

Room miracle in best Prenzlauer Berg location – Winsviertel

10405 Berlin, Apartment for sale

Object ID: 8629



Living area approx.: **38 m²** - Rooms: **1** - Purchase price: **298,000 EUR**



Room miracle in best Prenzlauer Berg location – Winsviertel

Object ID	8629
Property Type	Apartment, Holiday property
Address	(Berlin Pankow - Prenzlauer Berg) 10405 Berlin Berlin
Floor	2
Floors in the house	5
Living area approx:	38 m ²
Rooms	1
Bathrooms	1
Heating system	Teleheating
Year of construction	1900
Last modernization	2022
Features	Standard
Features	Built-in kitchen, Cellar, Parkettboden, Shower, Suitable vacation property, 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.
Maintenance fees	99 EUR
Purchase price	298,000 EUR



Objektbeschreibung

This beautiful residential house was built around 1900 and has largely been preserved in its original style. In typical Berlin style, a front building, two side wings and two cross buildings were constructed, which are connected by two landscaped inner courtyards.

The old building consists of a commercial unit on the ground floor and 42 renovated flats with high stucco ceilings, wooden coffered doors and wooden floorboards or parquet floors. The flats in the front building have very nice balconies where you can relax and enjoy the view of the green Winsstraße.

This bright 1-bedroom flat on the first floor of the second rear courtyard is available for occupancy and is in a very well-maintained condition. A modern fitted kitchen would be installed by the current owner upon request.

Features

- Ready for occupancy
- quietly situated in the SFL
- Fitted kitchen as desired
- separate sleeping area possible

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.



Location

Winsstraße is located in a friendly and relaxed neighbourhood. You will find many shopping opportunities and a small, newly designed park here. It is only a few steps to Kollwitzplatz with its cafés, restaurants and many interesting shops. On Thursdays and Saturdays you can stroll through the weekly market and buy flowers, fruit and vegetables from regional traders.

The Volkspark Friedrichshain, ideal for sports and relaxation, is also close by. Here, in addition to many paths for long walks, there are cafés and a popular open-air cinema. In Winsstraße you live very conveniently: various tram lines take you, for example, to the S-Bahn and U-Bahn station Alexanderplatz or to the S-Bahn station Greifswalder Straße.

The Prenzlauer Berg district is above all very relaxed and family-friendly. You can feel this especially around the water tower, at Kollwitzplatz, Arkonaplatz and Helmholtzplatz. These are little green oases of the district where children play and their mothers sip their latte macchiato.

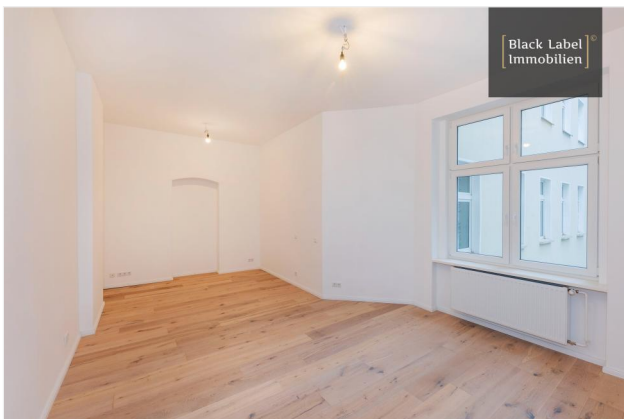




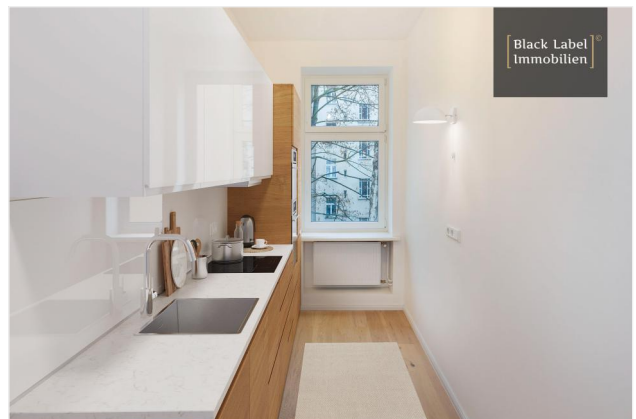
Example living and bedroom



Winsviertel



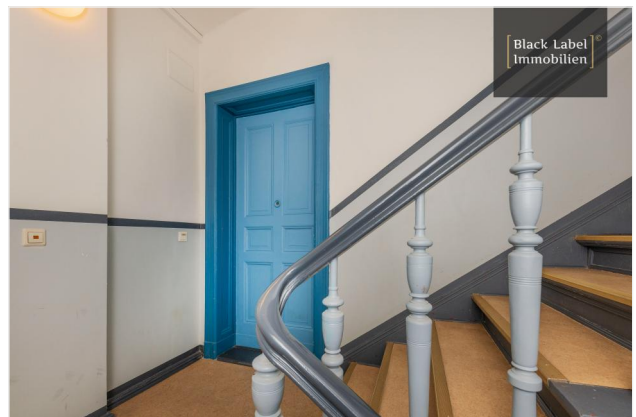
Living area



Example kitchen

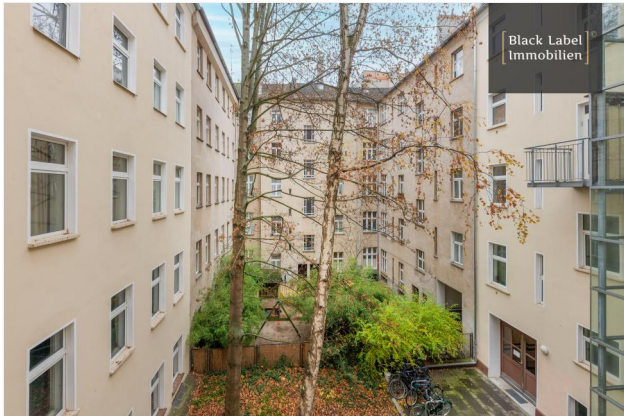


Bathroom



Entrance





Courtyard



Facade



Grundriss

Floor plan

