

## Next to Humannplatz – Prenzlauer Berg! Brand-new 3-room apartment with garden

13189 Berlin, Ground floor apartment for sale

Property ID: 1463-2



Size ca.: **82.49 m<sup>2</sup>** - Rooms: **3** - Purchase price: **660,000 EUR**





## Next to Humannplatz – Prenzlauer Berg! Brand-new 3-room apartment with garden

Property ID	1463-2
Property Type	Apartment, Ground floor apartment
Address	(Prenzlauer Berg) 13189 Berlin Berlin
Floor	Ground floor
Size ca.	82.49 m²
Area approx.	88.70 m²
Rooms	3
Schlafzimmer	2
Bathrooms	1
Terraces	1
Heizungsart	Central heating, Underfloor heating
Year of construction	2025
Condition	neuwertig
Property standard	Upscale
Objekt Der Woche	1
Objekt Der Woche	1
Features and Amenities	Terrace
Brokerage fee	No buyer brokerage fee
Price per m²	8,000.97 EUR
Purchase price	660,000 EUR





## Objektbeschreibung

Introducing The Duett, a breathtaking upscale project walking distance from Prenzlauer Berg's best hotspots.

The Duett's area is a fashionable, trendy & family-friendly district, surrounded by many cobblestone shopping streets and familial parks such as Stargarderstraße, Schönhauser Allee, Humannplatz & Bürgerpark, well-known for their relaxed atmosphere and their numerous cafés, restaurants, boutiques and trendy bars. A short stroll away, you will find Kultur Brauerei, an old brewery converted into a cultural center offering a cinema, sports bars, several shops and cafes, and various yearly events, including a lovely Christmas market.

The area also benefits from excellent public transport connections thanks to Schönhauser Allee, located just a few blocks away.

The Duett offers an upscale & modern architecture with sleek elements & generous volumes, floor to ceiling triple glazing windows, spacious balconies/terraces and family-friendly community garden. For your own personal taste, you will benefit from a detailed palette of custom fittings featuring various upscale german-made materials such as natural oak parquet flooring with underfloor heating, natural stone tiles, ceramic toilets & vanities, shower & bathtub taps, doors & handles, etc.. Being so sustainable with its maximum energy efficiency (A+), The Duet will not only maximise your comfort & lifestyle but will also save you money on the long run.

Living in The Duett is opting for a unique living experience in one of Berlin's most vibrant and sought-after districts with loads of family-friendly activities and places to go out to. The landscaped garden combined with spacious balconies & terraces will embrace your core family moments and maximise quality-time at home.

Investing in The Duett is opting for an upscale apartment with strong rental demand especially among families combining both outstanding yields and strong capital gain perspectives overtime. Considering that there is no rental cap, The Duett is optimal of buy-to-let investors seeking high cashflow investments. In the past 3 years, Pankow's district has encountered an average real-estate price increase of approx. 11% p.a so it goes without saying that you are opting for a double digit ROI.

Our team at First Citiz Berlin will be happy to provide you with further information about this project or to arrange a free consultation.

## Property standard

- ?Walking distance to Prenzlauer Berg hotspots
- ?Sunny garden & terrace
- ?No buyer brokerage fee
- ?Outstanding location close to Stargarderstr. & Schönhauser Allee & Humannplatz
- ?Outstanding energy efficiency (A+ class) with solar and geothermal energy
- ?Balconies , terraces, lift access and individual cellars
- ?Bright apartments with floor-to-ceiling & triple glazing windows
- ?Numerous fitting customizing options (flooring, bathroom tiles..)





- ?Natural oak parquet flooring with underfloor heating
- ?Attractive prices starting from ca. 7700€/m<sup>2</sup>
- ?No rental cap - Ideal for buy-to-let investors
- ?Brand-new upscale & family friendly community of 35 apartments
- ?Cosy internal garden with private kids' playground
- ?Built by the most reputed developer in Germany
- ?Great mortgage options

Video tour: <https://www.youtube.com/watch?v=-DTse2K3vcw>

## Miscellaneous

All information about this property and this real estate project is based on information provided by the seller(s) and/or their representatives. 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 confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. This offer includes all units located in the same real estate project for which First Citiz GmbH makes all relevant information available, including units' price lists, floor plans and list of still available units for sale. The recipient of this offer has the obligation to inform First Citiz GmbH of the conclusion of a purchase contract for this property or any other property located in the same real estate project.

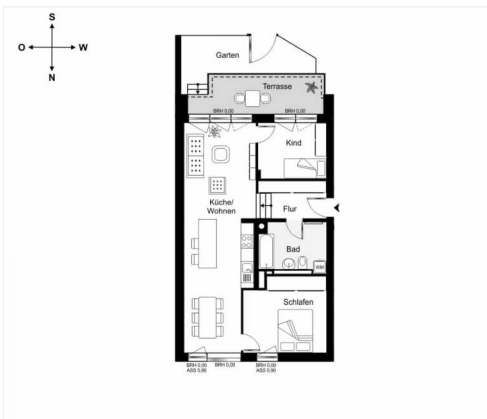
## Energy performance certificate

Energy certificate	projected consumption
Valid until	04.01.2033
Gebäudeart	Wohngebäude
Year of construction	2022
Primary source	Geothermics
Energy use	22.00 kWh/(m <sup>2</sup> ·a)
Energy class	A+

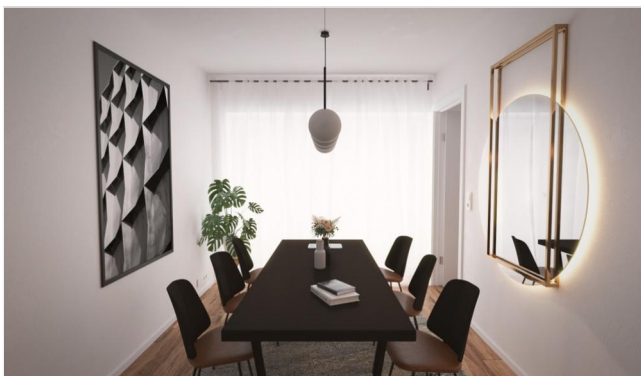




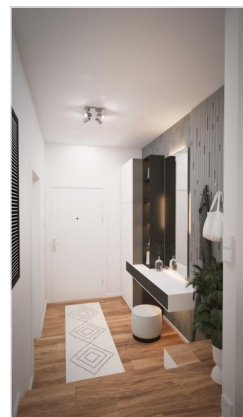
Interior



Vorderhaus Süd



Essbereich



Flur





Kinderzimmer



Schlafen



Badezimmer



# Grundriss

Floor plan

