



Price: €189,900
Bedrooms: -
Bathrooms: 0
M2 Living: 32²
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

The cozy apartment is located in Samariterkiez, a lively area in Friedrichshain with a lot of cafes, restaurants, and an authentic Kiez atmosphere. There are also many parks in the area, such as Volkspark Friedrichshain or Boxhagener Platz. The Forckenbeckplatz and Petersburger Park are in the immediate vicinity of the apartment and can be reached in less than 5 minutes on foot. The apartment is only 400m from the Frankfurter Tor underground station (U5), from which it only takes 6 minutes by train to Alexanderplatz. Also, one only needs 2 minutes to get to the Frankfurter Allee train station. Here you have a connection to the S8, Ringbahn, S85, and U5. The apartment is located on the 3rd floor (with lift) of a charming authentic period building. The flat has a living size of ca. 32.2 m². The floor plan consists of an entrance hall with storage possibility, a spacious living room of more than 27m² with access to the balcony, and a view on a green courtyard, an open kitchen, as well as a bathroom with shower. The flat is being sold fully furnished and is ready to move into! First Citiz Berlin team is happy to provide you with further details about the apartment and to arrange a viewing. Fixtures/fittings standards Balcony Kitchenette Fully furnished Bathroom with shower Elevator 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 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 Boxhagener 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](#))

