

Berlin – Prenzlauer Berg

# Historic stucco building in a premium location - 4-room apartment near the water tower in Prenzlauer Berg

Property ID: 24463007B

FÜR SIE IN DEN BESTEN LAGEN

*Secret Sale*

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PURCHASE PRICE: 1.045.000 EUR • LIVING SPACE: ca. 110 m<sup>2</sup> • ROOMS: 4

Property ID: 24463007B - 10405 Berlin – Prenzlauer Berg

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## At a glance

Property ID	24463007B
Living Space	ca. 110 m²
Floor	1
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1890

Purchase Price	1.045.000 EUR
Commission	Buyer's commission is 3.57 % (incl. VAT) of the notarized purchase price
Modernisation / Refurbishment	2013
Condition of property	Well-maintained
Construction method	Solid
Equipment	Built-in kitchen

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## Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	171.20 kWh/m²a
Energy efficiency class	F
Year of construction according to energy certificate	1890

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## The property



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## The property



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## The property

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# Capital



**MAKLER-KOMPASS**  
HEFT 10/2024

**Top-Makler Berlin**



Höchstnote für

**von Poll Immobilien**

Quelle: IIB Institut  
IM TEST: 3.904 Makler

GÜLTIG BIS: 11/25

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## The property







### Professionelle Immobilienbewertung

kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

Kundenbewertung

★★★★★ 4,9

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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

The property on offer is in an excellent location in the popular and prestigious district of Prenzlauer Berg. Located in a quiet side street of Prenzlauer Allee, the spacious Beletage apartment with a living space of 110 m² is situated in an old building dating back to 1890. By merging two residential units, a spacious 4-room apartment with three bedrooms, a kitchen, a bathroom with bathtub and a guest WC was created. The Beletage, traditionally the most elegant floor of an urban residential building, is characterized by high ceilings, large windows, ornate stucco decorations and representative rooms. These classic features are also reflected in this apartment in an old building. A continuous plank floor gives the entire apartment an elegant and timeless character. The high ceilings and the elaborately designed stucco elements in the living rooms and bedrooms underline the stylish ambience of this dream home. Thanks to its well thought-out floor plan, the apartment offers enough space for larger families. One of the former kitchens has been converted into an additional bedroom with a bunk bed. The apartment also has a spacious living room with a view of the quiet inner courtyard, a separate kitchen and two hallways. Two separate cellar compartments also belong to the unit and offer practical storage space in the immediate vicinity of the apartment. A modern heating boiler was installed in 1992 and the apartment was extensively renovated in 2012. The stairwell in the front building was renovated in 2023, and the street-facing windows were also replaced in the same year. The renovation of the courtyard is currently being planned. Overall, the apartment and the house are in a well-kept condition. With a successful combination of historical elements and modern living comfort, it offers an attractive option for buyers who appreciate the special charm of an apartment in an old building. If you have any further questions about the property or would like to arrange a viewing, please do not hesitate to contact us at any time. Please do not hesitate to contact us by telephone or e-mail. We look forward to providing you with more information and showing you the apartment in person.

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## Details of amenities

- central location in the famous and popular Prenzlauer Berg district
- located on the Bel Etage (extra high ceilings)
- spacious 110 m², 4 room apartment (2 apartments combined)
- 2 entrances to the apartment
- guest WC
- floorboards throughout the apartment
- stately stucco in the living and sleeping area
- 2 cellar compartments
- Courtyard renovation is currently being planned
- 2023 Windows on the street side replaced (isoglass plastic windows) and renovation of the staircase in the front building
- 2012 Renovation of the apartment
- 1992 Therme installed

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## All about the location

Discover this charming gem in the heart of Berlin's most beautiful district, Prenzlauer Berg. This exquisite 4-room/2-bathroom apartment offers the highest level of living comfort in one of the city's most sought-after locations. The Kollwitzkiez impresses with its preserved Wilhelminian-style architecture, green side streets and a lively neighborhood full of trendy cafés, restaurants and boutiques. Here, the ambience of the Wilhelminian era is combined with the hustle and bustle of today. The apartment is located in the lively and well-known district of Prenzlauer Berg in Berlin. This neighborhood is known for its unique blend of historic architecture, modern living concepts and urban flair. The location in a quiet side street, which is characterized by leafy courtyards and charming old buildings, guarantees a feel-good atmosphere. The Winskierz, Oderberger Straße, Kastanienallee, Kollwitzplatz, the Prenzlauer Berg water tower, Volkspark Friedrichshain and the world-famous Mauerpark, popular meeting places for young and old, are all in the immediate vicinity. Weekly markets and events take place here regularly, enriching the cultural life of the neighborhood. The public transport connections are excellent. The subway stations Senefelderplatz (U2) or Eberswalder Straße (U2) are just a few minutes' walk away and offer fast connections to other parts of the city. The M1, M10 and M12 streetcar lines are also within easy reach and provide convenient connections to the main train station, Alexanderplatz and other central locations in Berlin. This apartment not only offers an excellent infrastructure with supermarkets, doctors' surgeries, pharmacies, kindergartens and schools within walking distance, but also numerous leisure opportunities. Whether you want to go for a walk in the nearby parks, go jogging or visit one of the fitness centers - here you will find everything your heart desires. Your dream property is in one of the most sought-after locations in Berlin and is an ideal place to live for people who appreciate the vibrant city life and the charm of a mature neighborhood. Here you can enjoy the advantages of an urban environment and at the same time benefit from the peace and quiet of a side street.



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## Other information

Es liegt ein Energiebedarfsausweis vor. Endenergiebedarf beträgt 171.20 kwh/(m²\*a). Wesentlicher Energieträger der Heizung ist Gas. Das Baujahr des Objekts lt. Energieausweis ist 1890. Die Energieeffizienzklasse ist F. MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. LIABILITY: We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. OUR SERVICE FOR YOU AS THE OWNER: If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

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## Contact partner

For further information, please contact your contact person:

Ulf Sobeck

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