



## Available now! 1 Bedroom apartment with Lift and balcony facing park!

10551 Berlin, Apartment for sale

Property ID: 1516



Size ca.: **43.24 m<sup>2</sup>** - Rooms: **2** - Purchase price: **275,000 EUR**





Available now! 1 Bedroom apartment with Lift and balcony facing park!

Property ID	1516
Property Type	Apartment
Address	(Moabit) 10551 Berlin Berlin
Floor	2
Size ca.	43.24 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heizungsart	Central heating
Year of construction	1960
Condition	gepflegt
Objekt Der Woche	1
Objekt Der Woche	1
Features and Amenities	Balcony, Cellar, Elevator, Fitted kitchen
Brokerage fee	3,57% of the purchase price incl. VAT
Monthly fees	184 EUR
Price per m²	6,359.85 EUR
Purchase price	275,000 EUR





## Objektbeschreibung

Welcome to this cosy and inviting 1 bedroom apartment with a balcony, located in the vibrant district of Moabit in Berlin. The apartment boasts a modern and sleek design, with large windows that flood the space with natural light. The balcony offers stunning views of the park, perfect for enjoying a morning coffee or evening drink.

The living space is open and airy, with a spacious bedroom and large living and dining areas. The kitchen is fully equipped, making cooking a breeze. The apartment's bathroom has a shower and washing machine fitted and features elegant tiles and contemporary fixtures.

Located in the heart of Moabit, the apartment is just a short walk from a range of trendy cafes, restaurants, and shops including the popular Arminius Market Hall. The area is well-connected to the rest of the city, with easy access to public transportation and major highways.

Don't miss out on the chance to make this beautiful apartment with a balcony your new home!

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

## Property standard

- ?Ready to move in!
- ?Close to the well known Arminius Market Hall!
- ?Sunny balcony looking on the park
- ?Optimal layout with separate kitchen
- ?Lift access
- ?Well decorated apartment
- ?Close to Ring Bahn and U9 at Westhafen
- ?Bathroom equipped with shower
- ?Spacious entrance
- ?Well kept building
- ?Close to amenities

## 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 3,57% (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	27.02.2028
Gebäudeart	Wohngebäude
Year of construction	1960
Primary source	District heating
Energy consumption	151.00 kWh/(m <sup>2</sup> ·a)
Energy class	E

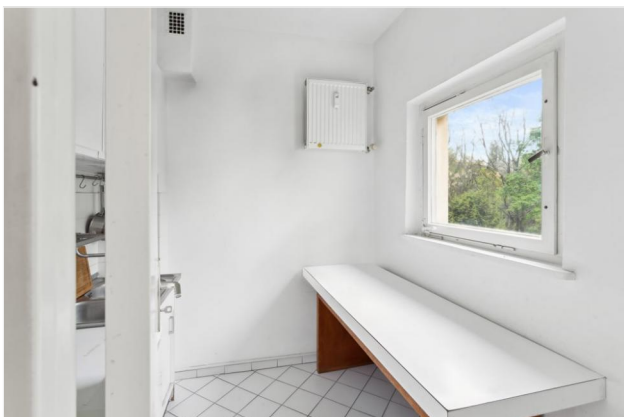




## City area

Tiergarten-Moabit, in West Berlin, is a family and residential district, with plenty of tourist attractions. The Tiergarten Park, a veritable forest in the city and one of the biggest parks in Berlin, is located between the Brandenburg Gate and the Siegessäule, a column of victory that is reminiscent of that of the Bastille. The park has a huge zoo, as well as several lakes and cafes. Along the avenue of June 17 is held weekly a renowned antiques market, which attracts many Berliners. Close to the Brandenburg Gate is the German Parliament, whose glass dome contrasts with the old building. It is nestled in the heart of an amazing futuristic district on the banks of the River Spree. Behind the park of Tiergarten is located the famous castle of Bellevue, residence of the Chancellor. Well served by several metro lines, Tiergarten provides easy access to other parts of Berlin.









## Grundriss

Floor plan

