

Ready to move: 3-room Penthouse with terrasse & lift next to Spree and Treptower Park

10245 Berlin, Penthouse apartment for sale

Property ID: 941



Size ca.: **112.07 m²** - Rooms: **3** - Purchase price: **749,000 EUR**



Ready to move: 3-room Penthouse with terrasse & lift next to Spree and Treptower Park

Property ID	941
Property Type	Apartment, Penthouses for sale in Berlin
Address	(Friedrichshain) 10245 Berlin Berlin
Floor	5
Size ca.	112.07 m²
Rooms	3
Schlafzimmer	2
Bathrooms	2
Terraces	1
Heizungsart	Central heating
Year of construction	1910
Condition	gepflegt
Property standard	Upscale
Objekt Der Woche	1
Objekt Der Woche	1
Features and Amenities	Cellar, Elevator, Fitted kitchen, Terrace
Brokerage fee	3,57% of the purchase price incl. VAT
Monthly fees	295.04 EUR
Price per m²	6,683.32 EUR
Purchase price	749,000 EUR



Objektbeschreibung

This stylish and light-flooded penthouse with terrace is located on the 5th floor with elevator of a charming, well-kept old building in the heart of Berlin's trendy Friedrichshain district. It consists of a spacious living room with dining area and access to a terrace. Large windows flood the room with natural light and emphasize the sophisticated combination of modern aesthetics and classic details that reflect the building's heritage. The well-equipped kitchen with gas hob is functional and offers storage space. The bedroom is spacious and bright with storage space and enough room for a desk, and has access to one of the two well-appointed bathrooms and a walk-in closet.

The apartment is sold with a fitted kitchen, which is included in the price.

The team at the First Citiz Berlin real estate agency would be happy to arrange a viewing of this charming apartment for you!

Property standard

- ?Ready to move in penthouse near the Spree
- ?Maintained and charming building
- ?Light-flooded rooms with cozy terrace
- ?Bedroom with large bathroom
- ?Two excellently equipped bathrooms
- ?Separate & fully equipped fitted kitchen
- ?On the 5th floor with elevator
- ?Central location in trendy Friedrichshain
- ?Treptower Park & Spree within walking distance
- ?Direct connection to BER airport

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	26.11.2028





Gebäudeart	Wohngebäude
Year of construction	1910
Primary source	District heating
Energy consumption	140.00 kWh/(m ² ·a)
Energy class	D

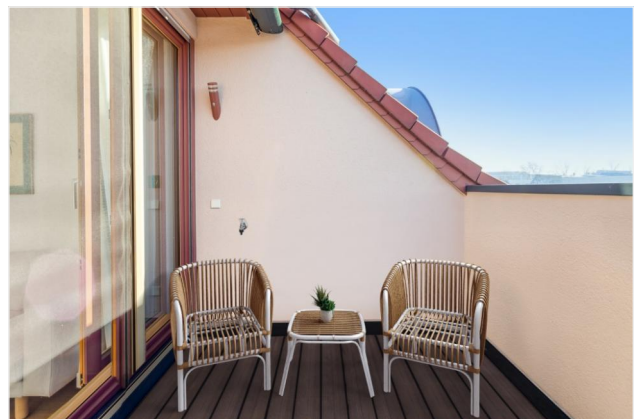


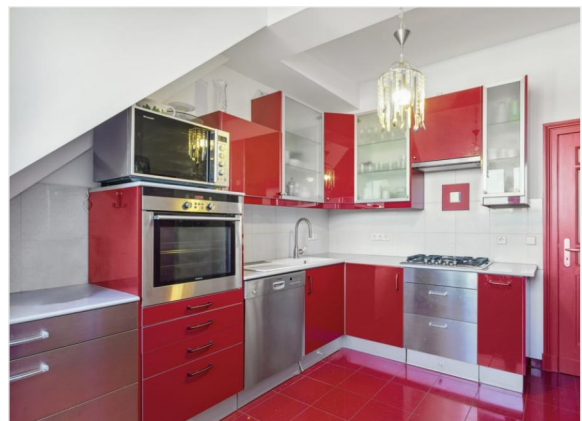


City area

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

Floor plan

