

# Renovated 2 room flat with unobstructed view of Görlitzer Park – first-time occupancy after renovation

10997 Berlin / Kreuzberg, Apartment for sale

Object ID: GS66



Living area approx.: **78.14 m<sup>2</sup>** - Rooms: **2** - Purchase price: **645,000 EUR**



## Renovated 2 room flat with unobstructed view of Görlitzer Park – first-time occupancy after renovation

Object ID	GS66
Property Type	Apartment
Address	(Berlin Friedrichshain-Kreuzberg) 10997 Berlin / Kreuzberg Berlin
Floor	5
Living area approx:	78.14 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Heating system	Central heating
Primary energy supplier	Gas
Year of construction	1900
Last modernization	2023
Features	High-end
Features	Built-in kitchen, Cellar
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	645,000 EUR



## Objektbeschreibung

The building was built around 1900; it consists of two six-story residential buildings that are mirror-inverted next to each other. They are typical old Berlin buildings, each with a spacious entrance, staircase, and side wing. The residents of both buildings also use a landscaped courtyard.

The building has 22 beautiful flats with high ceilings and large windows. The bright flats in the front building have a beautiful view of Görlitzer Park and the evening sun.

The 2-room attic flat is in front of this typical Berlin old building. The flat impresses with its successful combination of modern living comfort and the historical flair of the old building. With a living area of approx. 78.14m<sup>2</sup>, it offers sufficient space for individual living.

You enter the flat via a spacious hallway, which gives an inviting impression and offers space for a wardrobe. The hallway leads to the living and dining room, which conveys a pleasant living feeling due to its open design. Here you can relax comfortably and receive friends. The living room leads directly to the bedroom, which offers privacy and retreat. The flat has a daylight bathroom with a shower equipped with high-quality fittings and modern tiles. The bathroom provides sufficient space and is functionally designed. A fitted kitchen is also available and provides practical amenities for daily use. Here, culinary delights can be prepared while keeping the living and dining rooms in view.

The charm of the loving renovation of the old building is evident in the details, such as the wooden windows and the refurbished floorboards, which give the flat a special character. These historical elements have been carefully preserved and contribute to the cozy atmosphere of the flat.

The flat has a lockable cellar compartment that offers additional storage space for personal belongings. A well-kept inner courtyard with bicycle parking is available to residents and provides a pleasant outdoor lounge area. The spacious area, the high-quality furnishings, and the well-kept inner courtyard make the flat an attractive home for singles or couples looking for a special living atmosphere.

## 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 with English-speaking lawyers, notaries, and mortgage brokers in Berlin.

We can provide you with various properties to suit your needs. Just send us your search specifications, including the following:

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

For advice on financing your German property purchase, please contact a member of our team. Our



independent mortgage broker can 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.

Are you interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets and a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

The seller provides all information. 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 yet to be checked by us using our measurement or our own calculation of the living space. The information on the year of construction has yet to be verified by inspection of the building file.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

---



## Location

Kreuzberg is undisputedly the trendy district of Berlin. Here you will find an extremely colorful and lively café, club, and pub culture, especially around Bergmannstrasse in the south and Oranienstrasse in the northeast.

Görlitzer Strasse runs parallel to Görlitzer Park, which has been lovingly restored recently. Concerts and events are also held in the park. And if you fancy a swim, you can be at the Spreewaldbad in just a few minutes on foot. In the nearby Oranienstraße and around the Schlesisches Tor, you will find many restaurants, cafés, galleries, and creative little shops.

Kreuzberg is very relaxed along the Landwehrkanal. It gives residents a special atmosphere with a view of the water and greenery. In the restaurants and cafés on Paul-Lincke-Ufer, you can sit in the sun from midday and leave the hustle and bustle of the city behind.

The Görlitzer Bahnhof underground station and bus and night bus stops are just a few minutes walk away. So you can easily get to Görlitzer Straße at any time of the day or night.



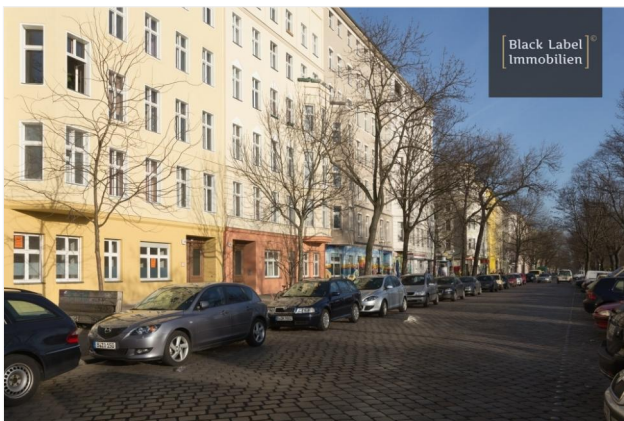




Goerlitzer Park



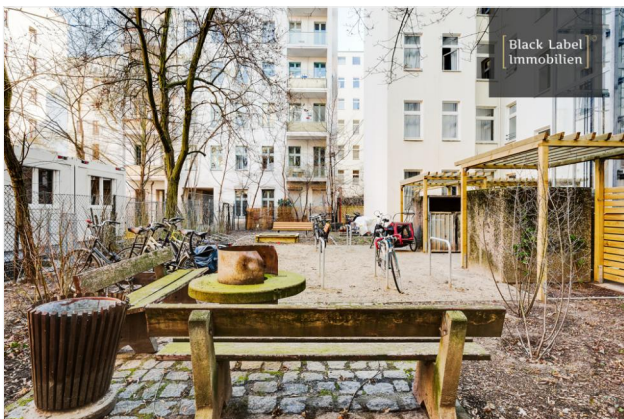
Visualisation



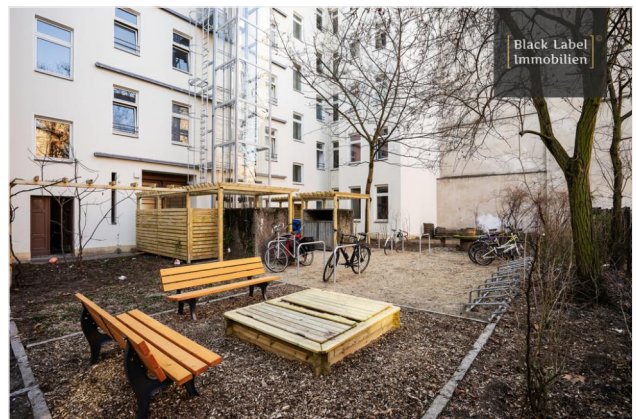
Goerlitzer Straße



Courtyard



Courtyard



Courtyard





Paul Lincke Ufer



## Grundriss

Floor plan

