

# Stunning top floor flat with roof terrace in trendy Berlin Friedrichshain

10245 Berlin, Penthouse apartment for sale

Object ID: 10651\_1



Living area approx.: **141 m<sup>2</sup>** - Rooms: **3** - Purchase price: **1,057,500 EUR**



## Stunning top floor flat with roof terrace in trendy Berlin Friedrichshain

Object ID	10651_1
Property Type	Apartment, Holiday property, Penthouse apartment
Address	(Berlin Friedrichshain-Kreuzberg - Friedrichshain) 10245 Berlin Berlin
Floor	5
Floors in the house	5
Living area approx:	141 m <sup>2</sup>
Balcony/Terrace space approx	37.50 m <sup>2</sup>
Rooms	3
Bathrooms	2
Balconies	1
Heating system	Central heating
Primary energy supplier	Gas
Year of construction	2021
Condition	Like new
Features	High-end
Features	Air-conditioned, Balcony, Bathtub, Built-in kitchen, Cellar, Guest WC, Lift, Parkettboden, Storage room, Suitable vacation property, tiled floor, Winter garden
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	550 EUR
Purchase price	1,057,500 EUR



## Objektbeschreibung

Enjoy living in your own four walls on a generous living space of approx. 141 m<sup>2</sup> with a roof terrace and a view over the rooftops of Berlin. Come home and switch off from everyday life is the motto here. Enjoy relaxing sunsets in summer on the impressive rooftop terrace or cold winter evenings in the cosy living room.

You enter the attic flat into the spacious hallway, from which a dressing room, a guest WC and a storage room lead off before an approx. 20m<sup>2</sup> bedroom with adjoining conservatory adjoins on the right. The following living - cooking area with integrated fitted kitchen, which extends to approx. 43 m<sup>2</sup>, with its wide windows and balcony on 2 sides is truly breathtaking.

The flat has another bed-, children's- or study-room, a bathroom with bathtub and a utility room. From the hallway, a staircase leads to the roof terrace, which is another highlight of this flat. On unbelievable 62m<sup>2</sup> of space (15.51 m<sup>2</sup> living area), you can give free rein to your creative ideas!

## Features

- First occupancy
- Balcony and terrace
- lift
- Real wood parquet
- Ideal for a small family

## 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.



The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

## Energieausweis

Energieausweistyp	Bedarfsausweis
Issued on	09.05.2022
Valid until	08.05.2032
Gebäudeart	Wohngebäude
Year of construction	2021
Primary energy source	Gas
Energy demand	73.23 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	B



## Location

Realise your dream of a new home now.

The penthouse offered here is located in one of the city's hippest and most up-and-coming neighbourhoods, Berlin Friedrichshain. As if from rags to riches, Berlin Friedrichshain/Kreuzberg developed from a simple working-class neighbourhood to an absolute trendy district like no other. And this district is still in the fast lane.

In urban Friedrichshain, nestled between international multi-corporations such as Universal Music, MTV, BASF or Mercedes Benz, you will find this beautiful 3-room flat directly on the Spree.

With various hotspots in the area - such as the well-known Oberbaumbrücke, the world-famous Eastside-Gallery or the TV tower at the Alex, which is only 10 minutes away - you are in an exceptionally good neighbourhood.

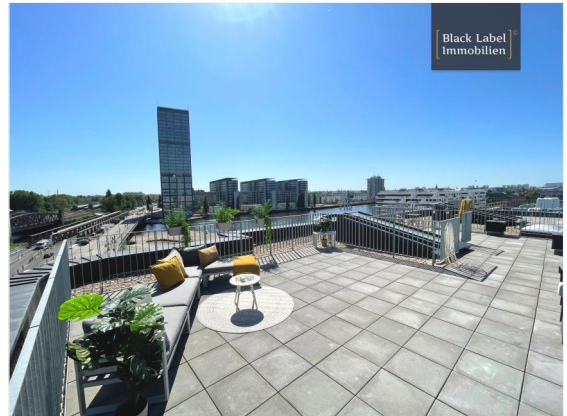
For those who like it multifaceted, the sought-after trendy neighbourhoods offer a contrast. Simon-Dach-Strasse, Oranienstrasse in Kreuzberg or the various bars and restaurants at Hackescher Markt invite you to do just that.



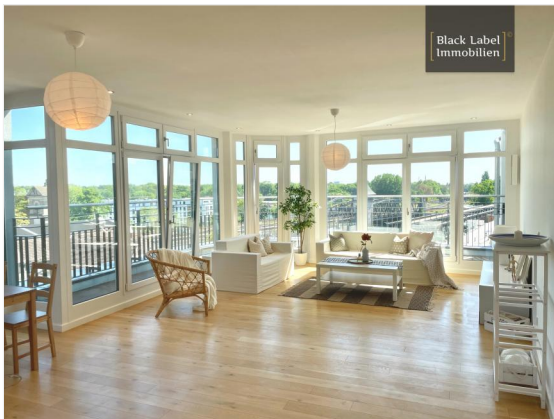




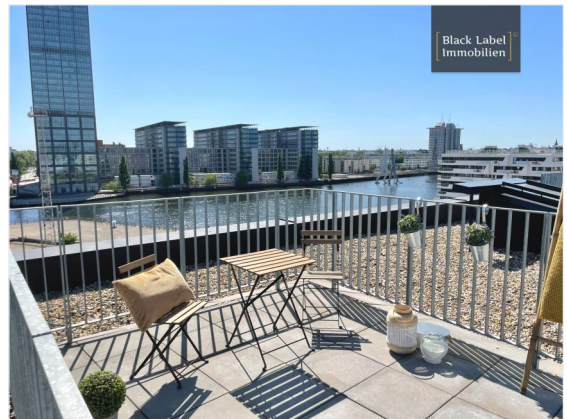
Living area



Roof terrace



Living area



View from the roof terrace



Living area



Kitchen

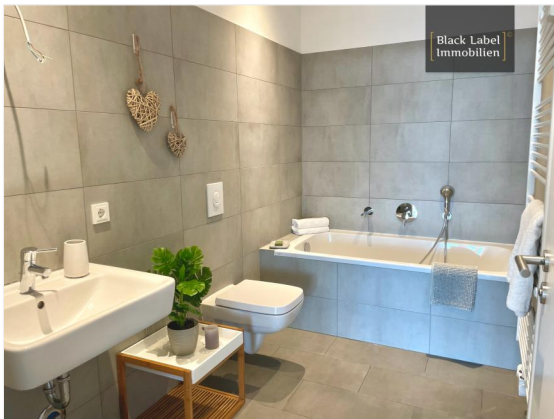




Bedroom



Room



Bathroom with tub

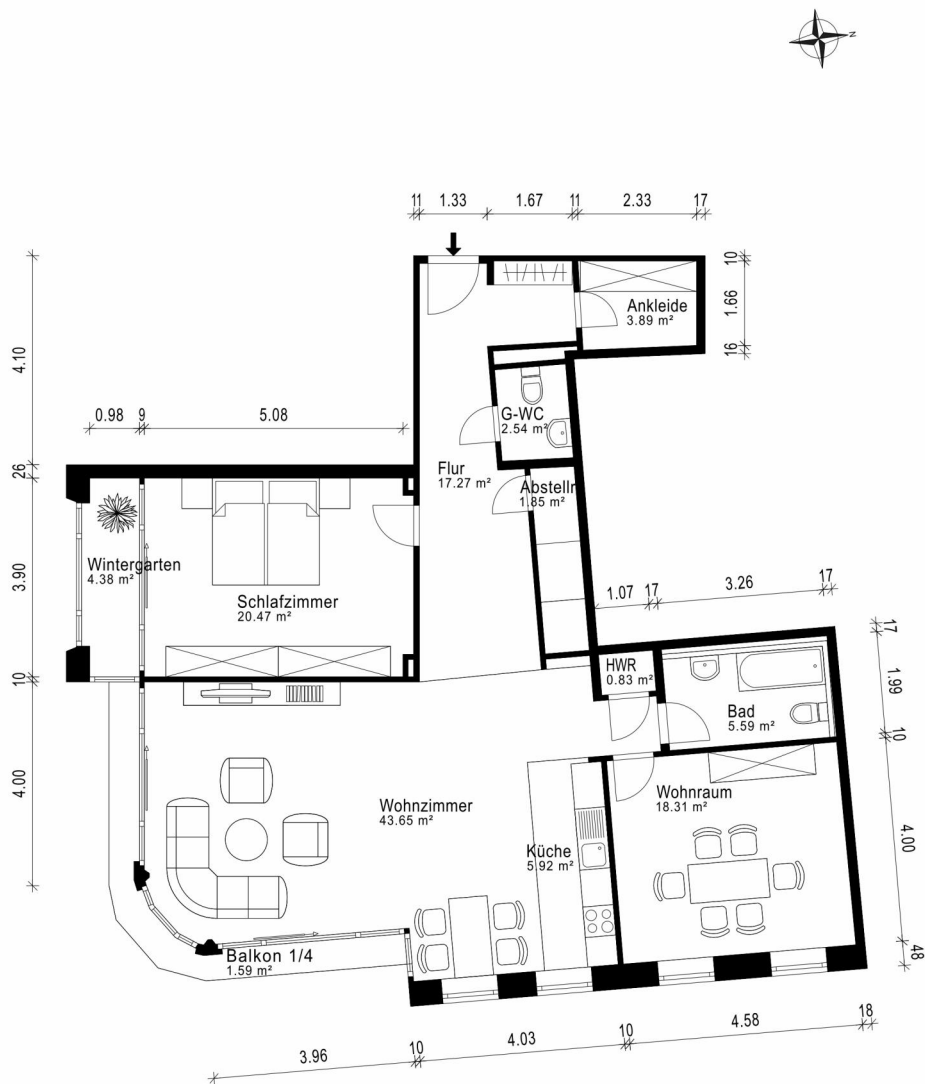


Markgrafendamm Facade



# Grundriss

## Penthouse





## Grundriss

Aufdachterrasse

