

Exposé

Wohnung in Berlin

Commission-free old building apartment in Schillerkiez for sale



Objekt-Nr. OM-316209

Wohnung

Verkauf: **290.000 €**

Ansprechpartner:
Najat

12049 Berlin
Berlin
Deutschland

Baujahr	1909	Übernahme	Nach Vereinbarung
Etagen	4	Zustand	gepflegt
Zimmer	2,00	Schlafzimmer	1
Wohnfläche	49,21 m ²	Badezimmer	1
Nutzfläche	49,21 m ²	Etage	3. OG
Energieträger	Fernwärme	Heizung	Etagenheizung
Hausgeld mtl.	290 €		

Exposé - Beschreibung

Objektbeschreibung

A beautiful apartment in an old building that impresses with its unique charm.

Large old building windows and doors flood the rooms with natural light and create a bright, friendly living atmosphere.

The kitchen and bathroom are both fitted with windows that provide pleasant ventilation.

The apartment also has a cellar room, which offers plenty of storage space for your personal belongings.

Ausstattung

The apartment offers simple yet charming features. Wooden floorboards are present in all rooms except the bathroom, which is adorned with vintage green tiles that add a special character. In addition to modern radiators, the apartment boasts two original wood-burning stoves, which add even more charm.

The tenant will repaint the apartment before moving out on December 31, 2025. While small cosmetic renovations could enhance the space, the apartment is overall in well-maintained condition.

Fußboden:

Parkett

Weitere Ausstattung:

Duschbad

Lage

The apartment is located in the popular Schillerkiez, a central neighborhood in Berlin-Neukölln. The area is characterized by the historic Schillerpromenade, with its park-like central strip offering a pleasant place to relax. To the west lies Tempelhofer Feld, a vast recreational space on the grounds of the former Tempelhof Airport. The neighborhood is well-connected, bordered by Columbiadamm to the north, Hermannstraße to the east, and the S-Bahn ring to the south.

Schillerkiez is known for its vibrant, multicultural atmosphere. On the streets, you will encounter both hipsters and families, with languages such as Arabic, Turkish, English, and Spanish commonly spoken alongside German. The proximity to busy restaurants, cafés, and snack bars adds to the area's appeal. Particularly around Flughafenstraße, charming old buildings with Art Nouveau elements can be found, enhancing the unique character of the neighborhood.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Bedarfsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergiebedarf	94,00 kWh/(m ² a)
Energieeffizienzklasse	C



Exposé - Galerie



Küche

Exposé - Galerie



Küche



Flur

Exposé - Galerie

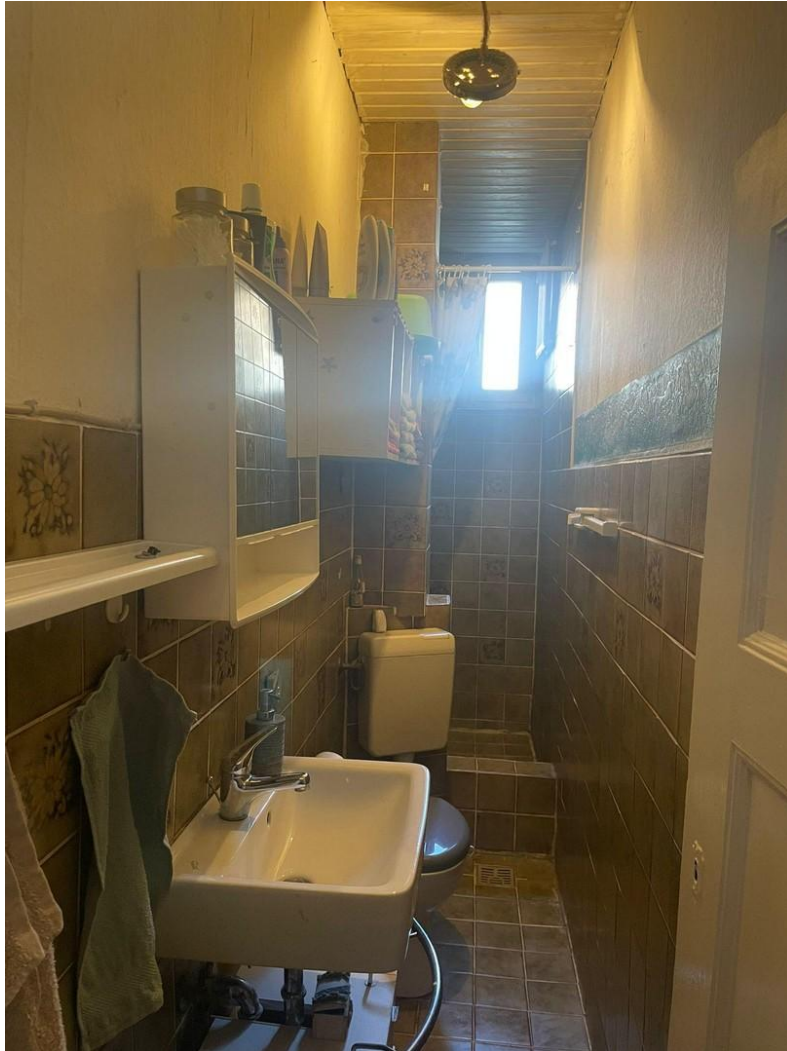


Schlafzimmer



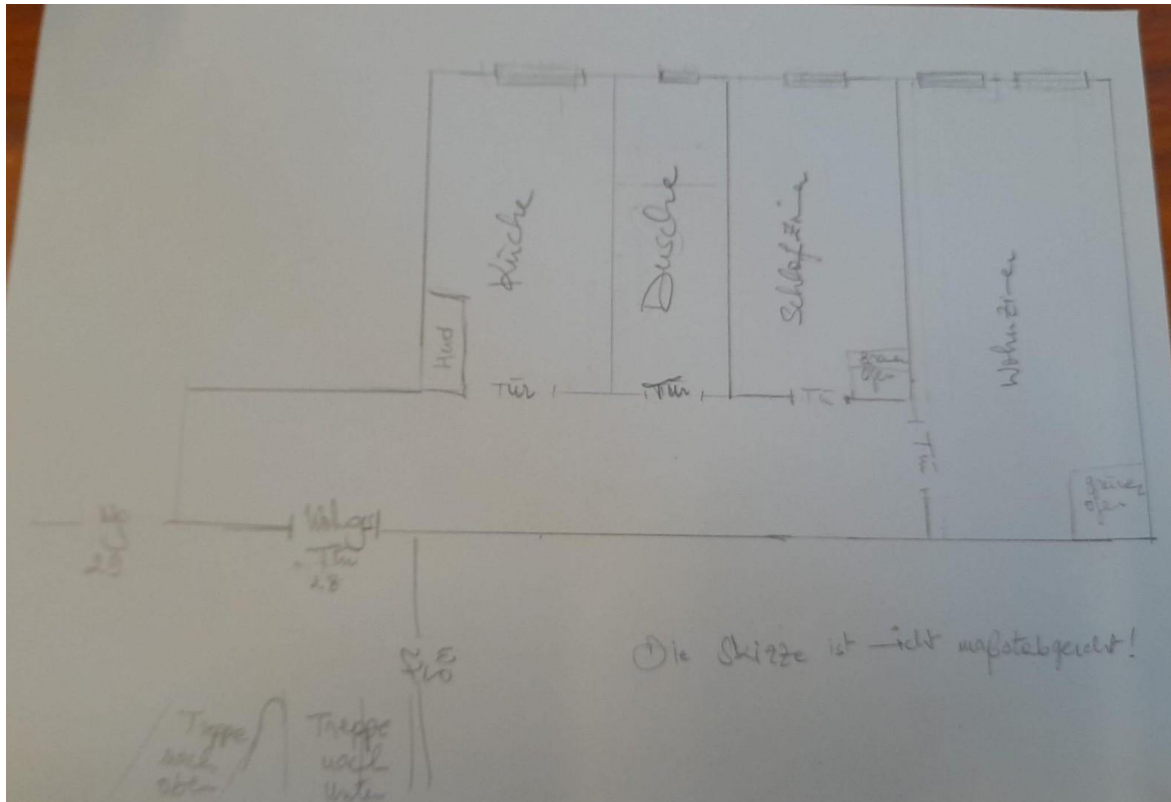
Wohnzimmer

Exposé - Galerie



Bad

Exposé - Grundrisse



Handgefertigter Grundriss