

Newly built apartment with 2 balconies and elevator in a prime location in Friedrichshain

10249 Berlin, Apartment for sale

Object ID: 10650_1



Living area approx.: **97 m²** - Rooms: **3** - Purchase price: **895,000 EUR**



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Object ID	10650_1
Property Type	Apartment
Address	(Berlin Friedrichshain-Kreuzberg - Friedrichshain) 10249 Berlin Berlin
Floor	2
Floors in the house	6
Living area approx:	97 m ²
Balcony/Terrace space approx	10 m ²
Rooms	3
Schlafzimmer	1
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2014
Last modernization	2020
Condition	Like new
Features	High-end
Features	Balcony, Bathtub, Built-in kitchen, Cellar, Daylit bathroom, Guest WC, Lift, Parkettboden, Shower, Storage room
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	296 EUR
Purchase price	895,000 EUR



Objektbeschreibung

This exquisite new apartment from 2014 enjoys an enviable location in Friedrichshain. It extends on the second floor of a six-story building and offers a generous 97 square meters of living space. With a total of three rooms, two bathrooms and two balconies, this apartment is perfect for enjoying the modern city lifestyle.

The apartment is characterized by high-quality furnishings and a well-thought-out room layout. The perfectly aligned balconies create a relaxed outdoor oasis where you can spend cozy evenings or enjoy your morning coffee in the sun.

The fitted kitchen is a real eye-catcher and is equipped with the most modern appliances, making cooking a real pleasure. Here you can perfectly develop your culinary skills.

The modern bathrooms combine functionality with stylish design. You have the choice: one bathroom has a shower, the other bathroom has a bathtub where you can relax in peace.

This new apartment is the perfect choice for discerning city dwellers who are looking for first-class property in one of Berlin's most sought-after locations. Here, modern living comfort and urban lifestyle combine to create a unique living experience.

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

Energieausweistyp	Bedarfsausweis
Issued on	16.04.2014
Valid until	13.04.2024
Gebäudeart	Wohngebäude
Year of construction	2014
Primary energy source	Fernwärme
Energy demand	42.00 kWh/(m ² ·a)
Energy efficiency class	A



Location

Friedrichshain, an exciting district in Berlin, impresses with its unique location and special flair. The district is known for its lively neighborhood culture. Here you'll find a wealth of independent shops, small galleries, alternative theaters and live music events. The neighborhood has its own unique charm, which is characterized by the creativity and diversity of its residents.

Despite its urban location, Friedrichshain has several green oases, including the eponymous Friedrichshain Park. This park offers extensive green spaces, historical monuments and an observation tower from which you can enjoy impressive views of the city. The nearby Volkspark Friedrichshain also offers recreational opportunities in the countryside.

Friedrichshain is also known for its exciting nightlife. Here you will find a wealth of bars, clubs and venues. The proximity to public transport allows you to reach the entire city comfortably and quickly.

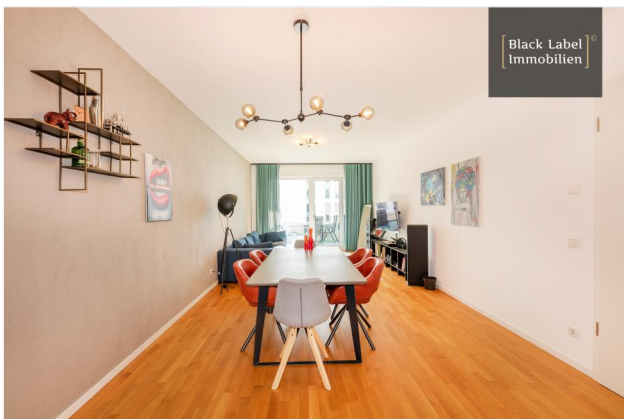




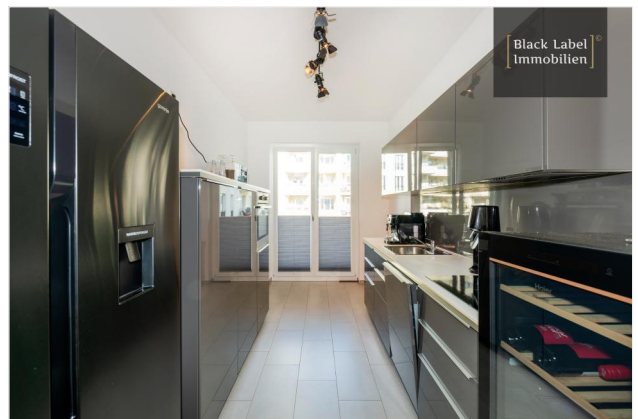
Facade



Balcony view



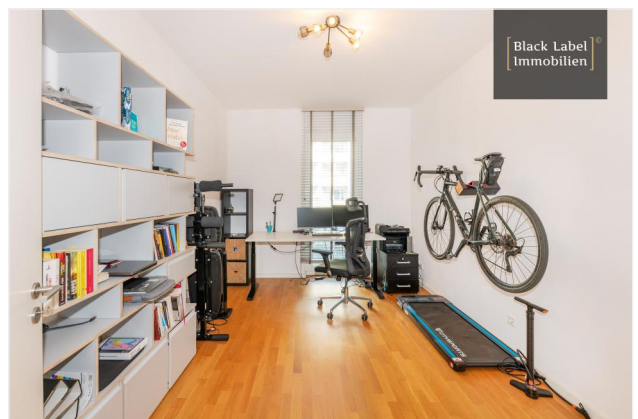
Dining



Kitchen



Livingroom

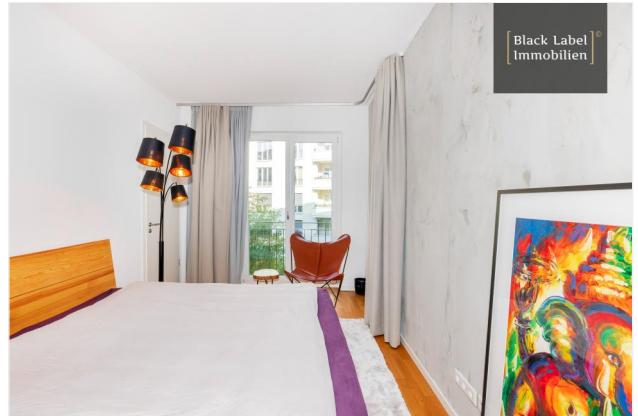


Office

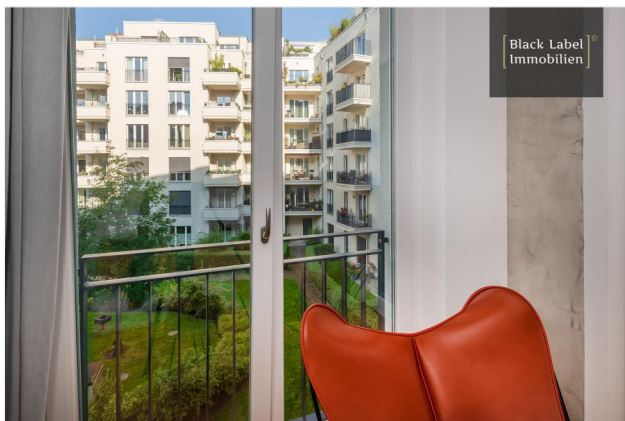




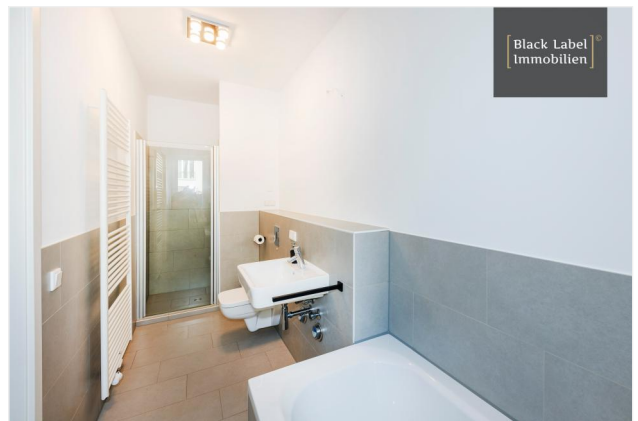
Corridor



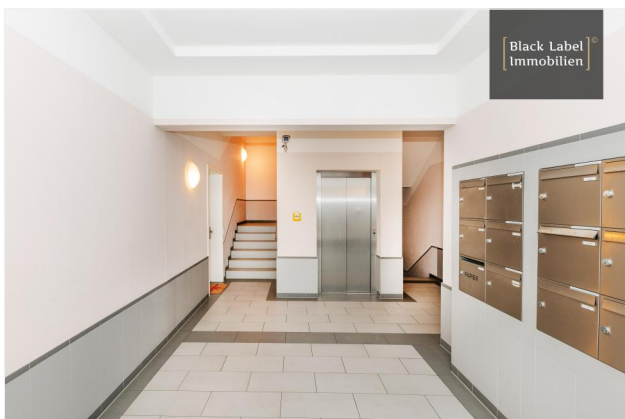
Bedroom



Balcony



Bathroom



Entrance



Grundriss

Floor plan

