

NICOLE VON KLENCKE



**A palatial Altbau apartment
on the 3rd floor of a rare,
ornamented, listed building
from 1873.**

This well-loved family apartment is bright and elegant with 6 rooms and an open-plan kitchen across 225 m². Right in the vibrant heart of Prenzlauerberg, it is perfectly located for schools and kindergarten, shopping, entertainment, local market, great restaurants and public transport.

EXPOSÉ

UNUSUAL SPACES



Throughout are the original wide, room-length floorboards, stained dark brown. Ceilings are approx. 3.50 m high, with plasterwork detailing in the living room and kitchen bay.



The three street-facing rooms are enfilade with double wing doors and original fittings, as well as the original double casement windows.



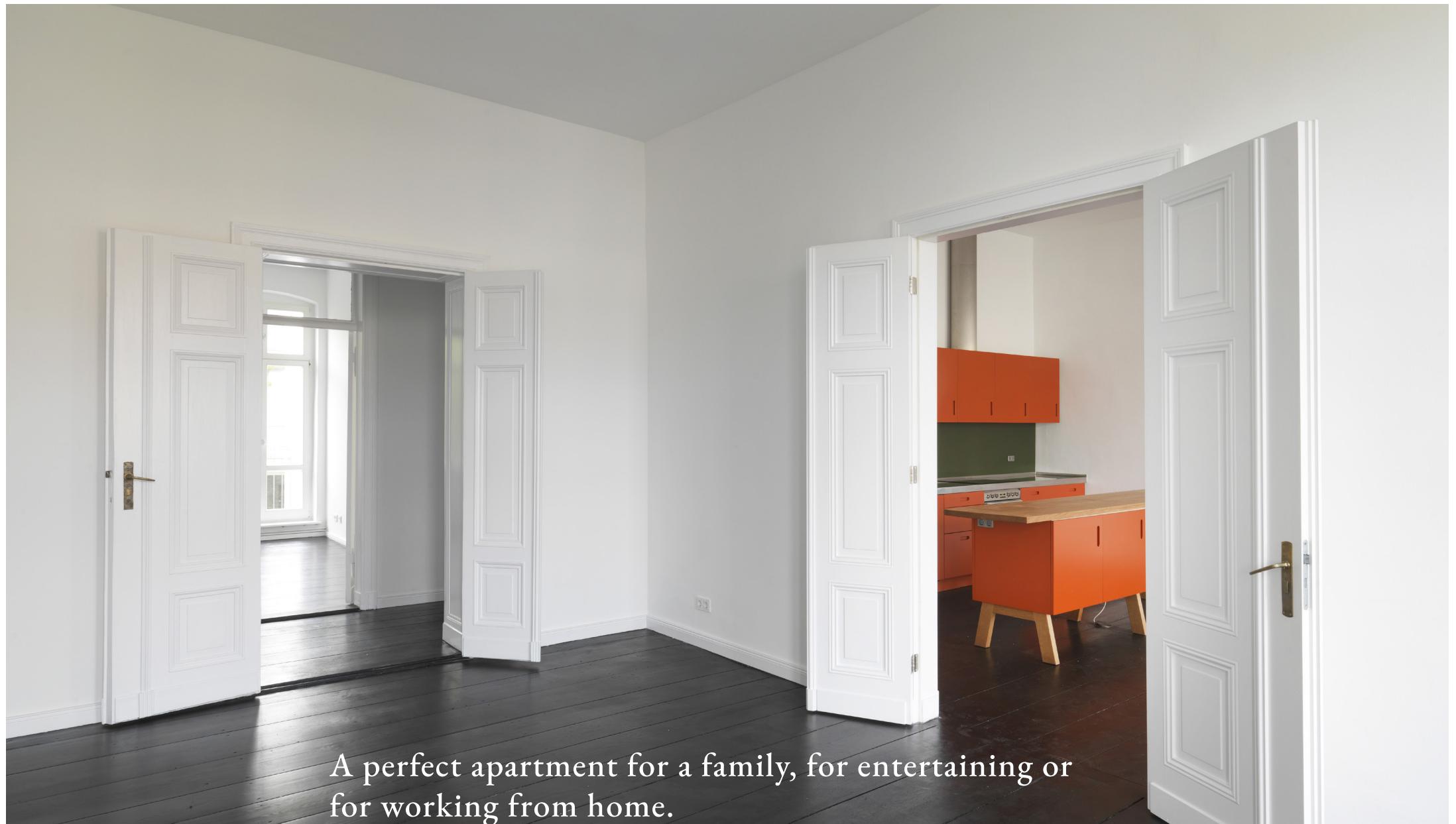
Three generously proportioned rooms face the street, including a central open-plan kitchen. Four rooms, including the large Berliner Zimmer, face the quiet courtyard.



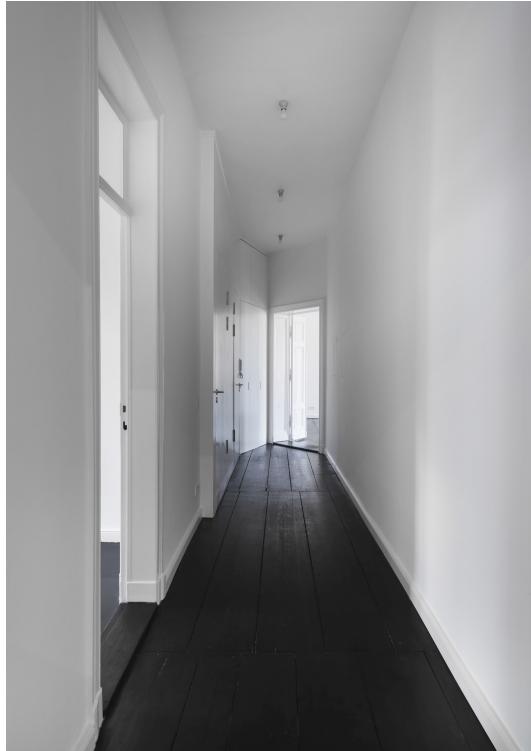
Light-filled east-facing kitchen with a bay window and great views along the historic, tree-lined Schönhauser Allee. The kitchen has custom-made carpentry, stainless steel work-surface, and a kitchen island with cherry top.



The generous floorplan allows for flexible usage.



A perfect apartment for a family, for entertaining or
for working from home.



Four rooms face the peaceful courtyard, all fitted with new wooden-framed double-glazed windows. Room One has a west-facing balcony. Room Two has water connections so may be used as a utility room.

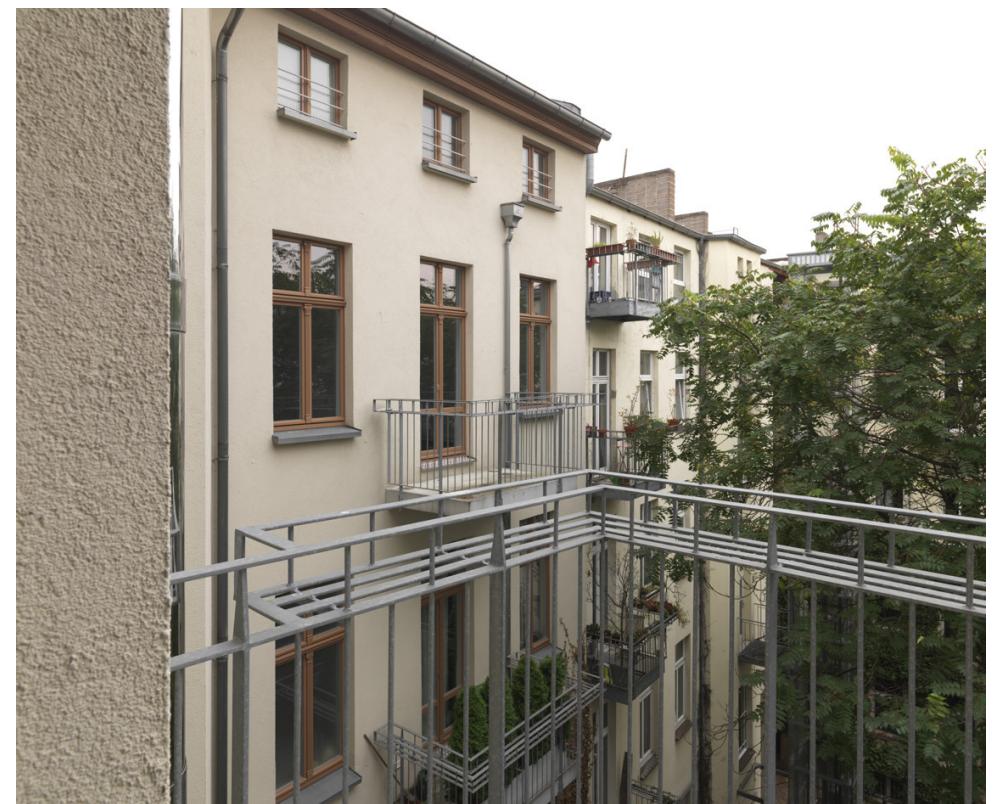




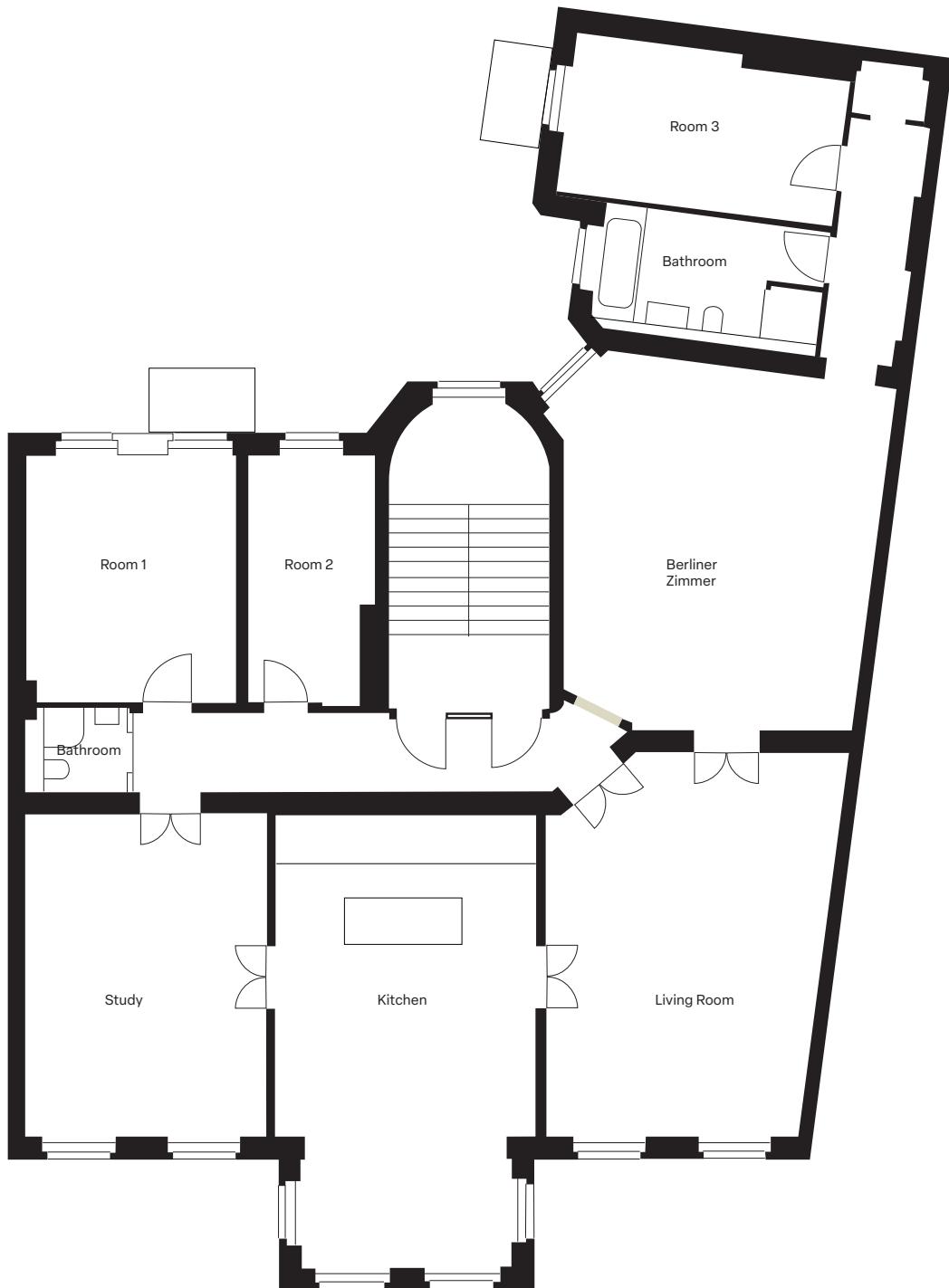
A bright and elegant Berliner Zimmer of over 40 m2.



The primary bathroom with bathtub and shower has a concrete finish on the walls and creamy travertine floors. A second bathroom with a shower has the same finish. An extra closet at the end of the back corridor may be used for a washing machine and dryer.

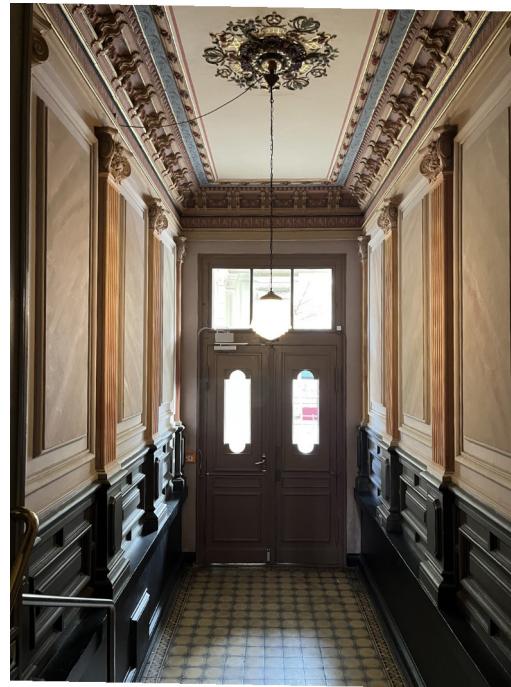


Room Three, perfect for a child's bedroom or quiet study, has a south-facing balcony.

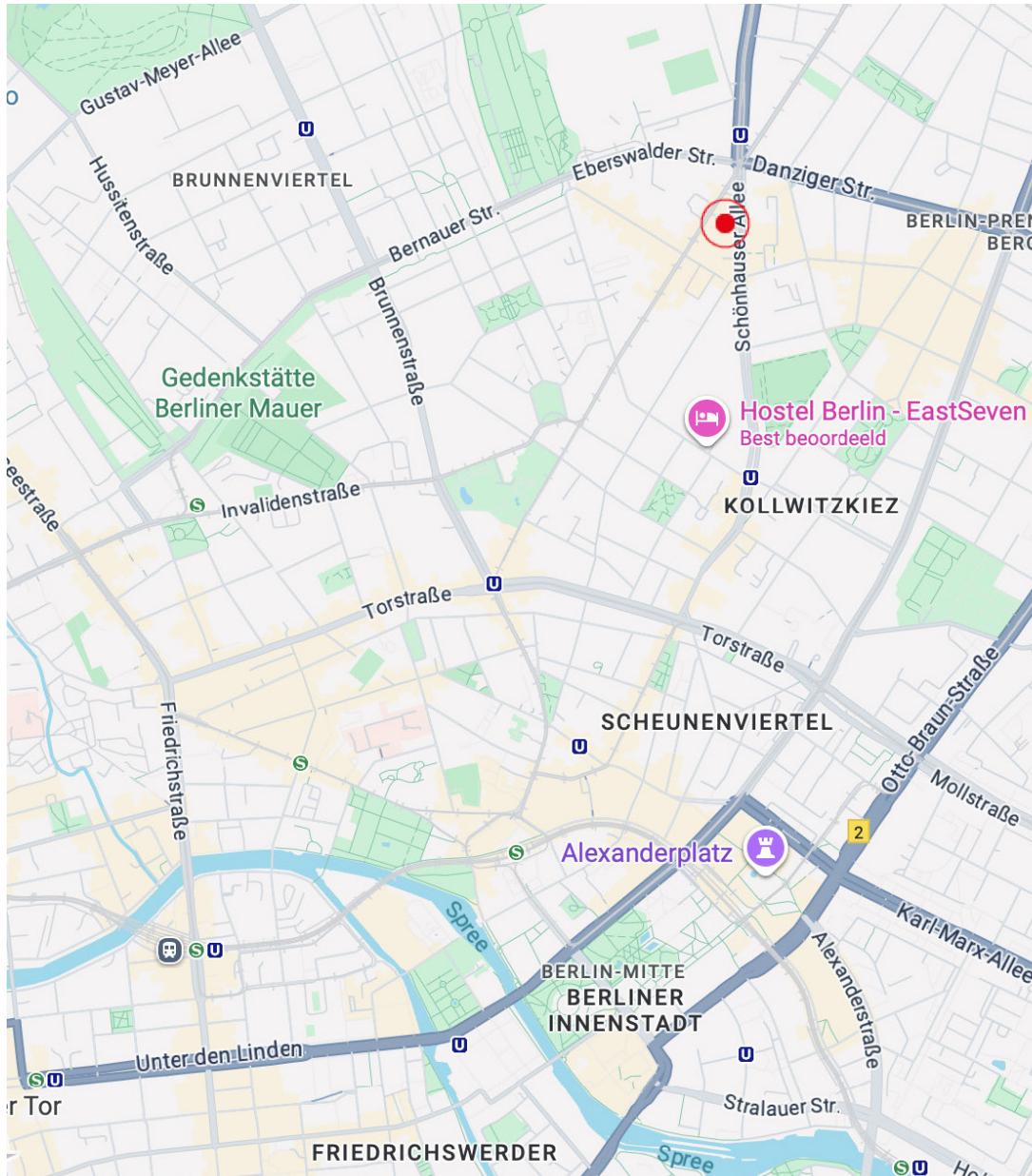


FLOORPLAN

An unusually compact but generous floorplan. Previously two apartments which have been joined together, each still has a separate title deed and may easily be separated into two self-contained units if preferred.



The ornamental façade, decorative hallway, and staircase are protected by “Denkmalschutz”. The façade was fully restored to historic specifications in 2020.



Schönhauser Allee is the main artery through Prenzlauer Berg, one of Berlin's most beloved districts. Designed for military promenades during the Kaiserzeit, its buildings are grand and generously proportioned. The apartment backs onto the perennially hip Kastanienallee, while leafy Kollwitzplatz with its popular weekly market is a short walk away. Also nearby are the Kultur Brauerei a former brewery converted into a cinema, theatre, shops and music venue; a beautiful historical swimming pool on Oderbergerstrasse; and the Prater, arguably Berlin's best Biergarten. All necessary amenities are on your doorstep, including public transport, shopping, cafes and entertainment.

KEY DATA

Altbauwohnung
Floor: 3rd (of 4)
Built: 1873
Elevator: no
Renovation (interior): 2004
Renovation (façade): 2020
Living space: ca. 225 m²
Rooms: 6
Baths: 2
Heat: Gas central heating
Balconies: 2
Energy Certificate: Yes
Maintenance fees: ca. 600€ (monthly)



BROKER COMMISSION

3.0% of the purchase price, paid by both the buyer and the seller, plus 19 % VAT

PRICE

1,700,000.00€

Contact Us:

info@vonklencke.com

+49 175 3378047