

Old building with balcony – 3 rooms on mezzanine floor at Zionskirchplatz

Berlin Mitte, 2. OG for sale

Object ID: Z49_10VH



Living area approx.: **83 m²** - Zimmer: **3** - Purchase price: **550,000 EUR**



Old building with balcony – 3 rooms on mezzanine floor at Zionskirchplatz

Object ID	Z49_10VH
Property Type	Apartment
Address	(Mitte) 10119 Berlin
Floor	2
Etagen im Haus	5
Living area approx:	83 m ²
Zimmer	3
Wohn-Schlafzimmer	3
Balconies	1
Heating type	Single-storey heating system
Primary energy supplier	Gas
Year of construction	1900
Last modernization	2000
Condition	Partly/fully refurbished
Features	Balcony, Cellar
Buyer's commission	3,57 Prozent vom Kaufpreis inkl. MwSt vom notariell beurkundeten Kaufpreis, verdient und fällig mit Beurkundung des notariellen Kaufvertrages
Maintenance fees	195 EUR
Buyprice per m ²	6,626.51 EUR
Purchase price	550,000 EUR



Objektbeschreibung

The classic old building from the turn of the century is part of a lovingly maintained residential ensemble and consists of a front building, side wing, rear building and transverse building, each of which has a well-kept and green courtyard. The building complex consists of a total of 28 units and two commercial units spread over 5 floors.

The roof was extended and all the sanitary facilities, electrical wiring and windows were replaced in the course of the refurbishments in 2000 and the following years. The building features the following measures, among others:

- Renewal of the entire roof covering with roof extension
- Installation of new plastic windows
- Installation of a gas central heating system with hot water supply
- Renewal of all water and waste water pipes (lines)
- Renewal of the electrical installation up to the distribution boards of the individual flats
- Stairwells refurbished
- Design of the inner courtyard

The flat is located on the ground floor, almost a 1st floor in the front building of Zionskirchstraße and has a living space of approx. 86 m². This is distributed over 3 rooms, each leading off the hallway. There are 2 large rooms on the street side, the 3rd room faces the courtyard with a view of the balcony. The bathroom is fitted with a window and has a shower and bathtub, kitchen with fitted kitchenette and access to the balcony.

The flat is currently being renovated and all walls will be plastered in white. All rooms and the kitchen are laid with original floorboards.

A cellar is also allocated to the flat.

Features

- * Top location
- * Free flat
- * Gas floor heating
- * Kitchenette
- * Balcony

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	16.10.2020
Valid until	10-2030





Year of construction	1900
Primary energy source	Gas
Energy demand	118.00 kWh/(m ² ·a)
Hot water included	yes
Energy efficiency class	D





Location

Berlin, a city of diverse centres, presents the closest thing to a classic city centre in the Mitte district. Zionskirchstraße, located by the picturesque Zionskirche church, is a prime example of urban life in this dynamic district.

Nestled between the charming Kollwitz neighbourhood and the vibrant Rosenthaler Platz, Zionskirchstraße offers a quiet yet lively atmosphere. It is surrounded by an abundance of cafés, bars, restaurants and shopping facilities, such as in Kastanienallee, which emphasise the unique character of the district. Cultural highlights and places steeped in history are omnipresent in this neighbourhood. Relaxation can be found in the nearby parks, such as Volkspark am Weinberg and Zionskirchplatz, which are green oases of peace in the midst of the urban hustle and bustle.

The public transport connections are excellent. The underground stations Rosenthaler Platz (U8) and Bernauer Straße (U8), as well as several tram lines, including the M1 and 12, offer quick and convenient access to other parts of Berlin.





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Grundriss

Zion49-WE10 Grundriss

