



Price: €225,000
Bedrooms: -
Bathrooms: 0
M2 Living: 41²
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

Located in the Samariterkiez, the apartment is in close proximity to the center of Berlin, which is quickly accessible. The area is very lively due to the young residents and characterized by many modern cafes and restaurants. There are parks in the area, such as the Lichtenberg City Park, which is only a 13-minute walk from the apartment, or Boxhagener Platz. Also, there are many bars and shopping opportunities, such as the Ring Center, which can be reached in just 2 minutes. The connection to the public transport is very good due to the location near Frankfurter Allee (U5, S8, S85 and Ringbahn S41 and S42), which can be reached in just 4 minutes by foot. From here it only takes 6 stations to Alexanderplatz with the underground. The 2-room apartment is on the 4th floor of a beautiful, well-maintained building and has approx. 40m² of living space. The spacious living room is equipped with a fitted kitchen and offers enough space for a living and a dining area. The bedroom has a large closet with plenty of storage space. The bathroom includes a shower. The apartment is renovated, fully furnished and equipped with a spacious balcony with a view of the green inner courtyard. 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 balcony fully furnished fitted kitchen 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, 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. Non-disclosure: This property 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, the above mentioned commission applied to the notary purchase price would be due by you to First Citiz GmbH. 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 Boxagener 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. Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))

