

# Beautiful 2 room flat with balcony in Berlin Friedrichshain

10243 Berlin, Apartment for sale

Object ID: W\_WE 14



Living area approx.: **56.54 m<sup>2</sup>** - Rooms: **2** - Purchase price: **369,000 EUR**



## Beautiful 2 room flat with balcony in Berlin Friedrichshain

Object ID	W_WE 14
Property Type	Apartment, Holiday property
Address	(Berlin Friedrichshain-Kreuzberg - Friedrichshain) 10243 Berlin Berlin
Floor	4
Floors in the house	5
Living area approx:	56.54 m²
Balcony/Terrace space approx	4 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Heating system	Central heating
Primary energy supplier	Gas
Year of construction	1900
Last modernization	2023
Condition	Like new
Features	High-end
Features	Bathtub, Built-in kitchen, Cellar, Daylit bathroom, Plank flooring, Suitable vacation property
Subject to commission	Yes
Buyer's commission	3,57% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage contract with the seller in the same amount.
Purchase price	369,000 EUR



## Objektbeschreibung

The offered flat is located in a traditional old building, which was built at the end of the 19th century and is in a good condition. A last modernisation took place in 2021. The staircase, the facade and the courtyard are being renewed.

The charming apartment building is located in the second row, directly on Grünberger Straße and is therefore very quiet. Here you are right in the middle of the Friedrichshain action, close to Boxhagener Platz, but you can still live quietly and in a relaxed atmosphere.

The flat is located on the 4th floor. It combines two rooms, a kitchen, a bathroom and a hallway on 58.54 m<sup>2</sup> of living space. All rooms lead off from the spacious hallway. The living room is so generously sized that a living area and a dining area can be comfortably integrated here. The kitchen has a beautiful kitchenette. The modern high-tiled bathroom scores with its daylight, a bathtub and a towel radiator. The floorboards in the living rooms create a pleasant atmosphere. The flat is flooded with light through the large windows.

This attractive flat is ideally suited for singles. But couples will also find enough space here to create their own personal retreat.

## Features

- Floorboards
- Old building details
- 2 rooms
- Bathroom with bathtub and window
- cellar
- No lift
- Available for occupancy
- Old building in second row, quiet location

## Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use



For advice on financing your German property purchase, please get in touch with a member of our team.

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All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified by inspection of the building file.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

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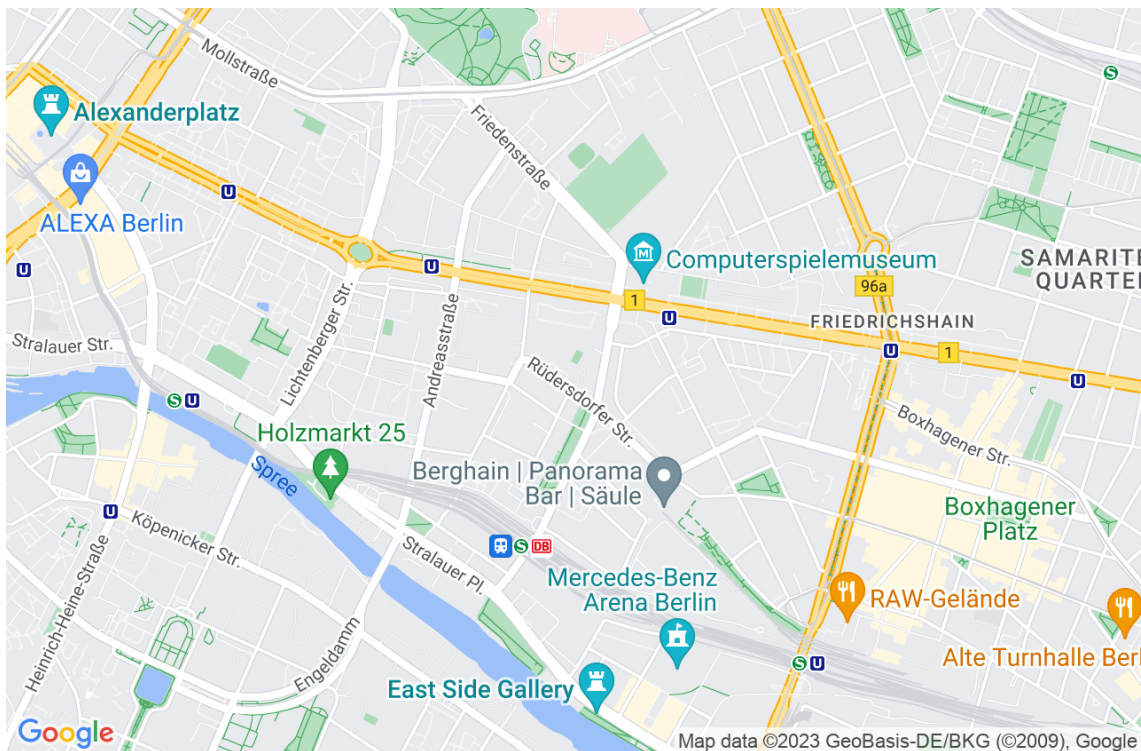


## Location

Friedrichshain is considered one of Berlin's trendiest and fast-growing districts, and not without reason.

The area is characterised by historic old buildings from the Wilhelminian period and many parks, and likewise numerous cultural institutions have also settled here. The distinctive yet attractive profile of the district is particularly interesting for media people and creatives, and caters to an international audience.

The property is only a few minutes away from the lively Boxhagener Platz. The surrounding area offers a variety of shopping opportunities, cafés and trendy restaurants from all over the world. Public transport is within easy reach - a tram station stops practically on the doorstep and takes you swiftly to the Warschauer Straße or Frankfurter Tor S-Bahn stations.







Wohnen



Details



Wohnen



Wohnen



Essen



Wohnen

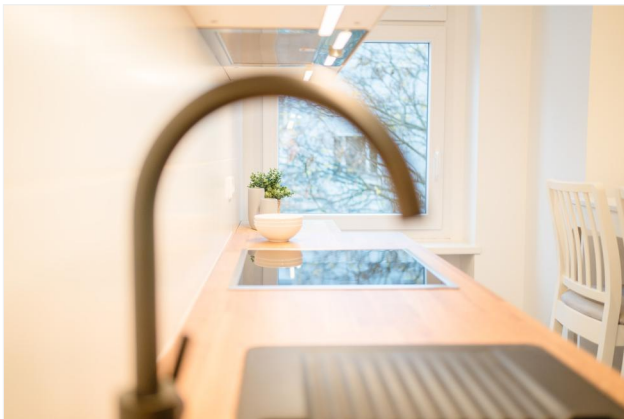




Wohnen



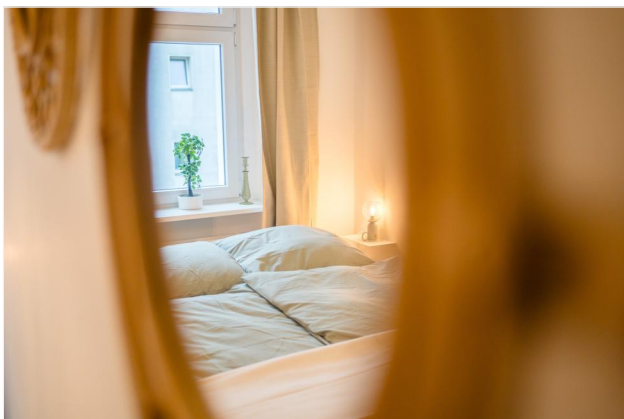
Küche



Details



Küche



Schlafen



Schlafen







Flur



Flur



Bad



Bad



Garden



Facade





# Grundriss

Floor plan

