



Price: €700,000  
Bedrooms: -  
Bathrooms: 0  
M2 Living: 100<sup>2</sup>  
M2 Plot: -  
M2 Terrace: -  
Address: Berlin,Berlin

This bright apartment in a period building is located in the immediate vicinity of the Mauerpark. Here you will find many modern cafes, restaurants and bars. The district is particularly popular with young people due to its diversity and its central location. Especially the Mauerpark, which can be reached in just 3 minutes from the apartment, offers many opportunities for recreational activities. The apartment is located between the underground stations Bernauer Strasse (U8, Tram M6 and M10) and Eberswalder Strasse (U2 and Tram), from which Alexanderplatz can be reached in 3 stops. The 3-room apartment is always very bright due to its orientation both to the north and to the south. Two large bedrooms are distributed over the approx. 100 m2 living space, each with an access to one of the two balconies. From the spacious living room you have access to the second balcony, which is oriented to the north. From here you have a very good view over the Mauerpark. There is also an equipped kitchen and a bathroom with bathtub. The apartment is furnished with a cozy oak parquet and has high ceilings. The apartment is sold as a vacant property and is ready to move in. To organize a property viewing or for any information concerning property prices in Berlin and property purchase process in Germany, the First Citiz Berlin team stays at your disposal. Fixtures/fittings standards - View over Mauerpark - Two balconies - Lots of natural light - Bathroom with bathtub - oak parquet - High ceilings Additional Information 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, the commission in the amount of 6,96% (incl. 16% VAT) of the notarial purchase price is due by the buyer to First Citiz GmbH. City area The apartment is located in Mitte, on the border with Prenzlauer Berg. 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. Mitte is the cultural and political center of Berlin. The Reichstag, Schloss Bellevue and the imposing Brandenburg Gate are all represented here. In addition, numerous souvenir shops and shopping opportunities can be used on the "Unter den Linden" promenade. From the center, highlights such as the Alexanderplatz can be easily reached. The Museum Island has a large number of museums to offer, of which the Pergamon Museum is probably the best known. Culturally, the Deutsches Theater, the Berliner Ensemble and the Komische Oper are represented here.

