

# High-quality renovated 1 room flat in a listed building near Viktoriapark vis à vis Riehmers Hofgärten

10965 Berlin, Apartment for sale

Object ID: 10008



Living area approx.: **42.85 m²** - Rooms: **1** - Purchase price: **379,000 EUR**



## High-quality renovated 1 room flat in a listed building near Viktoriapark vis à vis Riehmers Hofgärten

Object ID	10008
Property Type	Apartment
Address	(Berlin Friedrichshain-Kreuzberg - Kreuzberg) 10965 Berlin Berlin
Floor	1
Floors in the house	6
Living area approx:	42.85 m²
Rooms	1
Bathrooms	1
Heating system	Single-storey heating system
Primary energy supplier	Gas
Year of construction	1877
Last modernization	2022
Features	High-end
Features	Built-in kitchen, Cellar, Heritage-protected, Parkettboden, Shower
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.
Maintenance fees	175 EUR
Purchase price	379,000 EUR



## Objektbeschreibung

The five-storey residential and commercial building, built at the turn of the century, consists of a front building and a side wing. The property was completely renovated in 1988 and various modernisation measures were carried out in 2001:

This included the extension of the attic, new risers and the renovation of the staircase. In the course of the renovation work, numerous stucco elements were carefully reworked. The heating and hot water supply is provided by gas floor heating. The gas boiler was newly installed. In 2021, the façade and the staircases were repainted.

The bright flat has been completely renovated and has a practical floor plan. You enter the flat through a spacious hallway with space for a wardrobe. From there you enter all rooms separately - the light-flooded living room with huge windows, the interior bathroom with electric ventilation and the cosy kitchen, which faces the courtyard. This also offers space for a small dining table.

The flat can be used well as a single, as a couple or also as a pied-a-terre in one of the most beautiful districts of Berlin.

## 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.

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.

## Energieausweis

Energieausweis

nicht erforderlich

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## Location

Hagelberger Straße is located in the immediate vicinity of the popular Viktoriapark and Bergmannstraße, a very popular shopping mile and recreational area in southern Kreuzberg that is well-known beyond Berlin.

Numerous shopping, leisure and recreational facilities in the immediate vicinity make the property an attractive location for commercial and residential use. This is evidenced by the multi-faceted mix of cultural scene venues and shops.

A large number of restaurants and cafés of various nationalities are located in the vicinity. The infrastructure in the area is well developed, and the motorway and underground can be reached quickly. The building was subdivided in 2016 and is located in a protected area opposite the beautiful Riehmers Hofgarten.

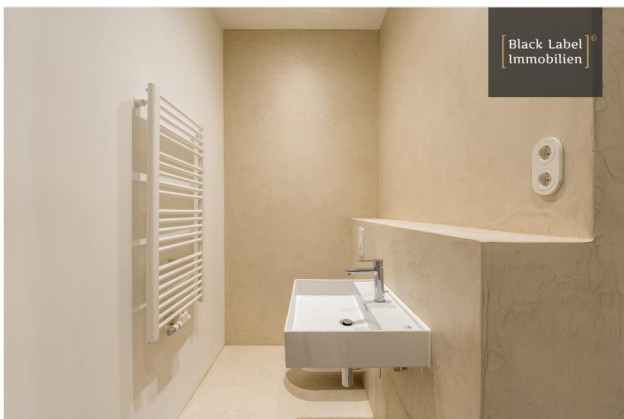




Living area



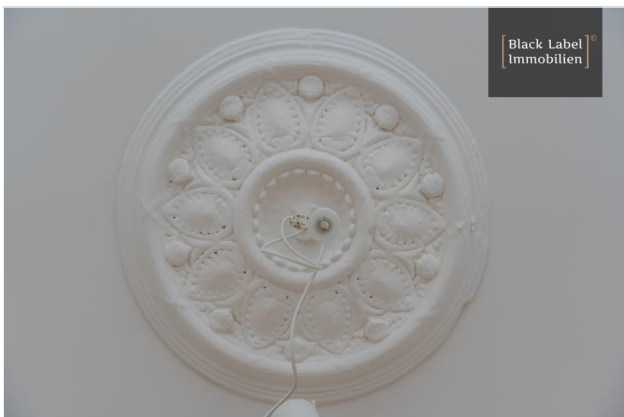
Living area



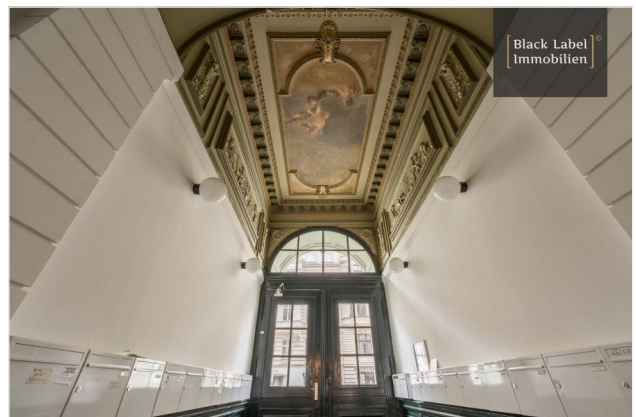
Bathroom



Details



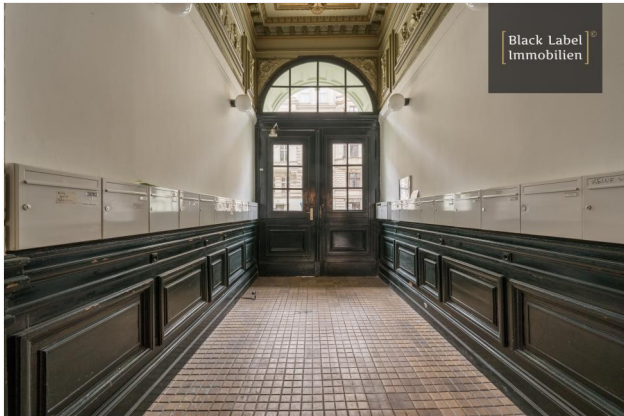
Details



Staircase







Staircase



Facade



## Grundriss

Floor plan

1-ZIMMER-WOHNUNG / 1-ROOM-APARTMENT  
WOHNUNG 4 / APARTMENT 4  
HAGELBERGER STRAÙE 46  
10965 BERLIN



Zimmer 1 / Room 1	21.83 m2
Küche / Kitchen	12.29 m2
Badezimmer 1 / Bathroom 1	4.31 m2
Flur / Hall	4.87 m2

**GESAMTFLÄCHE** 43.3 m2  
Total living space

