

# Unique living experience: 4-room apartment with two balconies in Friedrichshain

10243 Berlin, Apartment for sale

Property ID: 1025-130



Size ca.: **113.43 m<sup>2</sup>** - Rooms: **4** - Purchase price: **1,100,109 EUR**





## Unique living experience: 4-room apartment with two balconies in Friedrichshain

Property ID	1025-130
Property Type	Apartment
Address	(Friedrichshain) 10243 Berlin Berlin
Floor	5
Size ca.	113.43 m²
Area approx.	120.66 m²
Rooms	4
Schlafzimmer	3
Bathrooms	2
Balconies	2
Year of construction	2024
Condition	neuwertig
Property standard	Luxury
Features and Amenities	Balcony, Cellar, Elevator
Brokerage fee	Free of commission
Price per m²	9,698.57 EUR
Purchase price	1,100,109 EUR





## Objektbeschreibung

Find out more about the project in Friedrichshain:

The property is located in one of the most desirable locations in Berlin - in the popular Friedrichshain. This popular place is known for the beautiful Karl-Marx-Allee, the world-famous Alexanderplatz and the central Strausberger Platz. Green areas such as the Volkspark Friedrichshain or the Spree are also in the immediate vicinity.

Hardly any other district spreads as much charm and diversity in Berlin as trendy Friedrichshain. Originally shaped by creative people, the district with its varied historical neighborhoods is now one of the most sought-after places to live in within the capital. Along the Spree, the „Media-spree“ development has created a quarter that has given the former industrial area between “Ostbahnhof” and “Oberbaumbrücke” a new character combining a mix of living and working attracting major companies such as Mercedes-Benz, Universal Music, Zalando, and Amazon.

Located on the border of Mitte and Kreuzberg, the residential ensemble „The FRANZ“ blends into its lively surroundings. The area is known for the world-famous Berghain in the immediate vicinity as well as the clubs along Holzmarktstraße and the East Side Gallery on the Spree. The surrounding neighborhoods, such as around Boxhagener Platz, attract nearby residents with their alternative retail, culinary specialties, and bars and leave nothing to be desired.

Key data:

Available units: 160

Rooms: from 1 to 5

Living space: from 36 m<sup>2</sup> to 159 m<sup>2</sup>

Price from € 310,675

With the purchase of a condominium in Berlin-Friedrichshain you are choosing an attractive property in an absolutely first-class and up-and-coming location with a diverse neighborhood.

Our First Citiz Berlin team will be happy to provide you with further information on these properties or to arrange a viewing.

## Property standard

- ?Energy-efficient & low consumption property (B Class)
- ?Top location on the border of Mitte & Friedrichshain
- ?Walking distance from Mercedes-Benz Arena & the Spree river banks
- ?3x stops from Alexanderplatz
- ?Brand-new upscale development
- ?Landscaped green community garden
- ?Noble oak parquet with underfloor heating
- ?Floor-to-ceiling multi-glazed windows
- ?Commission-free for buyers





Video tour: <https://youtu.be/ftyOPiooZyM>

## 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
Year of construction	2024
Primary source	District heating
Energy use	78.68 kWh/(m <sup>2</sup> ·a)
Energy class	B

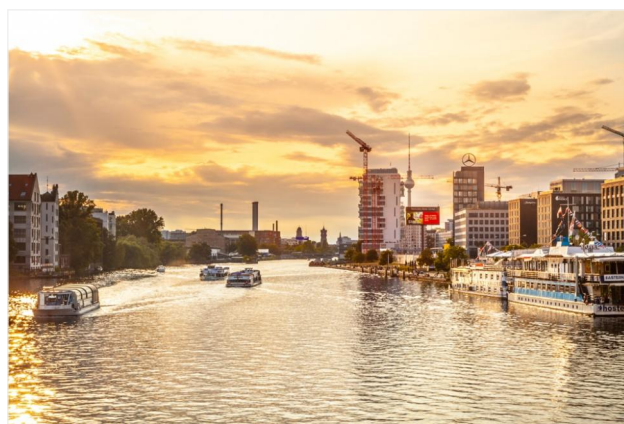
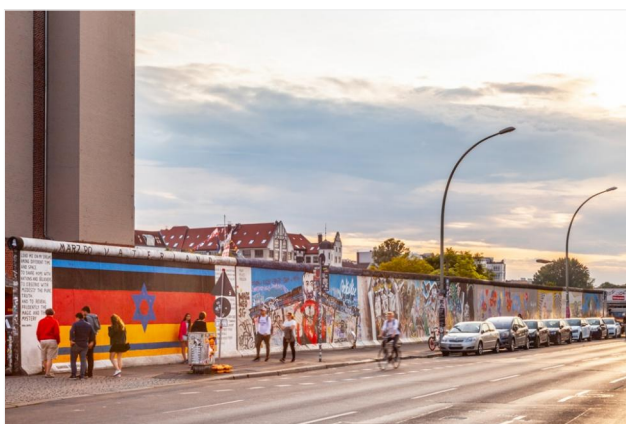




## City area

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 Boxaghenr 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.







NUTZFLÄCHE: 120,66 QM / WOHNFLÄCHE: 113,43 QM  
ZIMMER: 4 / ETAGE: 5. OG

DIELE / HALLWAY	8,53 QM	SCHLAFEN 1 / SLEEPING ROOM 1	13,37 QM	BAD 2 / BATHROOM 2	5,23 QM
FOYER / Foyer	10,59 QM	SCHLAFEN 2 / SLEEPING ROOM 2	14,47 QM	BALKON 1 / BALCONY 1*	9,89 QM
WOHNEN/ESSEN/KÜCHE	29,96 QM	SCHLAFEN 3 / SLEEPING ROOM 3	15,31 QM	BALKON 2 / BALCONY 2*	4,78 QM
LIVING/DINING/KITCHEN	29,96 QM	BAD 1 / BATHROOM 1	8,73 QM		

## Grundriss



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