

**Immobilien-Exposé**

**LIVE GREEN&QUIET IN VIBRANT  
SURROUNDINGS!FIRST OCCUPANCY IN  
THE NEW ELEGANT LIVING  
QUARTER"THE FRANZ"**

**Objekt-Nr.:**  
**189836-0**

# Wohnung zum Kauf

in 10243 Berlin - Friedrichshain



## Details

Fully accessible

Purchase price per m<sup>2</sup>

**10.493 €**

Buyer's commission plus VAT.  
**ohne Käuferprov.**

Living space (ca.)  
**39,16 m<sup>2</sup>**

Rooms  
**1**

Total area (ca.)  
**39,16 m<sup>2</sup>**

Category  
**Luxury**

Location in the property (Floor)  
**6**

Number of floors  
**7**

Number of parking spots  
**79**

Number of residential units  
**160**

Number of terraces  
**1**

Construction year  
**2024**

Underground car park parking  
spot purchase price  
**48.000 €**

Number of underground car  
park parking spots  
**79**

Condition  
**First time occupation**

Basement  
**Yes**

Elevator

**Passengers**

## Description

- elegant new building project residential quarter "The Franz"
- 7-storey building on 3 sides of the street
- retail and grocery store on the ground floor
- a private, green inner courtyard is being created on the 1st floor

- district heating
- completion in 2024

## **Equipment**

- elevators
- 160 residential units, some of which are barrier-free, some apartments can also be merged together
- high quality equipment, e.g. oak parquet, exclusive sanitary objects from Duravit, floor-level showers
- high ceilings
- all residential units have balconies or terraces, the units on the 1st floor have small private gardens
- air conditioning and chimney installation possible in the penthouses (optional)
- cellar compartments for each apartment
- underground parking space € 48,000 (optional)

## **Other**

This property is being offered without any additional buyer's commission. We have concluded a fee-based brokerage contract with the owner and are representatives of the seller's interests, so that no brokerage contract subject to commission is concluded with a prospective buyer.

### **WHAT IS YOUR PROPERTY REALLY WORTH?**

We offer a free property valuation by our experts.

Upon request, we will ensure a serious and timely sale.

You can also reach us on weekends on: 030-3277340.

Our office on Kurfürstendamm is open for you 7 days a week.

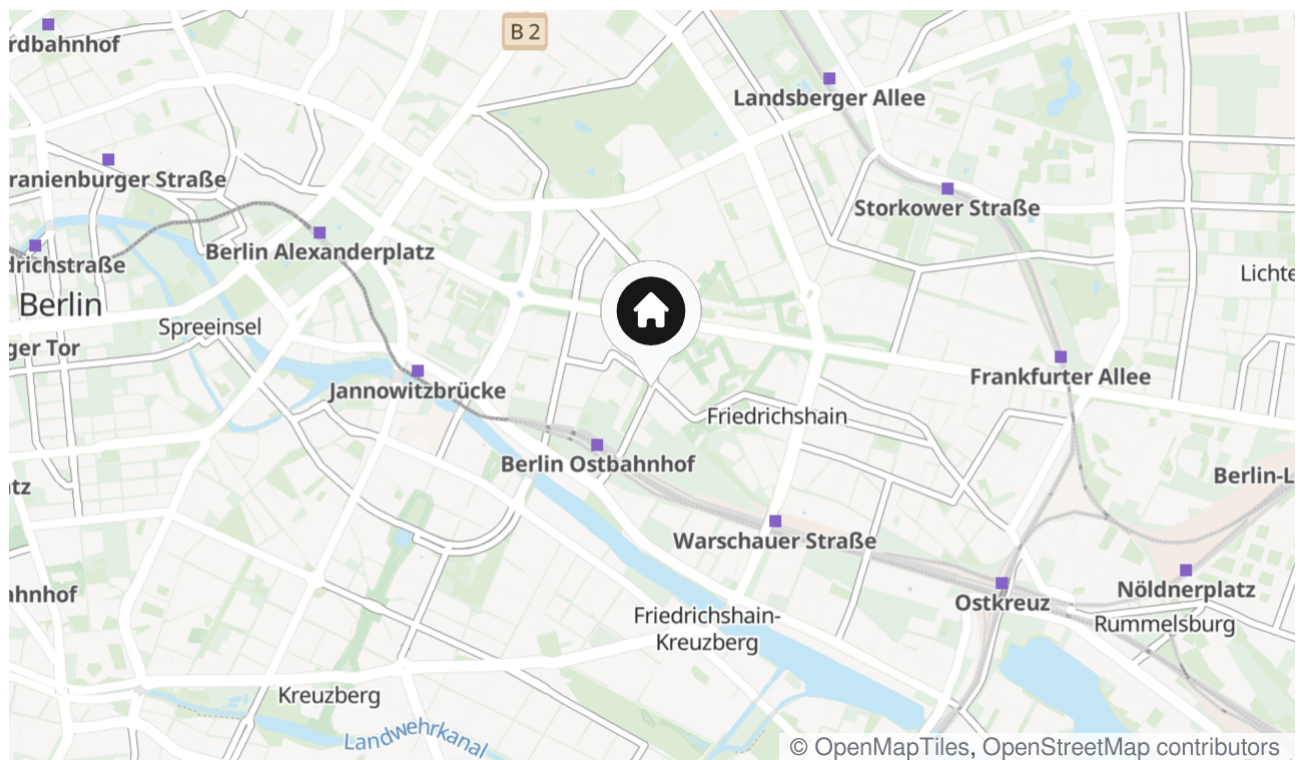
You can find more interesting, commission-based and commission-free offers from property developers, condominiums to single-family houses and villas (private and commercial use) to high-yield rental houses for investors at [www.bbi-immobilien.de](http://www.bbi-immobilien.de)



## Lage & Umgebung

10243 Berlin - Friedrichshain

- close to the Spree, central and still quiet
- very good transport links and infrastructure
- in each case only 500m to the S- / RE-Bahnhof Ostbahnhof and the U-Bahn station Weberwiese
- numerous shops, cafes and restaurants in the immediate vicinity
- not far from Alexanderplatz and the ALEXA shopping center
- kitas and several schools within walking distance
- not far from Volkspark Friedrichshain and Viktoriapark



Die Karte zeigt den ungefähren Standort der Immobilie





Visualisierung (1) Titel

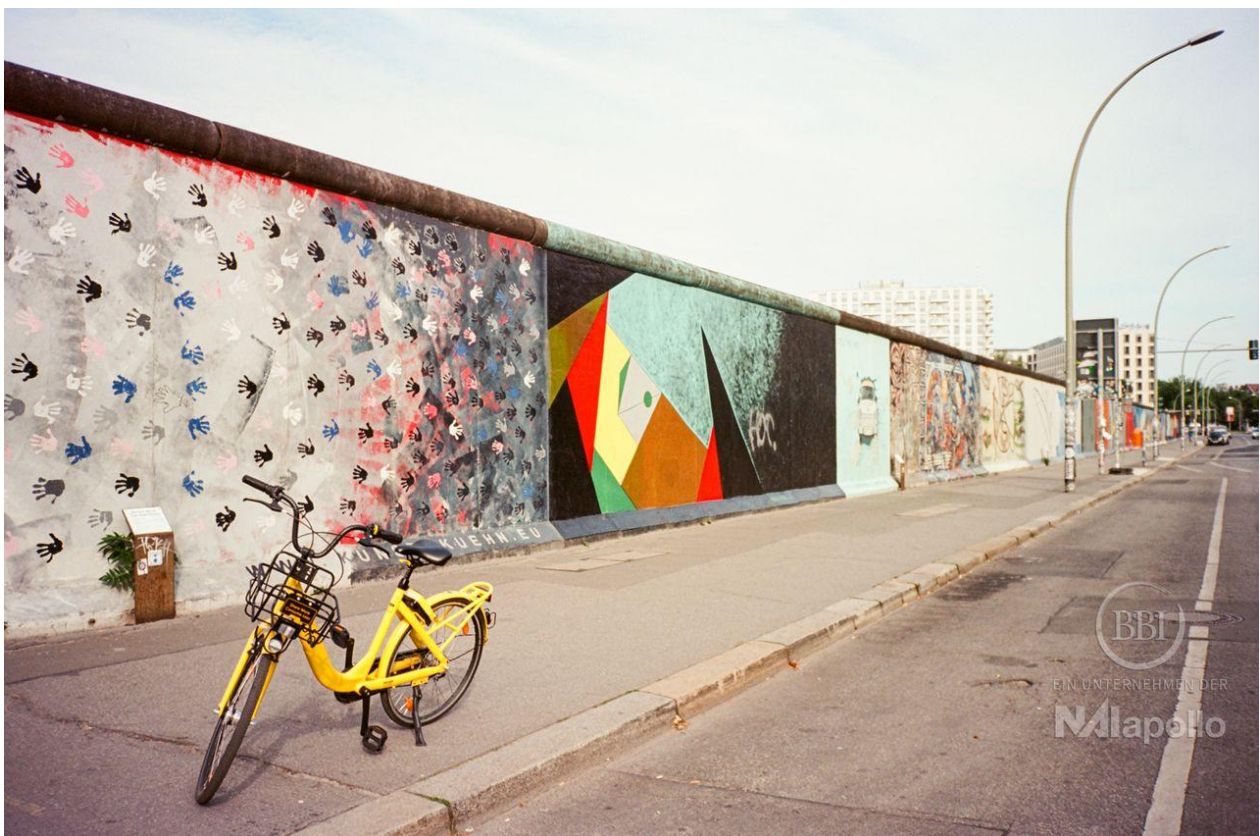


Visualisierung (4)





Visualisierung (2)



east side gallery





Oberbaumbrücke



Freiluftkino Friedrichshain



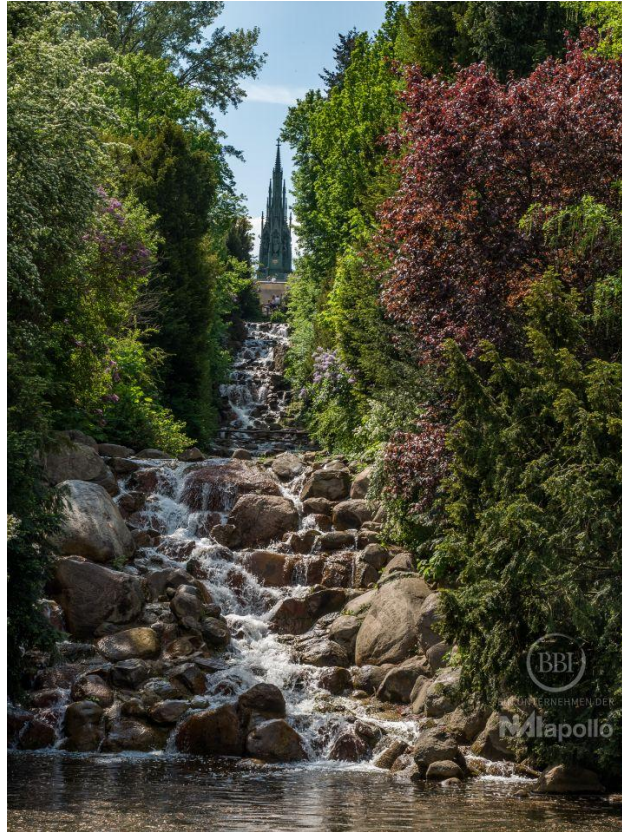


Märchenbrunnen



Frankfurter Allee





Viktoriapark Wasserfall



Viktoriapark





GRUNDRISSBEISPIEL 1.6.31



GRUNDRISSBEISPIEL 2.5.27



GRUNDRISSBEISPIEL 3.5.20



GRUNDRISSBEISPIEL 4.6.18



GRUNDRISSBEISPIEL 6.6.24



## Kontakt

### **BBI Immobilien GmbH**

Kurfürstendamm 178-179

10707 Berlin

Telefon: +49 (30) 32 77 34 0

E-Mail: [abfrage@bbi-immobilien.info](mailto:abfrage@bbi-immobilien.info)

### **Ihr Ansprechpartner**

Firma BBI Immobilien GmbH

### **Impressum**

[en.bbi-immobilien.de/impressum/](http://en.bbi-immobilien.de/impressum/)

### **Besuchen Sie uns im Internet**

[en.bbi-immobilien.de](http://en.bbi-immobilien.de)

