First Citiz GmbH.

Energy performance certificate

Energy certificate	Consumption-based
Valid until	22.04.2030
Gebäudeart	Wohngebäude
Year of construction	1900
Primary source	Gas
Energy consumption	129.00 kWh/(m ² ·a)
Energy class	D





City area

Located in East Berlin, Friedrichshain is a lively and trendy district reminding of Berlin's Soviet past of the city. The Karl-Marx Allee, linking Alexanderplatz to Frankfurter Tor, offers a striking example of Stalinist architecture with its impressive dimensions. It is also a verdant area, especially the Volkspark, famous for its barbecue areas and the outdoor cinema. The area many shops, bars and restaurants around the Boxagheuer Platz, famous for its flea market. The RAW, a cultural and alternative place, consists of former hangars converted into workshops, restaurants, sports halls, bars and clubs. Along the Spree, the former Berlin Wall has become an open-air art gallery, the East Side Gallery, hosting paintings by international artists. For several years now, this area has been experiencing real estate expansion. Several international companies, including Zalando, have established their headquarters in the neighbourhood.







Grundriss

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