

## Apartment for sale

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Price: €2,750,000

Bedrooms: -

Bathrooms: 0

M2 Living: 229<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Berlin,Berlin

The ready-to-move new construction project is located in one of the most popular areas of Berlin: the Prenzlauer Berg, in the Winsviertel. The Prenzlauer Berg is not only popular with its inhabitants, but also a tourist magnet. Numerous cafes, pubs and restaurants as well as clubs, galleries and theaters attract residents and visitors can be reached in a few minutes. The tram stop (lines 4,5,8) is only 90 meter walk away. Located on the second floor, this exclusive apartment, with a total living area of ca. 229m<sup>2</sup>, benefits from a floor plan with double exposure that give a lot of light to the property. The apartment consists of a comfortable living room of ca. 45m<sup>2</sup>, a spacious kitchen with a dining room of ca. 49 m<sup>2</sup>, and 3 bedrooms. The aptmnet has a spacious balcony of ca. 19m<sup>2</sup>. The apartment has an entrance hall, wardrobe, and three bathrooms, two with a shower and one with a bathtub. For obtaining more information about this property or for organizing a viewing, please make contact with First Citiz Berlin. Fixtures/fittings standards Underfloor heating Glass mosaic in the bathroom Freestanding designer sink Ground level shower Video intercom Most modern gas-fired cogeneration plant Additional Information Important disclaimer: All information about the property 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. This offer is subject to a commission payment. Upon the signature of a purchase contract for the property, a commission in the amount of 4,64% (incl. 16% VAT) of the notarial purchase price of the property is due by the buyer to First Citiz GmbH. This property is being offered as part of a real estate sale project. This offer includes all units located in the same real estate sale project for which First Citiz GmbH makes available to the buyer all relevant information including prices and floor plans of all units. In the case of the purchase of another unit located in the same real estate sale project as this property, a commission in the amount of 4,64% (incl. 16% VAT) of the notarial purchase price of that unit is due by the buyer to First Citiz GmbH. Non-disclosure: This offer is confidential and only intended to you. Any disclosure to third parties without the written consent of First Citiz GmbH is not allowed and would lead to claims for damages. If you disclose this property offer to a third party, with no written consent of First Citiz GmbH, and that this disclosure leads directly or indirectly to a signature of a purchase contract of the property or any other unit located in the same real estate sale project, a commission in the amount of 4,64% (incl. 16% VAT) of the notarial purchase price of the property or that unit is due by the you to First Citiz GmbH. Any dispute arising from this offer shall fall within the competence of the court of Berlin in Germany. City area Prenzlauer Berg is a fashionable and trendy district, with its many cobblestone and shopping streets. The Kastanienallee, known for designer boutiques, trendy bars and chic restaurants, is

ideal for strolling. Near the Schonhauser Allee is the Kultur Brauerei, an old brewery converted into a cultural center. The beautiful red brick buildings now house a cinema, sports courses, several shops and cafes, and host numerous events, including a lovely Christmas market. Lovers of greenery will also be satisfied with the Mauerpark. Famous for its flea market, it hosts an outdoor karaoke every Sunday in summer. Many companies have seized the opportunity to settle in this dynamic neighborhood, such as Home 24. Prenzlauer Berg has become a highly sought-after neighbourhood with an impressive international notoriety. Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))

