



## Wonderful 4-room garden apartment with terrace for sale

13357 Berlin, Apartment for sale

Property ID: 1540-2



Size ca.: **103.60 m<sup>2</sup>** - Rooms: **4** - Purchase price: **699,000 EUR**





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Property ID	1540-2
Property Type	Apartment
Address	(Mitte) 13357 Berlin Berlin
Floor	Ground floor
Size ca.	103.60 m <sup>2</sup>
Area approx.	110.95 m <sup>2</sup>
Rooms	4
Schlafzimmer	3
Bathrooms	2
Terraces	1
Heizungsart	Underfloor heating
Year of construction	2022
Condition	First occupation
Property standard	Upscale
Objekt Der Woche	1
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Features and Amenities	Cellar, Elevator, Terrace
Brokerage fee	No buyer brokerage fee
Price per m <sup>2</sup>	6,747.10 EUR
Purchase price	699,000 EUR





## Objektbeschreibung

Welcome to The Backyard : Exclusive condominiums in a central location.

Introducing: An apartment building with a total of 91 commission-free condominiums, embedded in the up-and-coming district of Wedding, which has developed into one of Berlin's most popular neighborhoods.

Numerous culinary, cultural and scenic highlights await you in the middle of the lively neighborhood around Pankstrasse. From cozy restaurants and charming cafés to hip bars - there is something for every taste here. With its diverse daycare centers, schools and university facilities, Wedding offers an ideal living environment for families and students. Short distances to supermarkets and S-Bahn and U-Bahn stations make life in the district particularly convenient. The nearby Berlin Gesundbrunnen train station also offers connections to local and long-distance transport.

The building boasts a green inner courtyard and outdoor areas that offer plenty of space for neighborly get-togethers. Children can let off steam on lovingly designed playgrounds, while ample bicycle parking spaces in the building and in the courtyard enable sustainable mobility in the city. The apartments impress with real wood parquet flooring, underfloor heating for a cozy indoor climate and selected design elements in the bathrooms. The new building with a total of 91 apartments offers 1-4 room apartments with efficient floor plans, easily accessible by elevator.

Whether singles, couples or young families - everyone will find their new home here. The terraces or balconies further enhance the quality of the apartments and invite you to linger. Welcome to The Backyard in the heart of Wedding, where urban living meets comfort and a feel-good atmosphere.

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

## Property standard

- ?No buyer brokerage fee
  - ?Brand new apartment with terrace & garden access
  - ?Central location in the Mitte district (3 stops to Friedrichstrasse)
  - ?Strategic location one stop to Berlin central station & BER Airport
  - ?Walking distance to Humboldthain park & Brüsseler Kiez
  - ?Upscale construction quality from leading developer in Germany
  - ?Real wood parquet with underfloor heating
  - ?Elevator & separate basement rooms
  - ?Green courtyard with private playground
- Video tour ==> <https://www.youtube.com/watch?v=KeHModiErWI>

## 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	Consumption-based
Valid until	27.07.2032
Gebäudeart	Wohngebäude
Year of construction	2022
Primary source	KWK fossil
Energy consumption	50.30 kWh/(m <sup>2</sup> ·a)
Energy class	B





## City area

Located in the north part of Berlin, Wedding is the future developing area of Berlin thanks to its optimal location between the city airport and center of Berlin-Mitte. After having sheltered the Turkish communities for a long time, it opened up to many cultures and attracted more and more new residents. Along the Panke River, a tributary of the Spree, the newly built docks offer many opportunities for hiking, both cycling and walking. In the heart of the area, the pleasant Volkspark Humbolthain is an islet of greenery. It hosts watchtowers dating from the Second World War, which today are visited and offer a beautiful viewpoint of the area. In summer, it is nice to take a refreshing dip in Plötzensee, a lovely lake nestled in the heart of Wedding and very popular with Berliners. Shopping lovers will also be pleased with the large shopping center in Gesundbrunnen.





## Grundriss

Floor plan

