

Available immediately! Cozy apartment in a quiet backyard in Friedrichshain

Berlin Friedrichshain, 2. OG for sale

Object ID: ACP2



Living area approx.: **42 m²** - Zimmer: **1** - Purchase price: **253,000 EUR**



Available immediately! Cozy apartment in a quiet backyard in Friedrichshain

Object ID	ACP2
Property Type	Apartment
Address	(Friedrichshain) 10243 Berlin
Floor	2
Living area approx:	42 m²
Zimmer	1
Schlafzimmer	1
Wohn-Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating type	Teleheating
Year of construction	1905
Last modernization	1999
Condition	Well maintained
Features	High-end
Features	Balcony, Built-in kitchen, Cellar, Parkettboden
Buyer's commission	3,57% vom Kaufpreis inkl. MwSt
Maintenance fees	342.49 EUR
Buyprice per m²	6,023.81 EUR
Purchase price	253,000 EUR



Objektbeschreibung

- + Ready to move in
- + French window
- + District heating
- + Wooden floorboards
- + Keller

The apartment is on the second floor of a beautiful Altbau building. It consists of a typical Berlin room with French windows, wooden floorboards and high ceilings (3,45 m), as well as a fully equipped kitchen and a bathroom with shower and connection for the washing machine.

In the living area, a wall with a large skylight was added to optimize the space by creating a small separate room that can be used as a bedroom.

Central heating and hot water are included in the additional costs (district heating).

Sonstiges

Contact us to arrange your personal viewing appointment.
We are looking forward to meet you!

This exposé was created for you to the best of our knowledge. The above information is based on information and/or documents provided by the owner or third parties. The above purchase price is for information purposes only and does not constitute a binding offer. Errors and prior sale reserved. This exposé is a preliminary information, as a legal basis is solely the notarized purchase contract. On request we will send you further documents. A guarantee for the accuracy of the information can not be accepted.

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	05.09.2018
Valid until	09-2028
Year of construction	1905
Primary energy source	Teleheating
Energy demand	95.00 kWh/(m²·a)
Energy efficiency class	C





Location

The apartment is located in the pulsating heart of Berlin, in the Friedrichshain district, which is considered one of the liveliest and trendiest districts in the capital. The surroundings give you the feeling of being in a quiet oasis: the small park "Comeniusplatz", where you can relax and sunbathe, is just outside the door.

Friedrichshain is particularly popular among students and younger people because of its pubs, clubs and restaurants. The Simon-Dach-Strasse with numerous restaurants, bars, cafés and small shops that invite you to look, marvel and linger is very near. Here there is no room for boredom!

Furthermore, you can get to other parts of Berlin quickly and easily by public transport: i.e. the stations "Ostkreuz" (S-Bahn) and "Warschauer Straße" (S-Bahn and U-Bahn) are both within walking distance.





1



2



3



4



5



6





7



8



9



10



11



12



Grundriss

Grundriss

