

Enjoy the best of Mitte & Kreuzberg – modern apartment with spacious balcony and private garage

10179 Berlin, Etagenwohnung zum Kauf

Objekt ID: 1158633



Wohnfläche ca.: **73,03 m²** - Zimmer: **2** - Kaufpreis: **599.950 EUR**



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Objekt ID	1158633
Objekttypen	Etagenwohnung, Wohnung
Adresse	10179 Berlin Berlin
Etage	5
Etagen im Haus	6
Wohnfläche ca.	73,03 m²
Balkon-/Terrassenfläche ca.	13 m²
Zimmer	2
Badezimmer	1
Balkone	1
Heizungsart	Fußbodenheizung
Wesentlicher Energieträger	Gas
Baujahr	2011
Zustand	neuwertig
Ausstattung	gehoben
Stellplätze gesamt	1
Tiefgaragenstellplatz	45.000 EUR (Anzahl: 1)
Ausstattung / Merkmale	Abstellraum, Balkon, Barrierefrei, Dusche, Einbauküche, Fliesenboden, Gäste-WC, Keller, Parkettboden, Personenaufzug, Tageslichtbad, Tiefgarage
Provisionspflichtig	Ja
Käuferprovision	2,80 % 2.80 % of the purchase price incl. 19 % VAT, payable by the buyer. The commission is due and merited upon notarizing the purchase contract. We have finalized a commissionable brokerage contract in the same amount with the seller.
Hausgeld	255 EUR
Kaufpreis	599.950 EUR



Objektbeschreibung

By qualified sole order of one of our customers

Are you looking for a modern apartment with your own underground parking space? Would you prefer it to be centrally located, in one of the most popular trendy neighborhoods? But should it also fulfill your need for peace and privacy? Mitte or Kreuzberg? This one ticks all the boxes!

The new development site in a quiet side street close to Moritzplatz was completed in 2011 and consists of five separate buildings surrounding a well-maintained community garden in the inner courtyard.

You can comfortably reach the fifth floor's east-facing dwelling of the six-floor building by elevator.

The apartment's practical layout features all the amenities of a modern building - for instance the triple-glazed windows, floor heating throughout the dwelling and a state-of-the-art two-way intercom with camera function.

A mint condition fitted kitchen has all you need for extended dinner parties and comes pre-installed.

High ceilings, oak parquet and extensive window fronts combine harmoniously to create a sublime sense of space.

You can reach the en-suite bathroom with floor-level shower and window from the bedroom.

There is also a guest toilet with ample space for a laundry machine and dryer, adjacent to the corridor.

The spacious living area sports an open-plan kitchen with dining area, a separate workplace and mandatory access to the 13 sqm balcony, which naturally extends the living room on sunny days, thanks to its floor-to-ceiling windows.

Here you can relax with a perfect view of the green courtyard with park aesthetics and also make use of a water connection for home gardening.

The underground garage belonging to the property takes away the hassle of finding a parking space in the city.

Ausstattung

- + New building from 2011
- + approx. 2.85 meter high ceilings
- + triple glazed, partly floor-to-ceiling sized windows
- + electric lamella blinds
- + modern intercom system with video function
- + high-quality oak strip flooring
- + timeless fine stoneware tiles
- + floor heating throughout the dwelling
- + modern, fully equipped fitted kitchen
- + approx. 13 sqm balcony with own water connection
- + bathroom en suite with floor-level shower
- + guest toilet with space for utilities



- + cellar compartment
- + private community garden in the courtyard
- + underground parking space with option to retrofit an e-charging station

Sonstiges

1. Please understand that we only send exposÃ©s to interested parties who provide us with their full address and telephone number. address and telephone number. Your data will of course be treated confidentially and will not be passed on to third parties.
2. At all times, from the initial confidential consultation to the handover, we are reliably and competently at your side.
3. You can email us at info@heeseundacar.de or call us directly on +49 30 93917603. You can find more information at www.heeseundacar.de.

Energieausweis

Energieausweistyp	Bedarfsausweis
Ausstellungsdatum	19.02.2018
GÃ¼ltig bis	18.02.2028
Gebäudeart	Wohngebäude
Baujahr	2011
Primärenergieträger	Gas
Endenergiebedarf	64.6 kWh/(m²·a) kWh/(m²·a)
Energieeffizienzklasse	B



Lage

Located at the pulse of the capital, the combination of authentic suburban Berlin flair and the luxury of a modern new-build introduces the city to you in a way you will fall in love with.

From Kreuzberg's culinary diversity around the close-by Oranienplatz to its world-famous nightlife, everything is within walking distance, waiting to be experienced.

The neighborhood is brimming with history, art and culture and offers a desirable blend of central location and quickly accessible green areas for a relaxing walk like the Engelbecken or the Böcklerpark on the Landwehrkanal.

Public transportation is only a few minutes away on foot.





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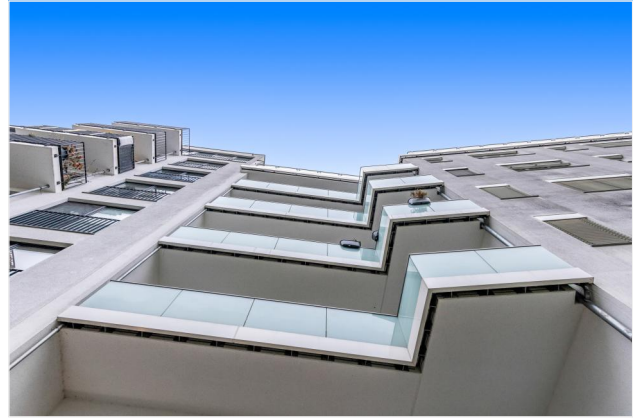


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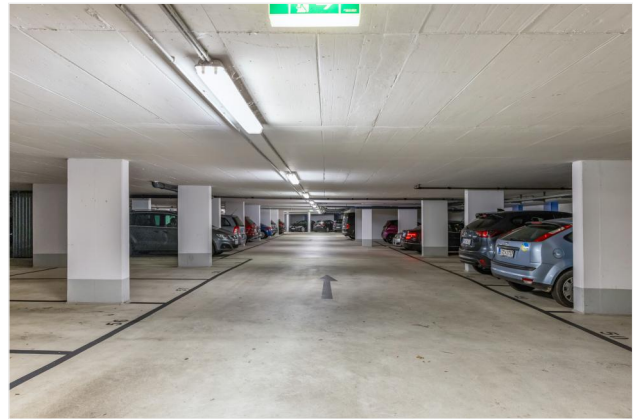
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TG-Stellplatz



Tiefgarage



Grundriss

unverbindlicher Grundriss

