



BERKSHIRE HATHAWAY
HomeServices
Rubina Real Estate

3 room penthouse with impressive view over the Kölnischen Park to the Fernsehturm!



WE 85
Inselstraße 10
10179 Berlin
Germany



Overview

Property type	For sale – Apartment
Broker Commission	5,95% (incl. VAT) of the purchase price
Price	795,000 €
Property type	Penthouse
Number of rooms	3
Living space ca.	93 m ²
Floor	6th floor
Number of floors	6
Number of bed rooms	1
Number of bath rooms	2
Condition	Mint
Interior quality	Sophisticated
Free from	now
Housing allowance/month	327 €
Number of terraces	1
Flooring type	Parquet
Lift	Yes



Cellar	Yes
Guest toilet	Yes
Built in kitchen	Yes
Balcony	Yes
Storeroom	Yes
Year of construction ca.	2013
Heating type	Floor heating
Firing types	District heating
Building energy rating type	Demand based
Thermal characteristic	60 kWh/(m ² *a)
Energy certificate start date	29.04.2013
Energy certificate end date	29.04.2023

Commission note

* As a matter of form we would like to point out that this offer is subject to a commission for the buyer. Rubina Real Estate GmbH charges a commission after every real estate transaction. The commission amounts to 5.95% (incl. VAT of 19%) of the purchase price. The buyer pays the commission to Rubina Real Estate GmbH. The commission is payable by the buyer after the notarization of the purchase contract within two weeks after receiving the invoice.



Description

Stunning, spacious 3-room penthouse located in posh Köllnischer Park

- centrally located
- lively and culturally active neighbourhood
- the historic port of Berlin, the Märkisches Ufer and the Spree Promenade are within easy reach
- convenient mass transit available
- elegant and modern ensemble of properties, built in 2012/2013
- room heights circa 3 m
- high-quality parquet
- floor tiles in kitchen, bathroom and guest WC
- main bathrooms with bathtub, guest toilet with shower
- fully equipped kitchen
- underfloor heating
- energy consumption electronic management
- video intercom system
- central locking system
- spacious terrace
- cellar, elevator
- bicycles parking facilities in the cellar

Redecoration is required.



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Location

The building is located in Inselstraße in Berlin-Mitte. This is one of Berlin's most in demand residential areas. The banks of the river Spree are at your doorstep. Neighbourhood features the Köllnische Park, the Historical Harbur of Berlin, the Markisches Museum, educational facilities and foreign embassies are nearby. The listed Köllnischer Park is close to the river Spree. Numerous cafés, restaurants, bars and shopping facilities complete the social offer.

The underground station Märkisches Museum is within walking distance. The underground station Heinrich-Heine-Straße and the S-Bahn station Jannowitzbrücke are in the immediate vicinity. They are just minutes away from Hackescher Markt, Stadtmitte, Gendarmenmarkt or Alexanderplatz.

The following locations are within walking distance:

- Underground Märkisches Museum (3 mins)
- Underground Heinrich-Heine-Straße (3 mins)
- Underground Spittelmarkt (6 mins)
- S-Bahn Jannowitzbrücke (7 mins)
- Köllnischer Park (2 mins)
- Historic Port of Berlin (2 mins)
- Alexanderplatz (15 mins)
- Gendarmenmarkt (20 mins)
- Berlin Cathedral (15 mins)
- Museum Island (12 mins)
- Red Town Hall (14 mins)



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Further information

Property is visible prior appointment.

Kindly enter your full name and your number.

All information has been submitted by the seller and/ or their authorized representatives. We take no liability for the correctness of the data.

Information is available in German. Please notify us if you prefer to be attended by a German speaker. We shall get back to you in the shortest time.



Entrance Area



Living Room-Kitchen





Living Room-Kitchen



Bathroom

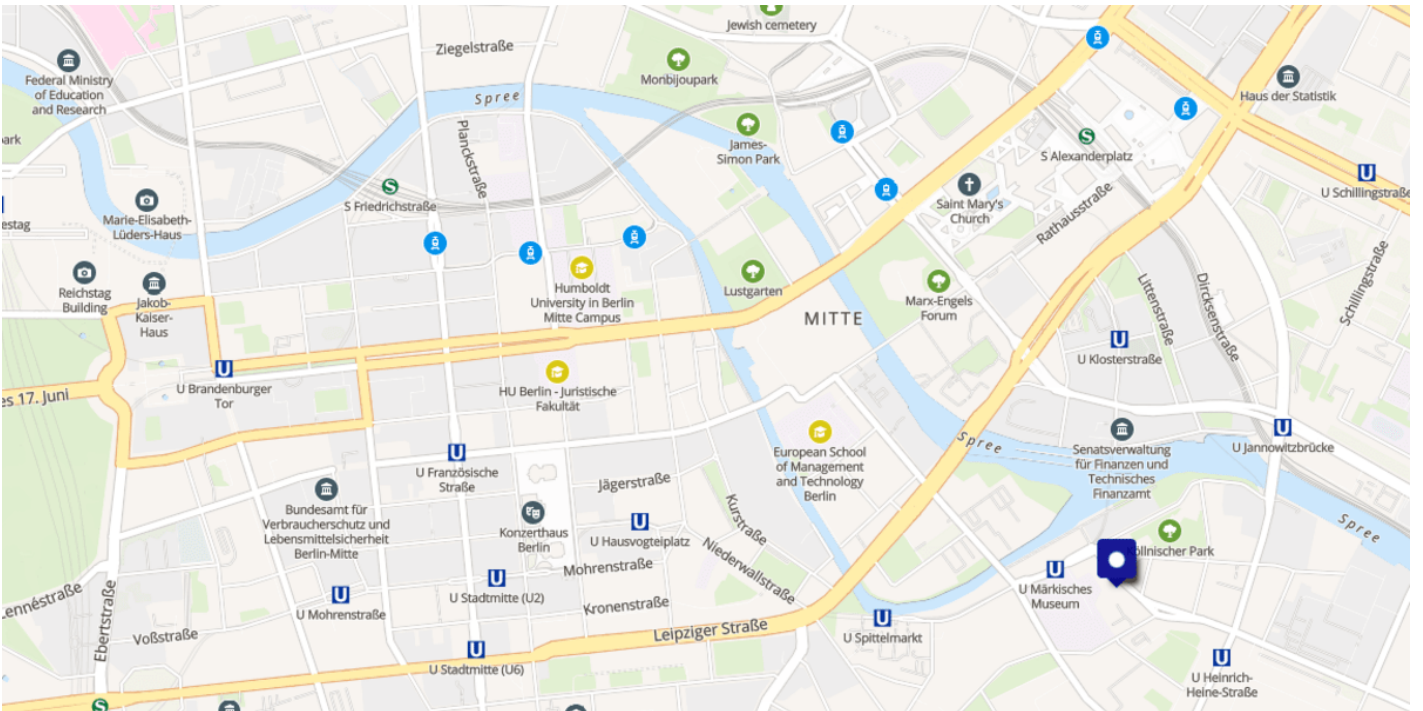




Guest Bathroom



Location map





Floorplan

