

**NICOLE VON KLENCKE**

# **Unexpected Oasis in Graefekiez**



**EXPOSÉ**

**UNUSUAL SPACES**

## KEY DATA

- Objekt: Altbauwohnung
- Floor: 4 (of 5)
- Building: Altbau, built 1890
- Apartment renovation: 2020
- Elevator: Yes
- Living space: ca. 84 qm
- Rooms: 2 (plus Eat-in Kitchen)
- Bathrooms: 1
- Heat: Natural gas
- Balcony: Yes
- Available: Immediately
- Crown moldings, refinished original wide-plank oak floors in kitchen and living room. Matching wide-plank wood floors in bedroom and hallway during renovation
- Custom cabinetry and island in spacious Berliner Zimmer kitchen with high quality appliances
- Custom cabinets in entryway cloak room with combination washer and dryer
- Custom closets and fitted solid wood bedframe and headboard in quiet, courtyard-facing bedroom
- Custom cabinetry, high quality fixtures and tiles in bathroom with floor-flush, sliding-glass-doored shower
- Fiber-optic internet connection
- Spacious cellar storage space
- Monthly utility cost estimate: 450 EUR

## BROKER COMMISSION PRICE

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

850.000,00 EUR



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The private and charming apartment is right off the Landwehr Canal at the mouth of the shop, cafe and restaurant-lined Graefestraße, a quiet, well-trodden and beloved side street off of the bustling Kotbusser Damm, the main artery running through the southeastern corner of Kreuzburg abutting Neukölln to form the beloved Kreuzkölln neighborhood.

The apartment is accessible by foot or by elevator with a half-stair walk up or down to the fourth floor. A small anteroom shared with the neighboring apartment creates an additional buffer from the already sound-insulated, sessel-rugged stairwell, and lends the apartment additional privacy and quiet.

Crossing the threshold into the central hallway, a small cloak and utility room is at left with floor-to-ceiling, custom-built closets, and additional accessories for precise and efficient organization..

The apartment's primary bedroom with moss-green, custom-built and fitted closets, oak bedframe and headboard faces the quiet courtyard. Across the hallway, the apartment's large and light-filled living room faces the street with an unobstructed view over the opposite structures. The balcony with built-in foldable table and bench is spectacular for watching the sunrise view or the setting sun cast its last light over the Landwehr Canal and Kottbusser Brücke.

The custom-built kitchen is installed in the spacious Berliner Zimmer with a wide window towards the courtyard that provides ample light. A large, central island with flush-mounted, inset stovetop creates a cozy atmosphere for communal cooking and socializing.

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The bathroom lies at the end of the hallway between the kitchen and front living room. Finely tiled and with custom cabinetry and high-quality Dornbracht fixtures installed during the apartment's renovation in 2020, it has a floor-flush, glass-encased and spacious rain shower. A combination washer and dry is tucked behind a cabinet underneath the vanity sink.

The apartment is perfectly suited for singles, couples or as a WG. The weekly Turkish and weekend flea markets are only steps away, as are numerous iconic Kreuzburg bars, bakeries and cafes, as well as a countless restaurants offering just about any cuisine imaginable.



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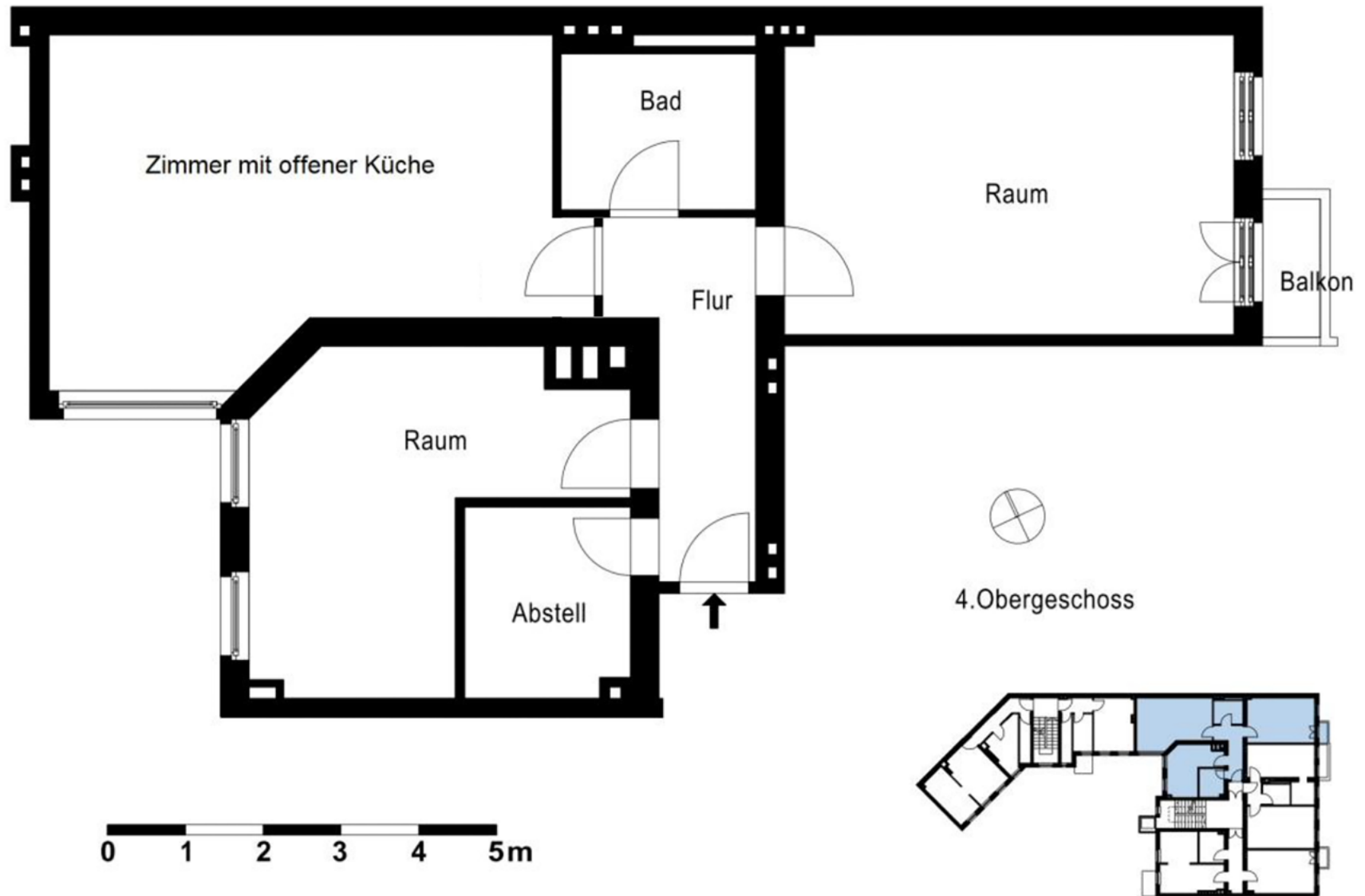
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FLOORPLAN