



Price: €248,000
Bedrooms: -
Bathrooms: 0
M2 Living: 50²
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

This apartment in a period building is located in the middle of Prenzlauer Berg in the immediate vicinity of Helmholtzplatz. Due to its good location near the city center, the district is particularly popular, especially with young people. You can find many modern cafes, restaurants and bars here. The district is also very green, as in addition to Helmholtzplatz, the Frobelpark is only 200m away from the apartment and Berlin's most famous park, the Mauerpark, can be reached by foot in under 15 minutes. Due to the good location, one has quick connection to public transport: you can walk to the S-Bahn station Prenzlauer Allee in 5 minutes, from which one has access to the Ringbahn, S8 and S85. From here you only need 10 minutes by tram to Alexanderplatz. The 2-room apartment is located in the back house of a charming period building, which is fitted with many decorations, high ceilings and characteristic stucco. It is located next to the garden of the inner courtyard, which is why one has a green view through the windows. Along with the quiet location, this creates a cozy atmosphere in the apartment. The approx. 50m² living space is divided in a spacious living room with space for a living and dining area and access to the terrace, a bedroom, a fitted kitchen and a bathroom with a shower. The apartment is sold fully furnished and vacant. Our First Citiz Berlin team will be happy to provide you with further information about this property or to arrange a viewing. Fixtures/fittings standards Balcony / terrace High ceilings with stucco 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. 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](#))

