

Berlin – Prenzlauer Berg

Charming new-build maisonette in a renovated cultural monument - above the rooftops of Prenzlauer Berg

Property ID: 25463001B



www.von-poll.com

RENT PRICE: 2.995 EUR • LIVING SPACE: ca. 148,6 m² • ROOMS: 5

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

At a glance

Property ID	25463001B
Living Space	ca. 148,6 m²
Floor	5
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	2022

Rent price	2.995 EUR
Additional costs	398 EUR
Modernisation / Refurbishment	2020
Condition of property	Well-maintained
Construction method	Solid
Equipment	Balcony

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

Energy Data

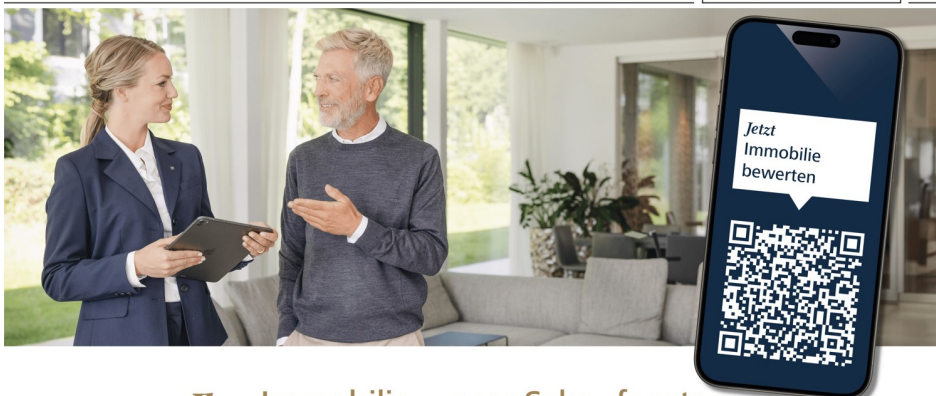
Type of heating	District heating	Energy Certificate	Legally not required
Power Source	District heating		

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

The property



FÜR SIE IN DEN BETSEN LAGEN



***Ihre* Immobilie, unser Schaufenster –**
Professionelle Bewertung durch VON POLL IMMOBILIEN.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading REAL ESTATE
COMPANIES
IN THE WORLD®

www.von-poll.com/berlin-pankow

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

The property



Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

The property

FÜR SIE IN DEN BETSEN LAGEN



Definieren **Sie** Ihr Traumzu Hause – legen Sie Ihr Suchprofil bei VON POLL IMMOBILIEN an und lassen Sie Ihre Wohnträume Wirklichkeit werden.

Pankow | Florastraße 1 | 13187 Berlin | pankow@von-poll.com
Prenzlauerberg | Prenzlauer Allee 52 | 10405 Berlin | 030 - 20 14 37 10

Leading
REAL ESTATE
COMPANIES
IN THE WORLD

www.von-poll.com/berlin-pankow



Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

The property



Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

The property



Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

The property





Professionelle Immobilienbewertung
kostenfrei und unverbindlich

- ✓ Kompetente Wertermittlung vor Ort
- ✓ Zahlreiche registrierte und solvente Kaufinteressenten
- ✓ Aus Ihrer Region empfehlen uns unsere Kunden

**Berlin**

Kundenbewertung **4,9**
★★★★★

Shop Berlin - Prenzlauer Berg | Prenzlauer Allee 52 | 10405 Berlin | T: 030 - 20 14 371 0 | pankow@von-poll.com

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

A first impression

This extraordinary 5-room maisonette is located in a listed residential ensemble designed by the renowned architect Bruno Taut and uniquely combines historical character with contemporary living comfort. The building, which dates back to 1925, was extensively renovated and a modern fifth floor was added. The refurbishment measures were completed in 2022, with all key elements such as the plumbing, electrics, floors, façade, windows and roof being renewed. The planned staircase renovation will further round off the high-quality overall appearance of the building. With a generous living space of approx. 148.60 m², the apartment extends over the 4th and 5th floors and impresses with its intelligent room layout and high-quality fittings. Light-flooded rooms, fine oak strip parquet flooring and stylish design elements create an exclusive living ambience. On entering the apartment, you enter the hallway, which provides access to the various living areas. The spacious bedroom with a view of the quiet street creates a pleasant retreat, while the modern shower room with window, large tiles and towel radiator offers maximum comfort. The bright and spacious living room forms the heart of this floor and provides direct access to the southeast-facing balcony, which invites you to linger with its view of the green inner courtyard. A separate dressing room is also accessible from the living room. The well thought-out room layout makes the apartment particularly attractive for families as well as for multi-generational use. The upper floor impresses with its open-plan design and aesthetic wooden beams, which lend the living area a charming atmosphere. The spacious living and dining area with many wall and ceiling windows is flooded with natural light and offers a perfect blend of modernity and comfort. The exclusive eat-in kitchen with Siemens built-in appliances and a spacious kitchen island is a highlight for culinary journeys. Two well-designed bedrooms with quiet street views and ceiling windows as well as a high-quality bathroom with window, electric ventilation and large mirrored surfaces round off the space on offer. An outstanding highlight of this apartment are the four original GDR wall artworks by the Young Pioneers, which have been painstakingly restored and stylishly integrated into the living concept. These artistic elements not only lend the apartment a unique aesthetic, but also tell a piece of contemporary history. Come and see this dream home for yourself and arrange a viewing today!

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

Details of amenities

- Unique 5-room maisonette in a historic residential ensemble designed by renowned architect Bruno Taut
 - listed building was extensively renovated and extended by a 5th floor by 2022
 - spread over two floors on the 4th and 5th upper floors and comprises a living space of 149.5 m²
 - 5 rooms, including a spacious living and dining area with an exclusive eat-in kitchen, 2 stylish bathrooms (shower and bathtub) and a south-east-facing balcony with a view of the quiet inner courtyard
 - High-quality oak strip parquet throughout the apartment
 - high-quality security doors and additional special locks ensure optimum protection at both apartment entrances
 - Rooms flooded with light thanks to a large number of windows
- 4th upper floor
- Spacious bedroom with a view of the quiet street
 - Shower room with window: large tiles,
 - towel radiator and large mirror surfaces
 - Additional chamber for practical storage space
 - Living room with direct balcony access and adjoining dressing room
 - Historic double-glazed windows, regularly maintained by specialist companies
 - Staircase hallway with storage area and access to the 5th floor
- 5th floor
- Open-plan living and dining area with aesthetic wooden beams
 - three original GDR art paintings by the Young Pioneers as a stylish design element
 - modern kitchen unit with Siemens built-in appliances and spacious kitchen island
 - two good-sized bedrooms, both with a quiet street view
 - high-quality bathroom with bathtub, window and additional electric ventilation, towel radiator and large mirror surfaces
 - Triple insulating glass windows & electric ceiling windows with manual shading in each room
 - South-east-facing balcony with a relaxing view of the green inner courtyard

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

All about the location

The apartment is located in a quiet side street in the sought-after district of Prenzlauer Berg. The surrounding area is characterized by charming old buildings, leafy courtyards and an excellent infrastructure. Numerous shops, cafés, restaurants and small boutiques are located in the immediate vicinity and are within easy walking distance. The location offers a wide range of leisure activities. The nearby Volkspark Prenzlauer Berg and Volkspark Friedrichshain are ideal for walks, sport and relaxation. Mauerpark, known for its flea market and cultural events, is also within easy reach. There are also various sports facilities, fitness studios and green spaces for active recreation in the surrounding area. The public transport connections are excellent. The Landsberger Allee S-Bahn station (S41, S42, S8, S85) is just a few minutes' walk away and offers fast connections to the city center and other important transport hubs. In addition, the M5, M6 and M8 streetcar lines provide convenient connections to Alexanderplatz, the main railway station and other central locations in Berlin. Many destinations can also be reached quickly by bike or on foot. This residential area is ideal for young families, couples and professionals looking for a perfect combination of urban living and a quiet residential atmosphere. The outstanding infrastructure, the wide range of leisure activities and the excellent transport links make the apartment particularly attractive for anyone who enjoys the vibrant city life and at the same time appreciates a pleasant quality of living.

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

Other information

MONEY LAUNDERING: As a real estate brokerage company, von Poll Immobilien GmbH is obliged under § 2 para. 1 no. 14 and § 11 para. 1, 2 of the Money Laundering Act (GwG) to establish and verify the identity of the contractual partner when establishing a business relationship, or as soon as there is a serious interest in the execution of the real estate purchase contract. For this purpose, it is necessary for us to record the relevant data of your identity card (if you are acting as a natural person) in accordance with § 11 Para. 4 GwG - for example by means of a copy. In the case of a legal entity, we require a copy of the extract from the commercial register showing the beneficial owner. The Money Laundering Act stipulates that the broker must keep the copies or documents for five years. As our contractual partner, you also have a duty to cooperate in accordance with Section 11 (6) GwG. **LIABILITY:** We would like to point out that the property information, documents, plans etc. passed on by us originate from the seller or landlord. We therefore accept no liability for the accuracy or completeness of the information. It is therefore the responsibility of our customers to check the correctness of the property information and details contained therein. All real estate offers are non-binding and subject to errors, prior sale and rental or other interim utilization. **OUR SERVICE FOR YOU AS THE OWNER:** If you are planning to sell or let your property, it is important for you to know its market value. Have the current value of your property professionally assessed by one of our real estate specialists free of charge and without obligation. Our nationwide and international network enables us to bring sellers or landlords and interested parties together in the best possible way.

Property ID: 25463001B - 10407 Berlin – Prenzlauer Berg

Contact partner

For further information, please contact your contact person:

Ulf Sobeck

Prenzlauer Allee 52, 10405 Berlin
Tel.: +49 30 - 20 14 371 0
E-Mail: prenzlauer.berg@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com