

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: 85,5 qm
- Rooms: 2 (plus Eat-in Kitchen)
- Bathrooms: 1
- Heat: Natural gas
- Balcony: Yes
- Fiber-optic internet connection
- Spacious cellar storage space
- Monthly utility estimate: 450 EUR

BROKER COMMISSION

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

PRICE

750.000,00 EUR



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HIGHLIGHTS

- Original wide-plank oak floors in kitchen and living room. Wide-plank wood floors installed in bedroom and hallway during renovations
- Custom, fitted cabinets and closets throughout the apartment
- Custom, solid oak bedframe in courtyard-facing bedroom
- Custom kitchen and island in spacious Berliner Zimmer kitchen with high quality appliances and built-in BRITA water filter
- Bathroom with high quality fixtures and tiles, floor-flush, glass-enclosed shower; Miele combination washer–dryer stowed under vanity
- Highest quality linen curtains in bed and living rooms
- New windows installed in courtyard-facing room



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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.



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The apartment's primary bedroom with moss-green, custom-built and fitted closets, oak bedframe and headboard faces the quiet courtyard.

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Across the hallway from the bedroom, 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.

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The bathroom is 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 dryer is tucked behind a cabinet underneath the vanity sink.

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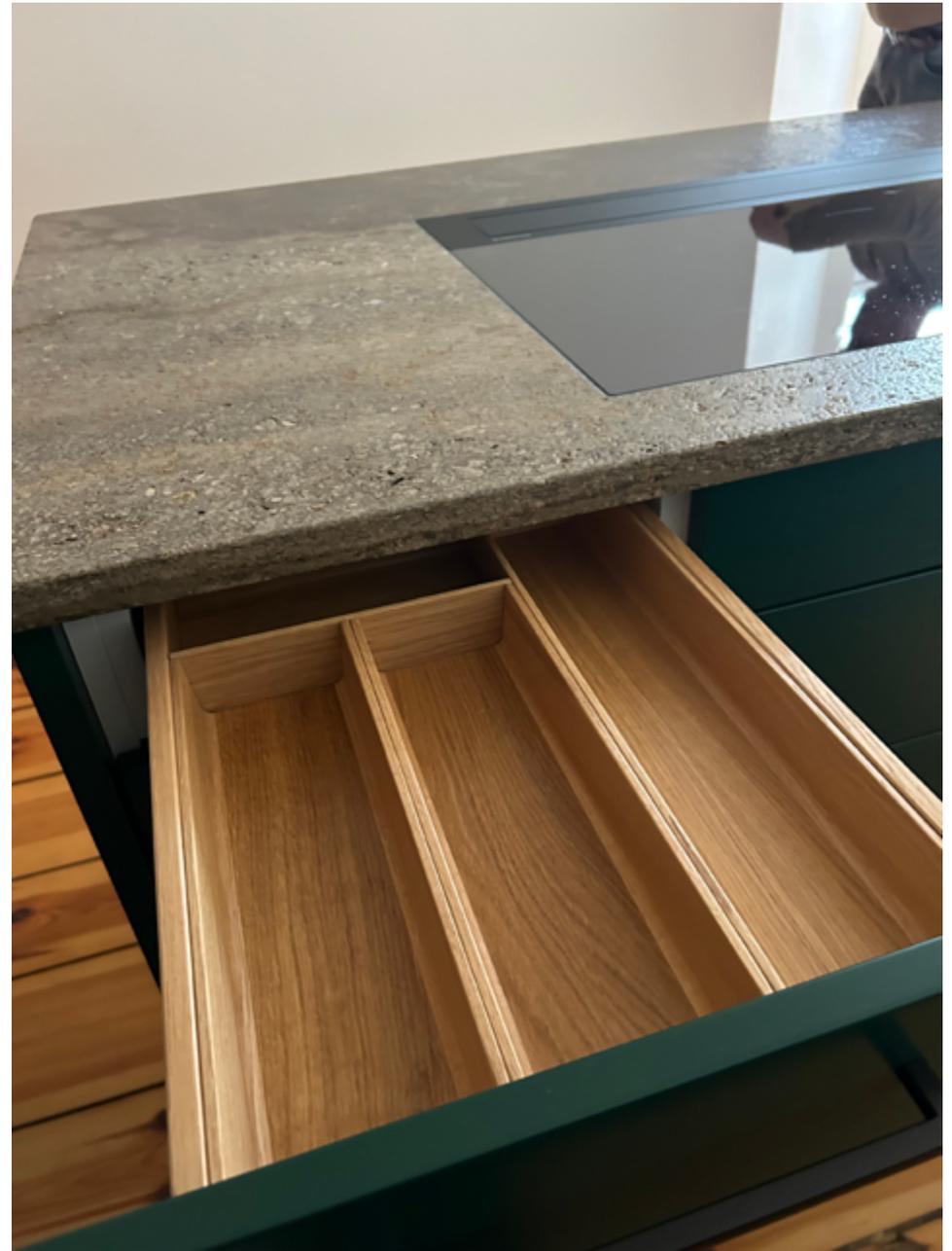
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The custom-built kitchen is installed in the spacious Berliner Zimmer with a wide window towards the courtyard that provides ample light. A large, central island with flush-mounted, inset stovetop creates a cozy atmosphere for communal cooking and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

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

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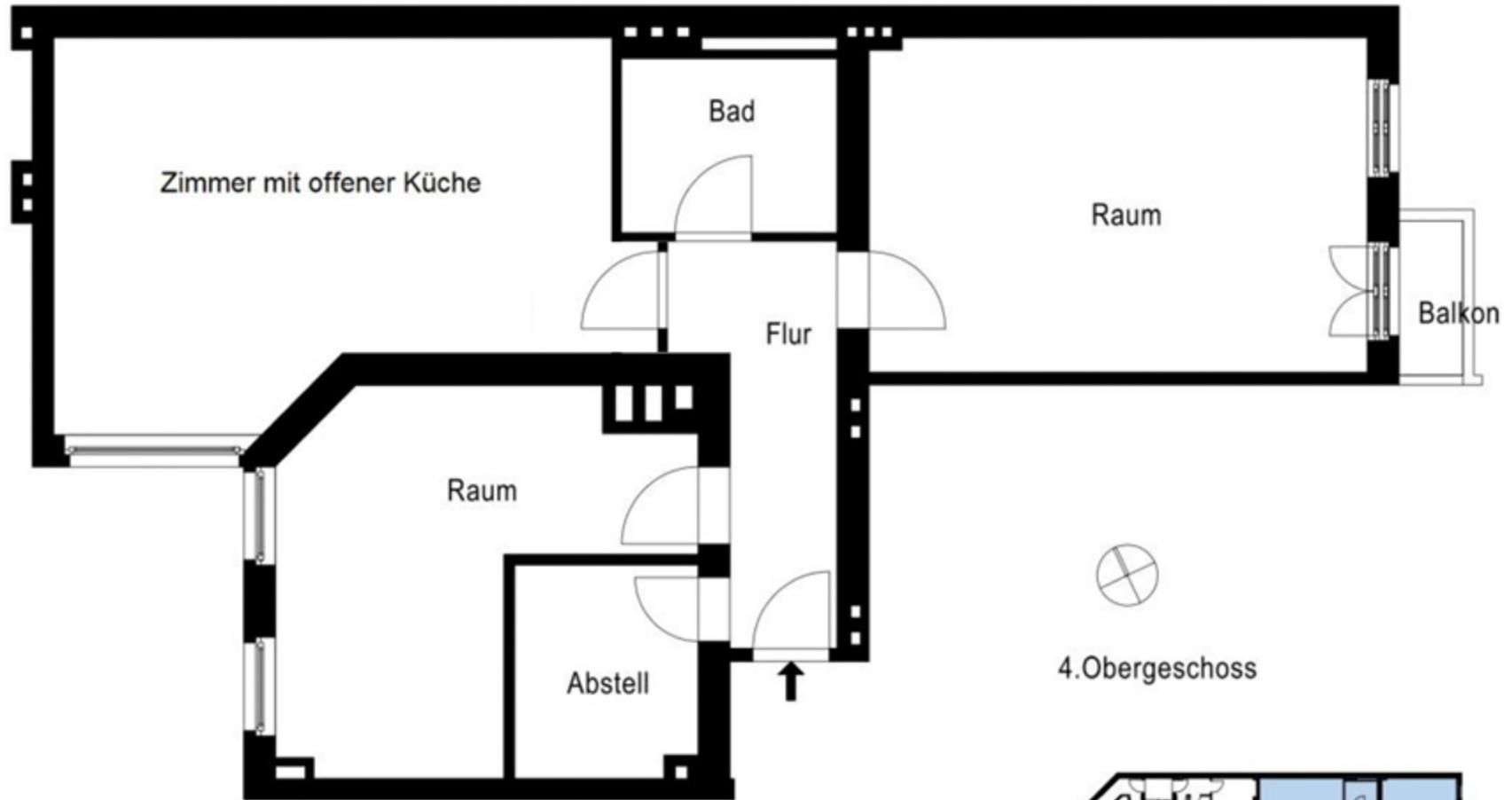
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The private and charming apartment is right off the Landwehr Canal at the mouth of the shop, cafe and restaurant-lined Graefestraße, a quiet, but well-trodden and beloved side street off of the bustling Kotbusser Damm, the main artery running through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

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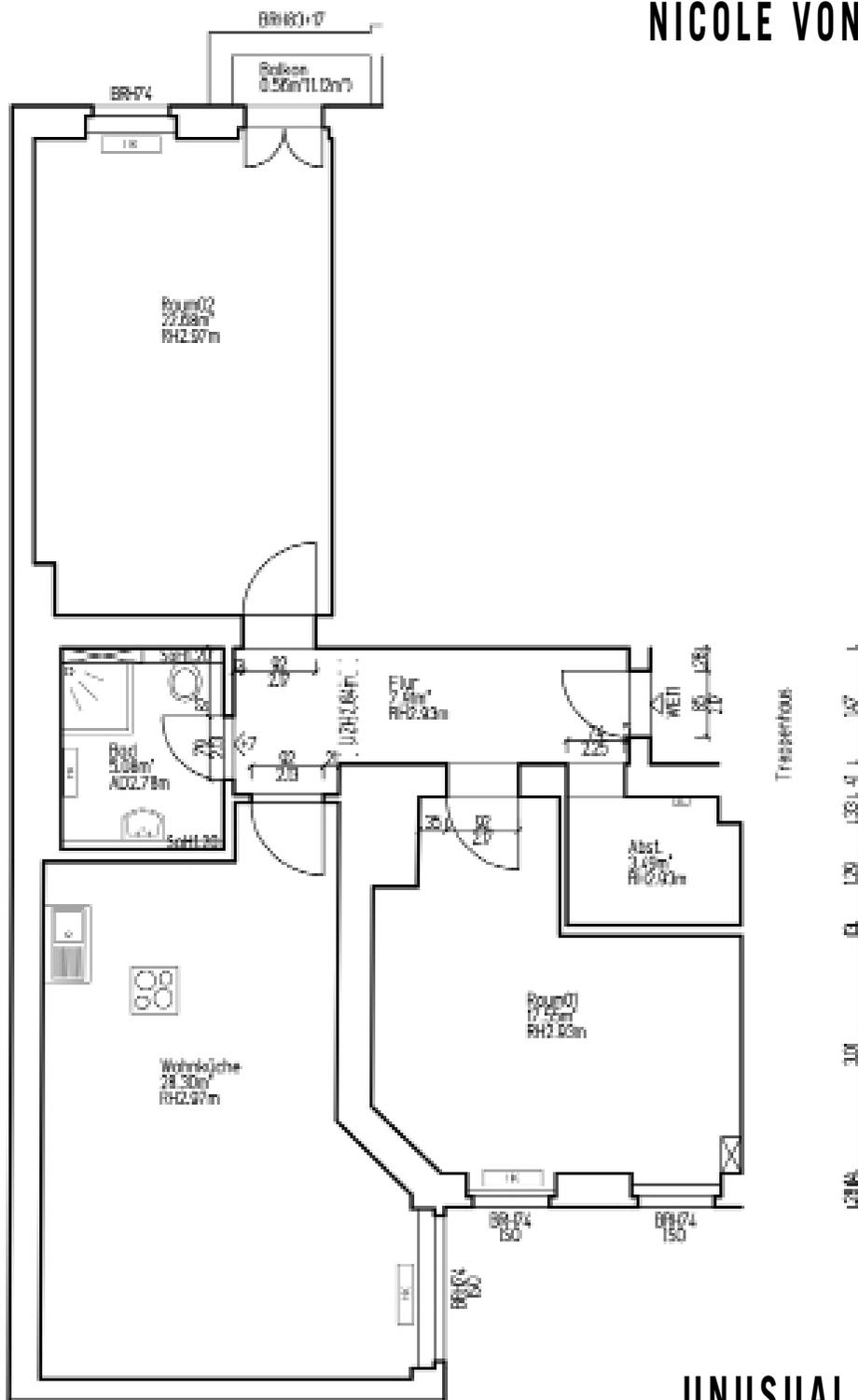
4.Obergeschoss



FLOORPLAN

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FLOORPLAN