

# First-class first occupancy: 3-room new-build flat in sought-after Friedrichshain

10243 Berlin, Apartment for sale

Object ID: W22\_WE16



Living area approx.: **82 m²** - Rooms: **3** - Purchase price: **699,000 EUR**



## First-class first occupancy: 3-room new-build flat in sought-after Friedrichshain

Object ID	W22_WE16
Property Type	Apartment
Address	(Berlin Friedrichshain-Kreuzberg - Friedrichshain) 10243 Berlin Berlin
Floor	1
Floors in the house	6
Living area approx:	82 m <sup>2</sup>
Rooms	3
Schlafzimmer	2
Bathrooms	1
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Air/water heating pump
Year of construction	2023
Last modernization	2023
Condition	First occupation
Features	High-end
Features	Balcony, Cellar, Lift, Shower, Storage room
Buyer's commission	commissionfree for the buyer
Purchase price	699,000 EUR



## Objektbeschreibung

The approx. 82 m<sup>2</sup> flat on the 1st floor of the quiet garden house is designed with the highest quality and attention to detail. The open-plan layout seamlessly connects the living room with the integrated kitchen area, making it not only functional but also inviting and modern. Access to the balcony opens up a private outdoor space, perfect for relaxing evenings or sunny mornings. The unobstructed view of the greenery gives you unrivalled peace and relaxation while you enjoy the benefits of the city.

Two cosy bedrooms offer enough space for your individual needs - whether as a bedroom, work area or children's room. The bathrooms with shower are stylishly designed and offer comfort at the highest level. The practical storage room, which offers additional storage space, is perfect for uncomplicated organisation of everyday life.

In terms of technology, the building is state of the art: an efficient heat pump and underfloor heating not only ensure pleasant temperatures, but also a sustainable and cost-efficient heat supply.

This flat is more than just a place to live - it offers a lifestyle that combines modernity, comfort and closeness to nature. Take your chance now and secure your new home in this exclusive new-build project in Berlin Friedrichshain.

## 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. Our independent mortgage broker is able to offer up to 70% to international clients, and our recommended lawyers are at hand to explain the legal process of buying real estate in Germany. Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

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.



## Location

Warschauer Strasse 22, located in the centre of Berlin's lively and culturally diverse Friedrichshain district, offers not only a home, but also an unbeatable location for urban living. This sought-after address is surrounded by a wide range of facilities that support living comfort at the highest level.

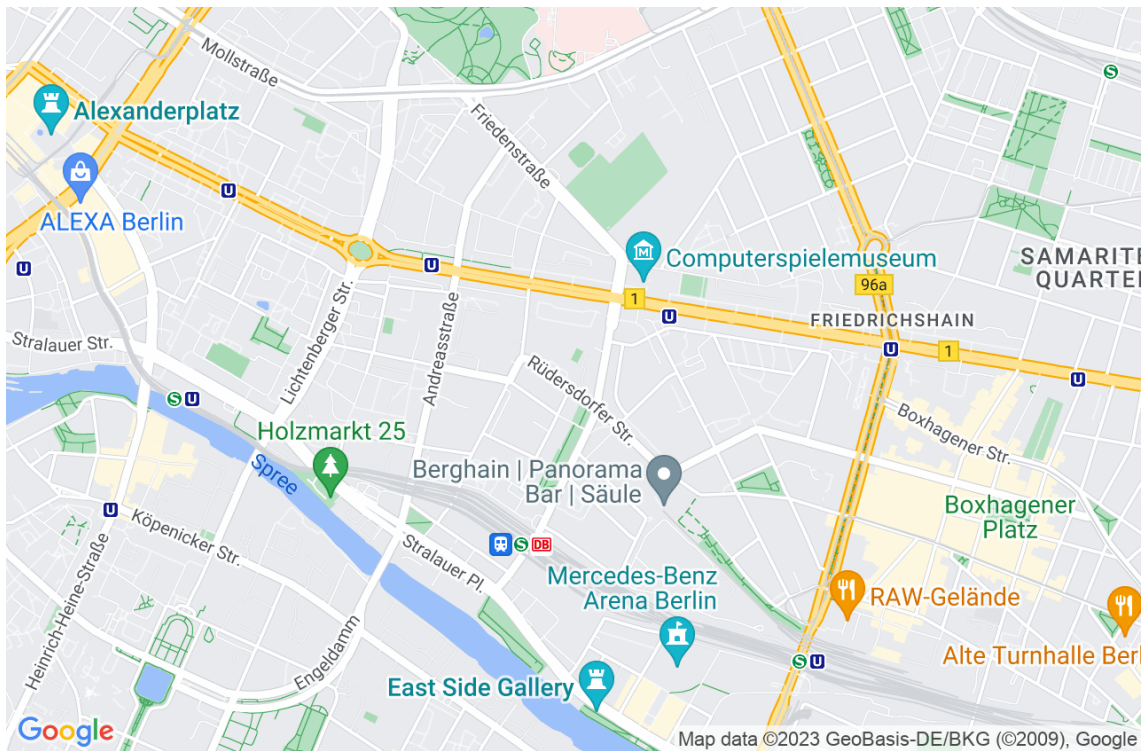
Within a 500 metre radius, there are numerous amenities that make everyday life easier and more enjoyable. There is a wealth of shopping opportunities nearby, from supermarkets to small shops that cater for everyday needs. For culinary discoveries, there are a variety of restaurants, cafés and bars catering for all tastes.

In terms of public transport connections, the location is unbeatable. The Warschauer Straße underground station is just a few minutes' walk away and offers direct access to several lines, including the U1 and U3. There are also various bus and tram stops nearby, ensuring excellent connections to the entire city centre.

Warschauer Strasse 22 benefits not only from its central location, but also from its immediate proximity to public parks and green spaces such as Comeniusplatz and Boxhagener Platz. These offer recreational opportunities and invite you to take a walk or do outdoor sports, perfect for a break from the hustle and bustle of city life.

Overall, this address in Friedrichshain offers a perfect balance between urban convenience, diverse shopping opportunities, culinary delights and excellent transport links - an ideal environment for a modern and comfortable lifestyle.

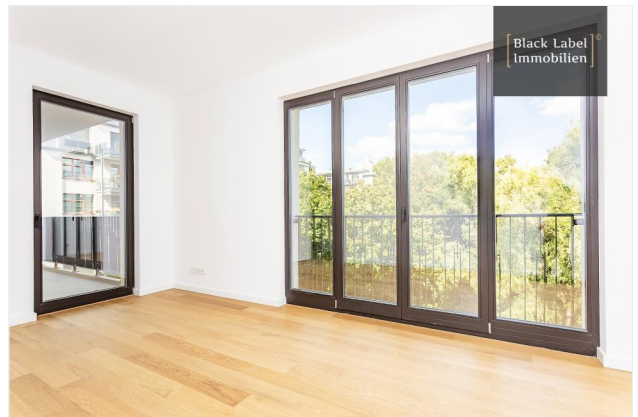




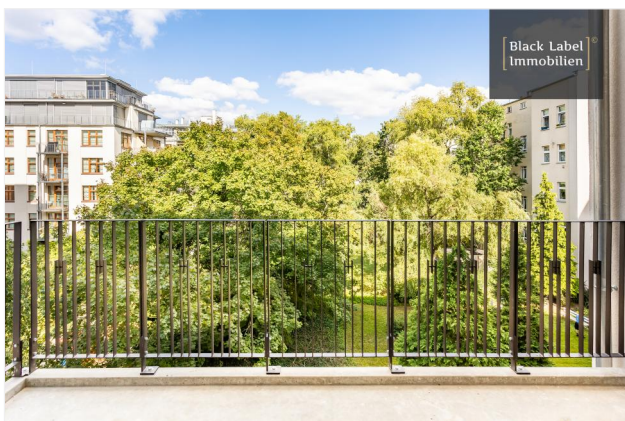




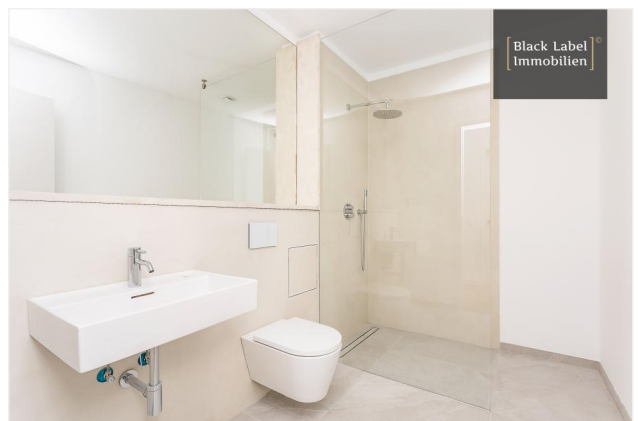
Living area



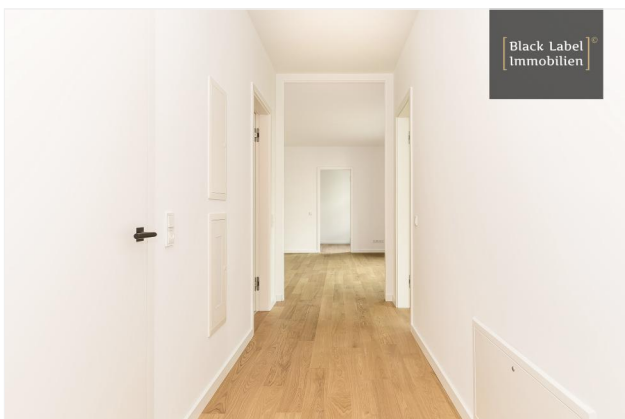
Balcony



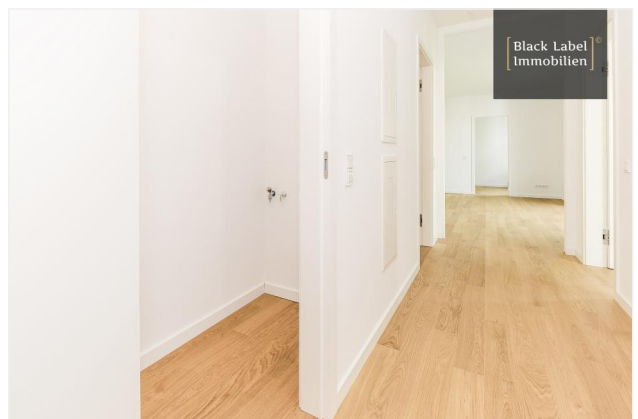
View



Bathroom



Corridor

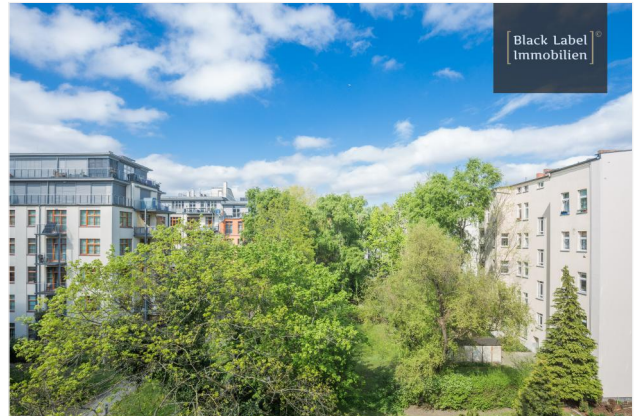


Entrance

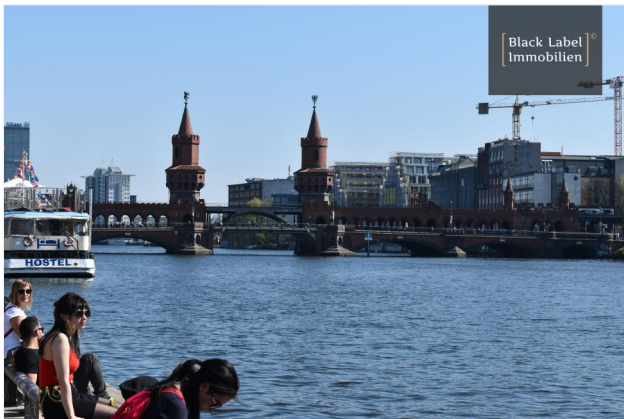




Facade



View



Oberbaumbruecke



Mercedes Benz Arena

