

New Studio in Top Location

Am Märchenbrunnen in 10407 Berlin - Prenzlauer Berg



REF NO: BB356.27

Year Built: 2018
Status: Vacant
Property size: 35.2m²
Type: Studio

Floor: 3rd
Price: 192,000.00€
Price per m²: 5,454.55€

Commission: In case of purchase of property the buyer pays once 6% commission of the purchase price plus VAT. This exposé is confidential and for the addressee only. Any transfer is prohibited. In case of transfer and purchase the addressee is liable for payment of commission. All information is based on statements of the owner and is provided in good faith and believed to be correct. Information provided is intended for indicative purposes and does not form part of a contract. Buy Berlin cannot accept responsibility for any losses arising from information, errors or omissions provided in this exposé

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LOCATION

The object is part of a new building and is due for delivery end of 2018, in the Böttzowviertel, a neighborhood part of the popular Prenzlauer Berg district. The streets of the Böttzowviertel are characterized by old-time buildings with splendid stuccos, many charming cafés, fine bars, and trendy restaurants as well as small boutiques and shops.

The cultural life is just as colorful. The internationally renowned theaters “Schaubühne” and “Volksbühne” are in the neighborhood. The biggest open-air cinema, which shows films from May to July is in the Volkspark just opposite the object. For all daily needs, supermarkets and organic shops are in the immediate vicinity and the weekly market at Arnswalder Platz is only a short walk away. Several kindergartens, schools and playgrounds are in the Böttzowviertel as well as many medical practitioners.

The new building “Am Märchenbrunnen” is 10 to 15 min away by car from Berlin's famous landmark, the Brandenburg Gate, the boulevard Unter den Linden, museums, theaters, Alexanderplatz, Friedrichstraße and the main railway stations.

Many green and quiet corners can be found in the area. The Volkspark Friedrichshain is just opposite the building. An almost enchanted atmosphere can be experienced in the natural Leise Park, which is only 100 meters away.

Public transportation is excellent. In just a few minutes you can reach the tram M4, the bus lines 142 or 200, and only a short journey to central stations such as Alexanderplatz, Greifswalder Strasse, Hauptbahnhof, Unter den Linden/Friedrichstraße, Potsdamer Platz and Brandenburg Gate.



Volkspark Friedrichshain



Alexanderplatz

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OBJECT AND BASIC DETAILS

The house project "Am Märchenbrunnen" combines urban and diverse life with quiet and green inner courtyard living in the popular Böttzowviertel, right in the center of Berlin.

51 high-quality apartments with 50 parking spaces are under construction in the immediate vicinity of the Volkspark Friedrichshain.

With its outstanding energy standard, the residential house fulfils the requirements for a KfW 55 energy efficiency.

The architecture of the residential house ensures elegance, peace, and balance.

The new building consists of a symmetrical building along the private road which is connected in the rear to the main buildings and the newly built hotel. Due to the surrounding buildings, a city oasis is created, which allows a quiet living.

The building has two entrances, one via a private path, which comes off from the street Am Friedrichshain and enters the property to a landscaped garden.

The generous distance to the neighbouring buildings provides plenty of natural light in the south-east oriented object. In the afternoon, the sun shines in the green inner courtyards and the private terraces.

- **Bicycle parking**

Bicycles can be stored in lockable areas in the courtyard and in the underground car park.

- **Playgrounds**

There are two well-equipped playgrounds available to the residents.

- **Pushchair and wheelchair storages**

Two rooms in the basement are dedicated to the storage of pushchairs or wheelchairs.

- **Basement**

The basement is connected to two staircases that go directly to the apartments. Bicycle parking spaces and the storage rooms of the apartments are arranged here.

- **Underground car park**

There is an underground car park with approximately 50 car parking spaces.

- **Charging station for electric vehicles**

On request, a charging station for electric vehicles can be installed at your parking space.



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Examples

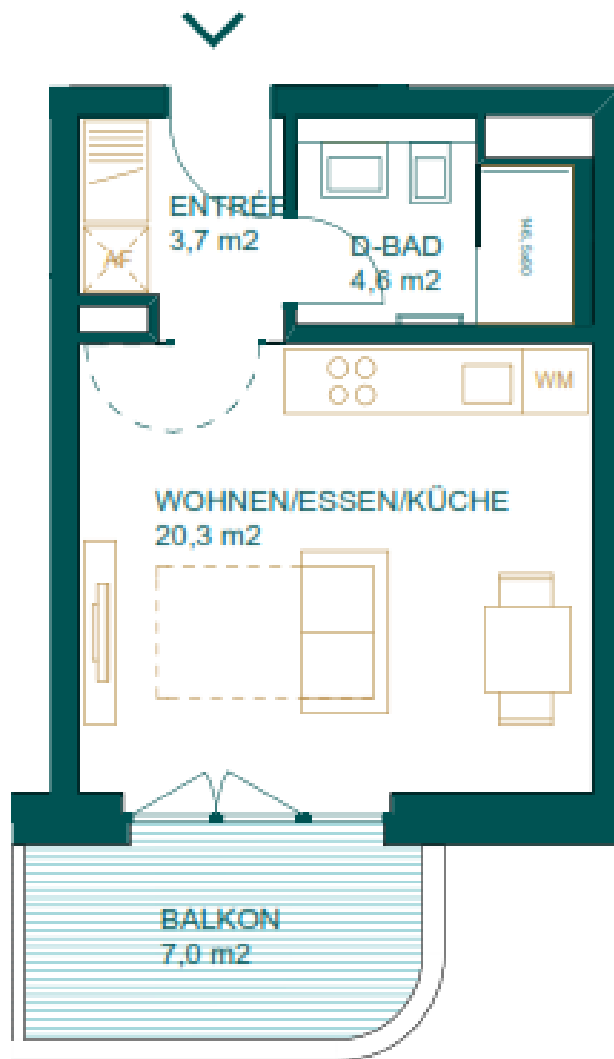


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Floor plan

Unit: 1.3.2

Floor: 3rd

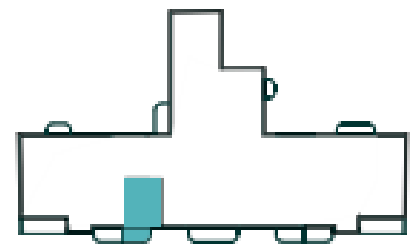


Area

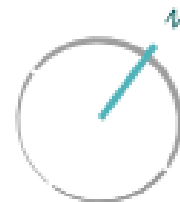
Indoor: 31.7 m²

Outdoor: 7.0 m²

Total: 35.2 m²



Location on 3rd floor



GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.

2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.

3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.

4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)

5. The brokerage fee

- for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.

- three months rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.

- for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).

6. We reserve also the right to act for a client on a commission basis.

7. No liability can be assumed for the completeness of the business offer.

8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.

9. Place of fulfilment and jurisdiction is Berlin, Germany.

INSTRUCTIONS ON WITHDRAWAL

Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB

Contractor (broker) informs client (customer) over right of withdrawal

Right of withdrawal

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us

Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). You may use the attached model withdrawal form, but it is not obligatory. To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event, not later than 14 days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement. If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated us your withdrawal from this contract, in comparison with the full coverage of the contract.

Model withdrawal form

If you want to withdraw the contract, complete and return this form to us.

– To **Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin**

Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: info@buyberlin.co.uk

– I/We (*) hereby give notice that I/We (*) withdraw from my/our (*) contract of sale of the following goods (*)/for the provision of the following service (*)

– Ordered on (*)/received on (*)

– Name of consumer(s),

– Address of consumer(s),

– Signature of consumer(s) (only if this form is notified on paper)

– Date

(*) delete as appropriate.

Explanations of the consumer/premature expiring the right of withdrawal

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.



Yes



No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).



Place, Date _____

Signature Consumer