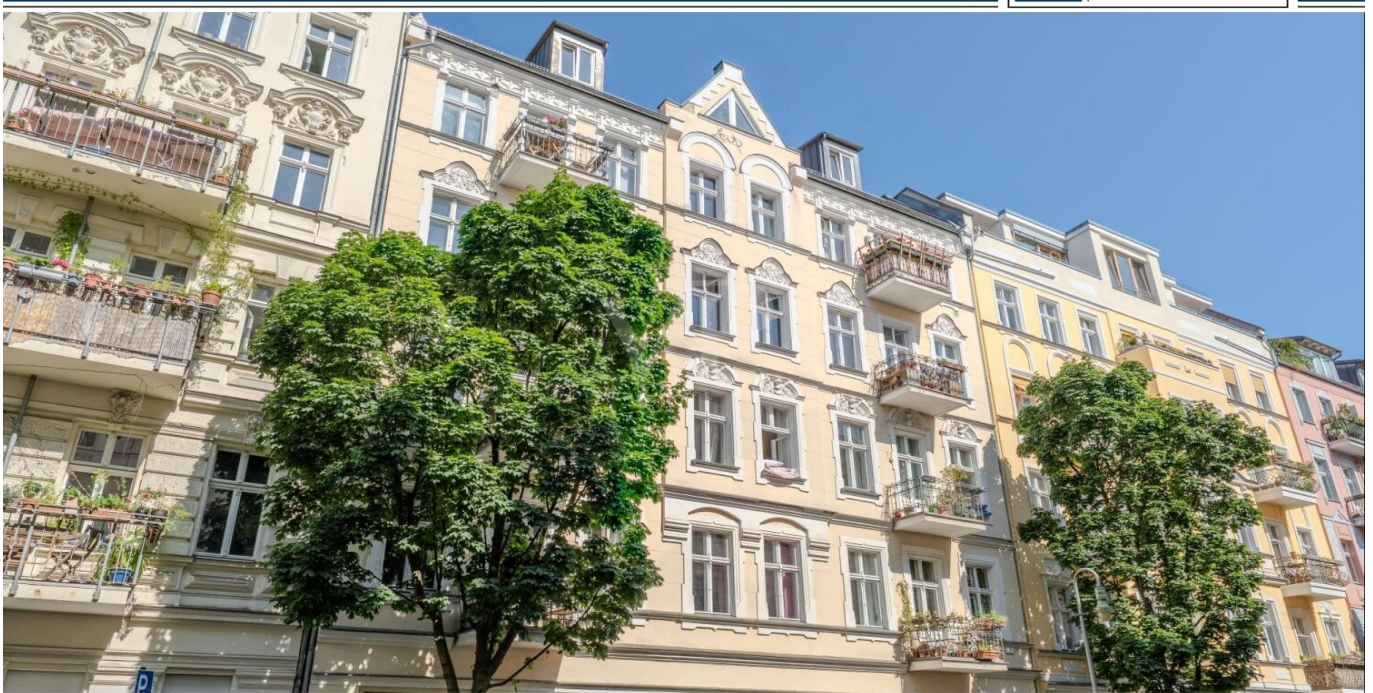


Berlin – Prenzlauer Berg

3-room top floor apartment with sun terrace and elevator at the popular Helmholtzplatz - ready to move in!

Property ID: 25463008B



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PURCHASE PRICE: 629.000 EUR • LIVING SPACE: ca. 78 m² • ROOMS: 3

Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

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At a glance

Property ID	25463008B	Purchase Price	629.000 EUR
Living Space	ca. 78 m²	Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Floor	5		
Rooms	3		
Bedrooms	2	Modernisation / Refurbishment	2020
Bathrooms	1		
Year of construction	1892	Condition of property	Well-maintained
		Equipment	Terrace, Built-in kitchen

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Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	28.05.2028
Power Source	Gas

Energy Certificate	Energy consumption certificate
Final energy consumption	75.00 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	2004

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The property



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The property







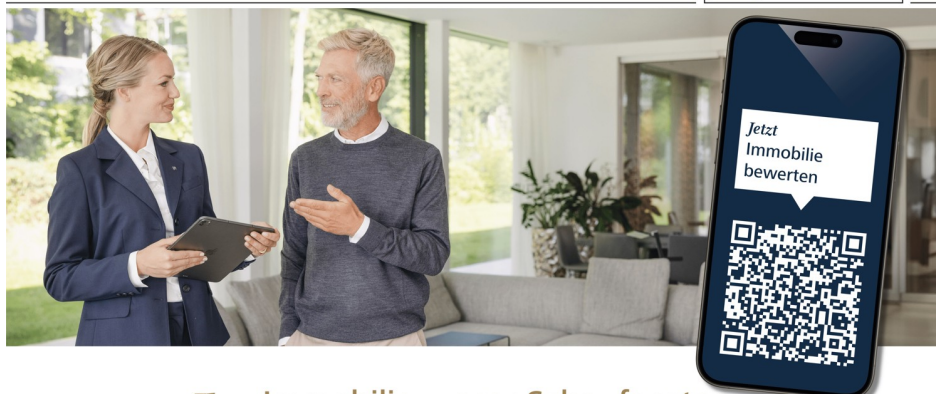
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Kundenbewertung **4,9**
★★★★★

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Property ID: 25463008B - 10437 Berlin – Prenzlauer Berg

A first impression

For sale is an attractive, light-flooded top-floor apartment in a well-kept old building from 1892 directly on Helmholtzplatz (milieu protection area). It was renovated in 2004 and is accessible via an elevator. The apartment was modernized in 2020 and offers its future residents the highest level of living comfort. It is in a well-kept condition and has a living space of approx. 78 m².

The room layout of the apartment is ideal. A total of three rooms are available, including two bedrooms - one room stands out with its gable wall.

The open kitchen blends seamlessly into the living area and is equipped with a fitted kitchen that invites you to cook and linger together. The bright bathroom with a bathtub, shower and window rounds off your living comfort.

The west-facing terrace is particularly noteworthy. The living area and bedrooms are fitted with solid oak parquet flooring, while high-quality tiles have been laid in the kitchen and bathroom. The double-glazed plastic windows and the additional skylights ensure a pleasant flood of light and good energy efficiency. Some windows were replaced as part of the 2020 modernization work. Additional skylight windows in the hallway and in room 3, which were renewed in 2022, contribute to a bright and friendly living ambience.

Heating is provided by an efficient gas central heating system, which also ensures the hot water supply. There is also a cellar compartment, which offers additional storage space. The house rent is set at EUR 394.17 per month (incl. EUR 118.17 maintenance reserve).

This top-floor apartment combines the charm of an old building with the amenities of modern living and is aimed at prospective buyers who place particular value on comfort. The last comprehensive modernization in 2022 makes the property particularly attractive and saves potential buyers from having to carry out renovation work.

The central and quiet location of the apartment on Helmholtzplatz offers excellent connections to the public transport network and all important facilities for daily needs are within easy reach. This apartment is ideal for singles, couples and small families alike and is waiting to offer new residents a comfortable home.

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Details of amenities

- Converted attic apartment (2004)
- elevator
- West-facing terrace
- Open kitchen with fitted kitchen
- Bathroom with tub, shower and window
- Double-glazed plastic windows (some from 2020) and skylights
- Skylight windows in the hallway and in room 3 (2022)
- Solid oak parquet / tiles (partly from 2020)

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All about the location

The apartment is located in a quiet street directly on Helmholtzplatz (milieu protection area) in the district of Prenzlauer Berg, one of Berlin's trendy districts.

It is characterized by predominantly five-storey old buildings built before 1948.

The district borders Friedrichshain-Kreuzberg to the south, Mitte to the southwest, Lichtenberg to the east and Weißensee and Pankow to the northeast.

Public transport is all within walking distance - so Prenzlauer Berg has excellent connections to the local public transport network. Numerous buses, streetcars, S-Bahn and U-Bahn trains run here.

A variety of shopping facilities, daycare centers, schools, doctors, restaurants and bars are located in the immediate vicinity.

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Other information

Es liegt ein Energieverbrauchsausweis vor.
Dieser ist gültig bis 28.5.2028.
Endenergieverbrauch beträgt 75.00 kwh/(m²*a).
Wesentlicher Energieträger der Heizung ist Gas.
Das Baujahr des Objekts lt. Energieausweis ist 2004.
Die Energieeffizienzklasse ist C.

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Contact partner

For further information, please contact your contact person:

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E-Mail: prenzlauer.berg@von-poll.com

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