

## Next to Torstraße: Prestige 3-room apartment with 2 balconies

10115 Berlin, Apartment for sale

Property ID: 1111



Size ca.: **108 m<sup>2</sup>** - Rooms: **3** - Purchase price: **995,000 EUR**





## Next to Torstraße: Prestige 3-room apartment with 2 balconies

Property ID	1111
Property Type	Apartment
Address	(Mitte) 10115 Berlin Berlin
Floor	2
Size ca.	108 m²
Area approx.	116 m²
Rooms	3
Schlafzimmer	2
Bathrooms	2
Balconies	2
Heizungsart	Central heating
Year of construction	1900
Condition	gepflegt
Property standard	Luxury
Objekt Der Woche	1
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Features and Amenities	Balcony, Cellar, Elevator, Fitted kitchen
Brokerage fee	2,975% of the purchase price incl. VAT
Monthly fees	493.52 EUR
Price per m²	9,212.96 EUR
Purchase price	995,000 EUR





## Objektbeschreibung

Discover this high-end 3-room apartment in the most sought-after district of Berlin - Mitte.

The apartment is located in the heart of Mitte well-known for its popular streets, like Torstraße, Friedrichstraße or Chausseestraße in the immediate proximity. There are numerous nice places to go out to like Rosenthaler Platz or Auguststraße as well as numerous shopping opportunities, vibrant bars, cafes and elegant restaurants located within a short walking distance.

The area is well connected to public transport facilities thanks to its proximity to S Oranienburger Straße & Berlin Nordbahnhof. You can reach most of Berlin's best hotspots in under 15 minutes.

This charming 3-room apartment is located on the 2nd floor with lift in a recently renovated authentic period building from the early 1900s. The floorplan offers generous living space with approx. 108 m<sup>2</sup> of living space consisting of a spacious living-room combined with a modern kitchen and a wrap-around balcony, a two spacious bedrooms of approx. 25m<sup>2</sup> each with direct access to a second balcony, two modern bathrooms with shower and bathtub, and a hallway with storage space.

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

## Property standard

- ? Outstanding location in the heart of Mitte
- ? Steps away from Torstraße & Hackescher Markt
- ? Light flooded apartment with double exposition
- ? Spacious dinning terrace
- ? High ceilings: 3,2m & floor-to-ceiling windows
- ? Herringbone timber flooring
- ? Original coffered doors
- ? Fully equipped kitchen
- ? 2 bathrooms
- ? Well-kept charming period building
- ? Lift access

Video tour: [https://youtu.be/4hcMy-q\\_B-k](https://youtu.be/4hcMy-q_B-k)

## 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	projected consumption
Valid until	27.05.2024
Gebäudeart	Wohngebäude
Year of construction	1900
Primary source	Gas
Energy use	109.90 kWh/(m <sup>2</sup> ·a)
Energy class	D

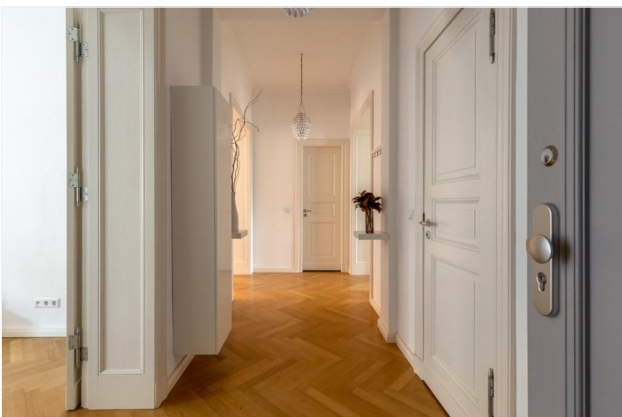




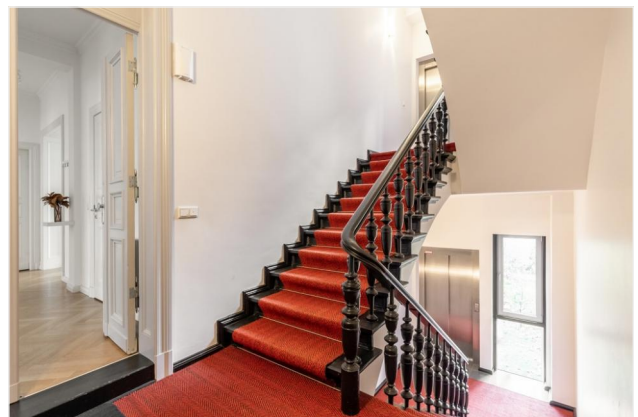
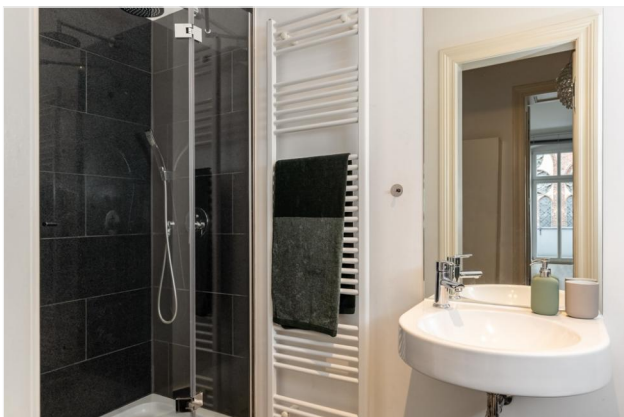
## City area

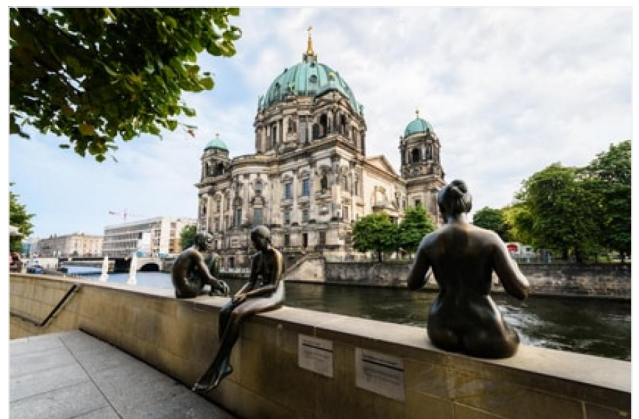
Mitte is the central and historical district of Berlin dating back to the 12th century. It's also a business district of Berlin, a destination of choice for tourists and also a lively neighborhood with countless bars, restaurants and art galleries. The Museum Island includes five high-quality national museums, including the Pergamonmuseum and the Alte Nationalgalerie. Nearby is the Unter den Linden, which connects the baroque cathedral to the famous Brandenburg Gate. Checkpoint Charlie, a former border post between the east and west, is a must visit. The Alexanderplatz district is an important connection point for Berlin transport. One can notably visit the famous tower of the television, emblem of the city. Mitte is a vibrant neighborhood that has attracted a number of high-profile companies, including Rocket Internet. The area attracts today international investors with high-end real estate construction and renovation projects.













## Grundriss

Floor plan

