

# Living in the former film city Weißensee

13088 Berlin, Apartment for sale

Object ID: B94\_WE05



Living area approx.: **21.90 m<sup>2</sup>** - Rooms: **1** - Purchase price: **186,150 EUR**



## Living in the former film city Weißensee

Object ID	B94_WE05
Property Type	Apartment
Address	(Berlin Pankow - Weißensee) 13088 Berlin Berlin
Floor	1
Floors in the house	6
Living area approx:	21.90 m²
Rooms	1
Heating system	Underfloor heating
Primary energy supplier	Air/water heating pump
Year of construction	2024
Condition	First occupation
Features	Luxury
Features	Cellar, Lift, Parkettboden, Shower, tiled floor
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	186,150 EUR



## Objektbeschreibung

Compact and practical in a stylish modern new building:

This 1-room flat with approx. 21,9 m<sup>2</sup> living space and open kitchen area is located on the 1st of 6 floors of the new building with lift. An open floor plan with almost no sloping ceilings allows the living-dining-sleeping area to skilfully merge with the entrance area in an airy way. The luxurious furnishings include real wood parquet flooring and underfloor heating as well as a high-quality sanitary design with walk-in shower in the approx. 4,3 m<sup>2</sup> bathroom.

An ideal accommodation unit for business travellers with a recurring stopover in Berlin or for students. A large, green and bright inner courtyard with lounging possibilities creates a pleasant living feeling in this new building redevelopment ensemble. The project, characterised by its light-catching design, is located in an urban setting and yet protected from everyday noise. The residential unit is for sale immediately. Construction was started at the end of 2022 and occupation is possible from the end of 2024..

## Features

The following features await you in all our units:

- Fine real oak parquet flooring (JOKA oak laminated parquet or similar)
- partly floor-to-ceiling windows
- most modern building services
- smooth plastered walls
- High-quality bathrooms with walk-in shower
- WC system by Geberit / wall-mounted WC by Vitra
- shower fittings from Grohe or equivalent
- Ceramic objects of Villeroy & Boch or Keramag quality
- Bathroom tiles of Villeroy & Boch quality (60x30 light grey)
- Soundproof windows incl. heat insulation glazing
- Bicycle parking spaces on the property
- Video intercom with colour video monitor

## 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.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

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## Location

The former film city of Berlin-Weißensee impresses with its organically grown, lively neighbourhood culture. Surrounded by the composers' quarter, the Weißen See lake and Antonplatz square, life is central yet quiet, away from Berlin's vibrant city centre.

In numerous nearby parks, such as the one around the Weißen See lake and the Jewish cemetery, you can recharge your batteries in the peace and quiet of nature.

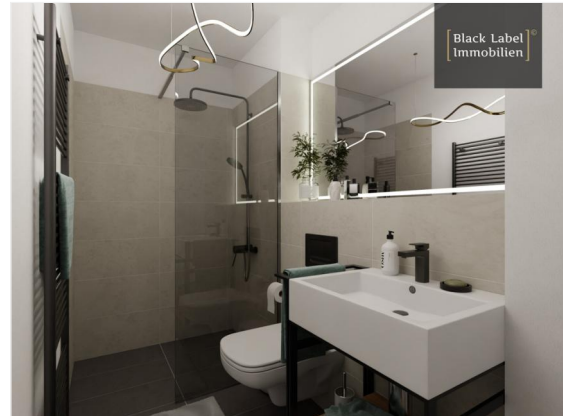
In terms of infrastructure, the area around Berliner Allee offers everything that is part of a modern, urban life: a variety of shopping facilities, schools, daycare centres and play facilities, as well as good connections to public transport. The tram line M4, for example, takes you to Alexanderplatz in just 17 minutes, with a stop at the Greifswalder Straße S-Bahn station of the Ringbahn, which serves the entire city area. You can reach Berlin-Mitte in about 15 minutes by car, and Berlin Brandenburg Airport in a good 30 minutes.



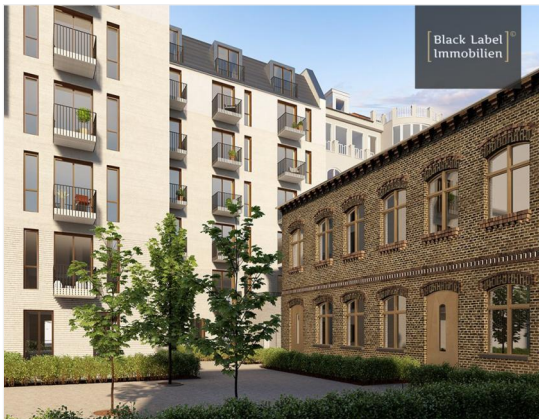




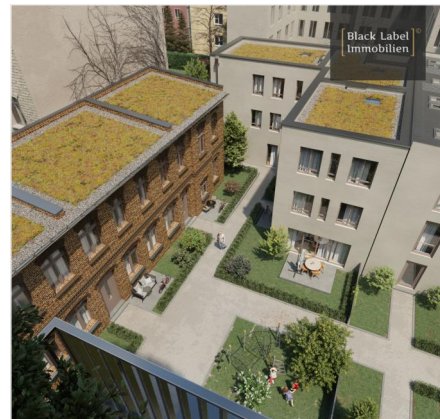
Example Living area and kitchen



Example bathroom



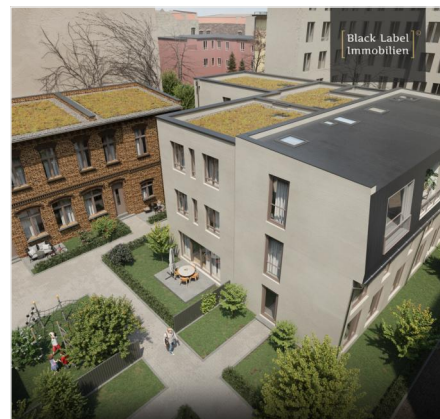
BA 94A New building and remise



Remise and Townhouse



View



Townhouse and Remise

