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New and modern developed

Attic Apartment in Kreuzberg Old Building

quiet location - Neuenburger Str. 17 - free of commission

Fully Air-Conditioned Attic

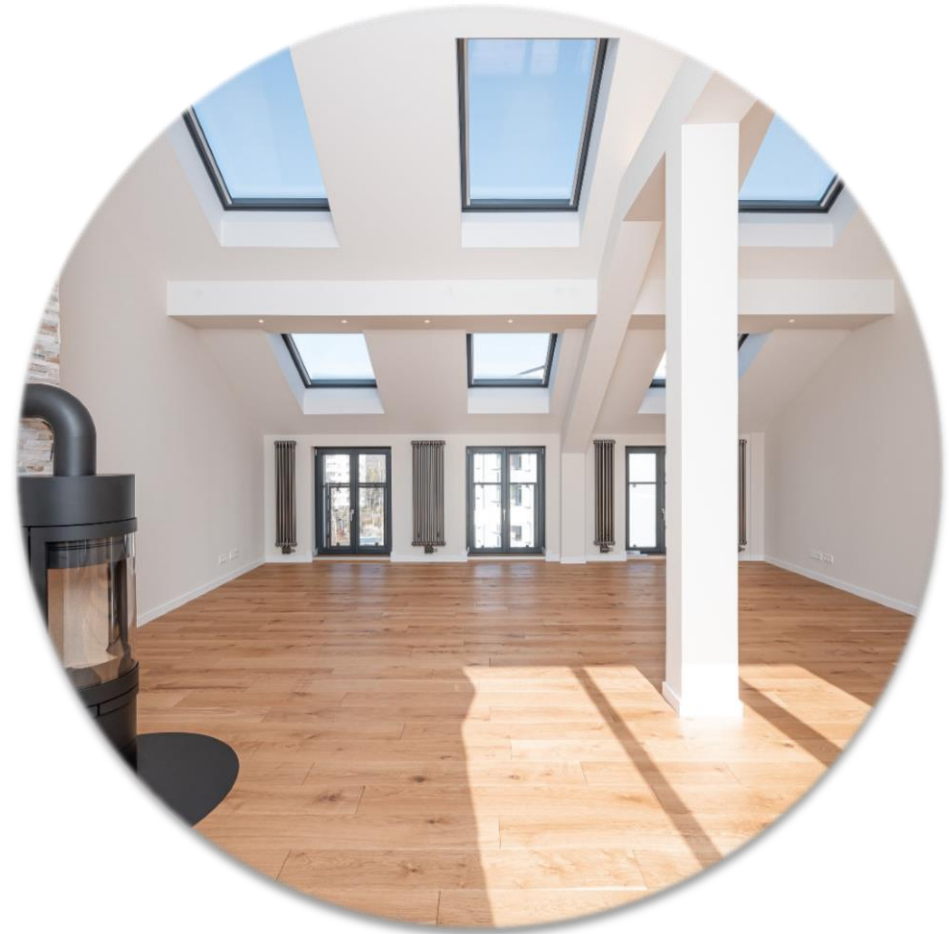
3 Bedrooms 2 Bathrooms+Guest Toilet

2 Terraces Wood-Burning Stove

Exclusive City-Kitchen High Ceilings

Useful Area: 200,16 m² Elevator

Solid Oak Parquet





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Location

In a very quiet Kreuzberg location not far from the Landwehrkanal stands the building Neuenburger Str. 17 in 10969 Berlin. As a northern parallel to Gitschiner Straße, it connects Alte Jakobstraße with Alexandrinenstraße. To the rear, the house adjoins the grounds of the Patent Office. On the other side of Gitschiner Strasse, the park along the Landwehr Canal with the historic "Alte Pumpe" (Old Pump) is only a 5-minute walk away. Next to it is the "Prinzenbad" with its spacious sunbathing lawn and two 50m pools. Directly behind it, the Böcklerpark invites you with its offer of culture, sports and picnic areas along the canal.

3 bus lines, as well as 3 subway lines provide a very good connection to the public transportation. The address is located in the middle of Berlin, so that all inner-city districts can be reached quickly by bike, car or public transport..



Hauptbahnhof	15 Carmin.
BER Airport	35 Carmin.
Friedrichstraße	12 Bikemin.
Prinzenbad (pool)	800 m
Bergmann quarter	19 min. walk
Vivantes Clinic	14 min. walk



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The Attic

.... extends over the front building and the side wing and is accessible via an elevator. The roof was newly developed and fully equipped with air conditioning. The ceilings partially reach a height of 4.70 m. The room doors have an exclusive dimension of 2.48 m. The floors are laid with solid oak parquet. The bathrooms are equipped to a high standard and are heated by modern heating systems and additionally by an electric underfloor heating system.

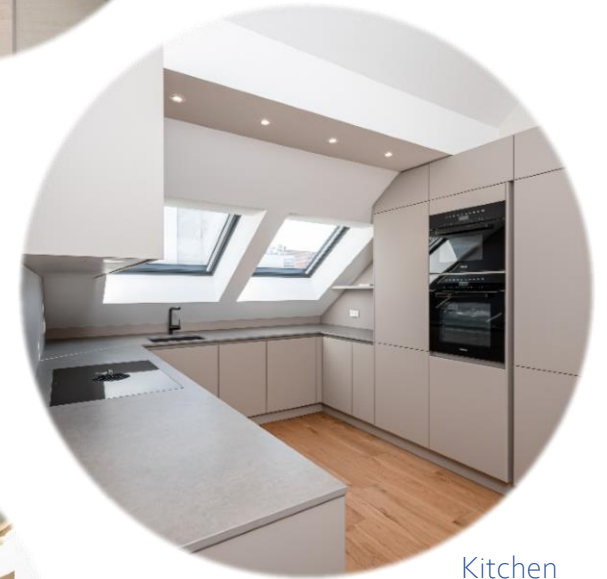
The high-quality kitchen from "City-Küchen" is equipped with appliances from Miele and Bora and includes a ceramic countertop, stove with integrated exhaust, steamer, ice cube maker and other highlights.

In the spacious living area, a swiveling fireplace is installed, which provides additional warmth and a very special atmosphere.

The terraces are covered with weather-resistant planks and offer enough space for generous lounge furniture or even a barbecue with friends and family.



Bath Room



Kitchen



Terrace



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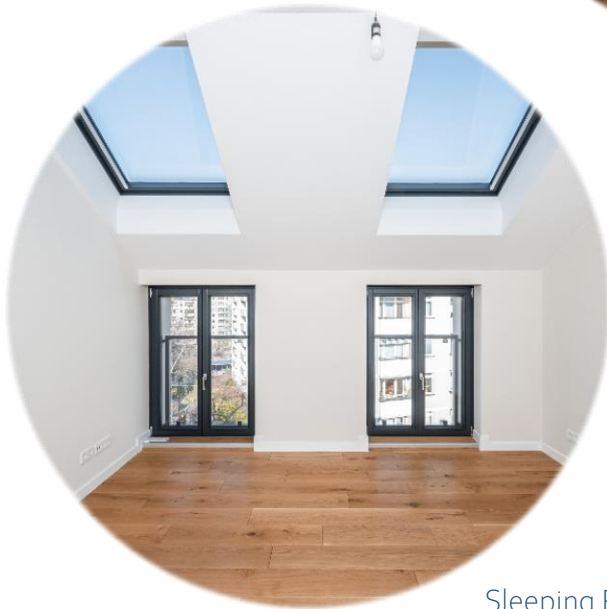
Images



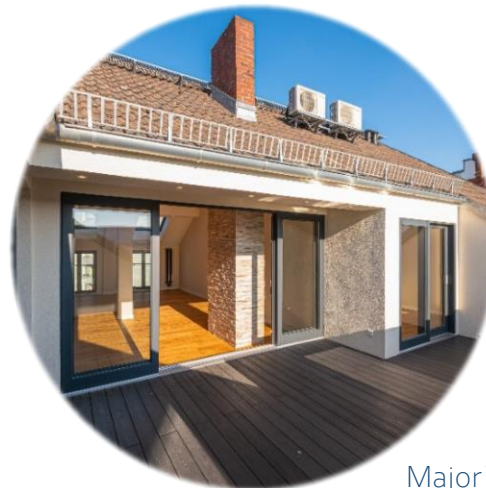
Guest Toilet



Living Room



Sleeping Room



Major Terrace

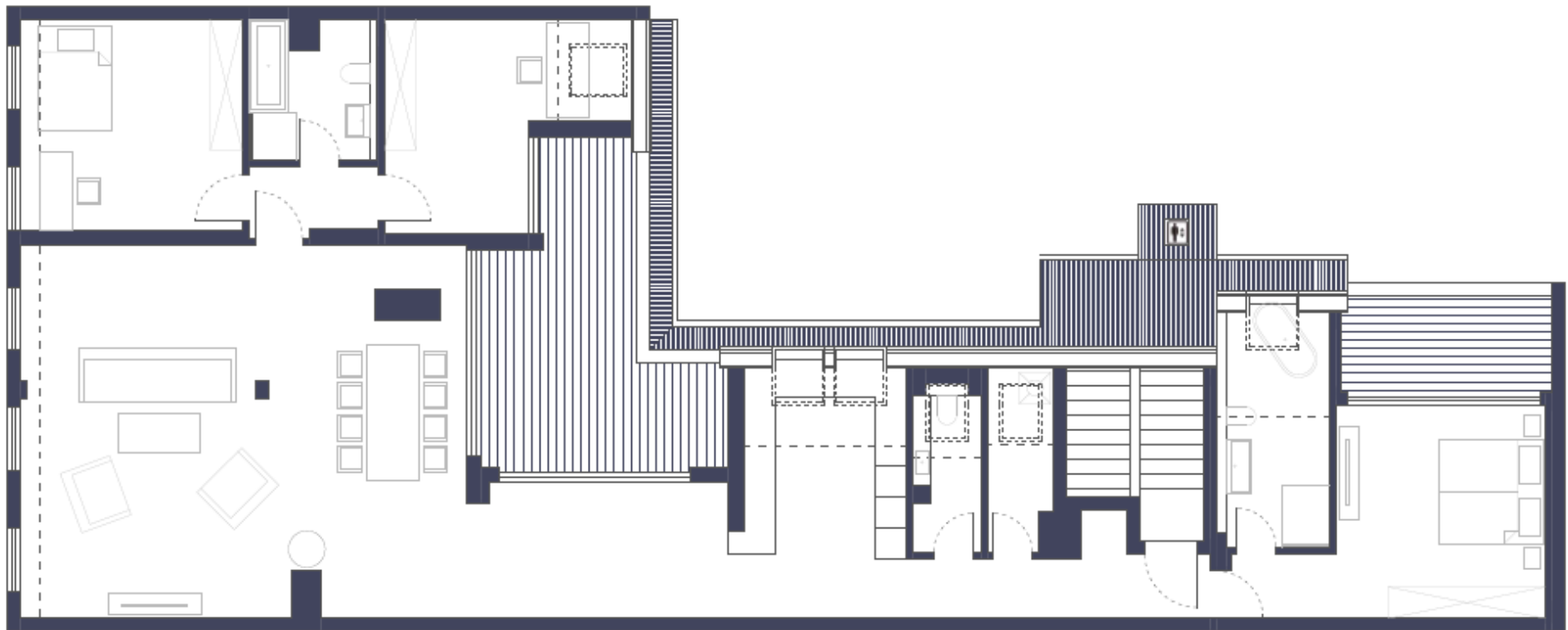


Courtyard



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Layout





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Key Figures

Living Space (WoFIV) ca. 176,61 m²

Floor Space (WoFIV) ca. 200,16 m²

Purchase Price 1.900.000 €

(free of commission)

In case you are interested or you would like to fix a viewing appointment we kindly ask you to turn to:

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