

# Mitte – Your investment just a few steps from Rosenthaler Platzitali

Berlin Mitte, 4. OG for sale

Object ID: Tor145



Living area approx.: **36 m<sup>2</sup>** - Zimmer: **1** - Purchase price: **250,000 EUR**



## Mitte – Your investment just a few steps from Rosenthaler Platzitali

Object ID	Tor145
Property Type	Apartment
Address	(Mitte) 10119 Berlin
Floor	4
Etagen im Haus	5
Living area approx:	36 m <sup>2</sup>
Zimmer	1
Wohn-Schlafzimmer	1
Bathrooms	1
Heating type	Central heating
Primary energy supplier	Gas
Year of construction	1950
Last modernization	2014
Condition	Well maintained
Features	High-end
Features	Built-in kitchen, Lift
Buyer's commission	2,38% vom Kaufpreis inkl. MwSt
Deposit	ja
Maintenance fees	186.22 EUR
Buyprice per m <sup>2</sup>	6,944.44 EUR
Purchase price	250,000 EUR
Incidental costs	173.39 EUR



## Objektbeschreibung

- + Elevator
- + Attractive Layout
- + Oak Parquet Mosaic Flooring
- + South-Facing Insulated Windows

The apartment is located on the 4th floor of a building from 1950, equipped with a modern elevator. In 2014, the entire building underwent careful renovation and modernization, transforming the living space into a comfortable and contemporary environment.

Upon entering the spacious studio, you'll find a practical storage room in the entrance area. To the right, there is an elegant bathroom with a bathtub, featuring tasteful sanitary fittings and tiles. The bathroom also includes connections for a washing machine.

The apartment boasts a harmonious floor plan. If you proceed to the left from the entrance, you'll enter a generous living area, currently utilized as a bedroom by the current tenant. This room is connected to the kitchen, which is equipped with a tasteful and functional built-in kitchen.

At the end of the living-dining area, you'll reach another space that can serve as a workspace or an additional sleeping area.

Thanks to four large south-facing insulated glass windows, the apartment is bathed in natural light, providing impressive views and creating a bright and pleasant atmosphere.

The oak parquet mosaic flooring adds an elegant and warm touch to this charming living space, completing the picture of a modern and cozy environment.

## Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	20.08.2018
Valid until	08-2028
Year of construction	1950
Primary energy source	Gas
Energy demand	88.00 kWh/(m <sup>2</sup> ·a)
Hot water included	yes
Energy efficiency class	C





## Location

The apartment is located in the Mitte district, the most central part of Berlin, where you can find the most famous tourist attractions and a variety of restaurants, craft stores and stores. On Sundays, you can visit the famous flea market in the nearby Mauerpark. In addition, the lively district of Prenzlauer Berg with the lively Kastanienallee is just around the corner.

The apartment is within walking distance of the U8 station Rosenthaler Platz.





1



Bsp.-Wohnung



3



4



5



6







7



8



9



10



# Grundriss

## Grundriss

