Exposé

Loft, Studio, Atelier in Berlin

Dream Loft in Kungerkiez - 206 m² of Sunlight

Objekt-Nr. OM-463640

Loft, Studio, Atelier

Verkauf: **1.900.000 €**

Ansprechpartner:
Frank Duske

10435 Berlin
Berlin
Deutschland

Baujahr	1900	Übernahme	ab Datum
Etagen	5	Übernahmedatum	01.08.2026
Zimmer	4,00	Zustand	saniert
Wohnfläche	206,00 m²	Schlafzimmer	3
Nutzfläche	215,00 m²	Badezimmer	2
Energieträger	Fernwärme	Etage	4. OG
Hausgeld mtl.	753 €	Heizung	Fußbodenheizung

Exposé - Beschreibung

Objektbeschreibung

____Open. Creative. Cosmopolitan. A HOUSE WITH HISTORY

A former machine factory in the Kungerkiez, this exceptional loft unites Gründerzeit architecture with raw industrial character. Carefully refurbished between 2009 and 2010, by a resident-led development, its original substance was preserved while redefining the space for contemporary living. The house is home to an international community - where privacy meets connection.

The spacious floor plan allows an individual mixture of living, working and even exhibiting.

____Fully modernized. State of the art interiors.

Positioned on the 4th floor in a quiet courtyard setting, the apartment offers approximately 206 m² of living space, flooded with light and defined by clarity, volume and material authenticity. At the core of the home lies an impressive open living and dining area of around 110 m² with an integrated kitchen. A central cooking island and a large gas stove form the functional and visual centerpiece. The fully equipped fitted kitchen blends seamlessly into the open layout, creating a space that is equally suited for everyday living and larger gatherings. The historic Prussian barrel-vaulted ceiling –original brickwork with exposed steel beams, fully restored – defines the architectural character of the loft. Ceiling heights of approximately 3.40 meters enhance the sense of space. Generous window surfaces, partly floor-to ceiling, face north, east and south, ensuring natural light throughout the day. The south-facing orientation of the main areas adds warmth and brightness.

Ausstattung

___Details

4 rooms

3 bedrooms (4 possible)

2 bathrooms

underfloor heating

215 m² total surface

206 m² living area (Wohnfläche)

elevator

floor-to-ceiling sliding doors

solid Ipé parque

double-glazed larch floorboards

wood windows

bespoke built-ins

2 balconies (south 13,7 m²/ east 2,8 m²)

shared garden area

bicycle room

dry cellar ca. 18 m²

Partial commercial use permitted

Fußboden:
Parkett

Weitere Ausstattung:
Balkon, Keller, Aufzug, Vollbad, Duschbad, Einbauküche, Gäste-WC

Sonstiges

Please understand that we can only send you more detailed information if we know exactly who is interested. Please be so kind as to send us your full name, address, and phone number. Many thanks in advance!

This is a private sale and commission-free for the buyer.

Lage

___Location - Urban AND intimate

Kreuzkölln and Alt Treptow represent the dynamic intersection of Kreuzberg and Neukölln creative, diverse and deeply embedded in Berlin's contemporary culture. Daily amenities are within easy walking distance. Public transport connections — bus, S-Bahn (Ring), U-Bahn and access to the A100 motorway — ensure seamless mobility across the city and towards BER airport. Treptower Park, Berlin's largest park, is only a short walk away, offering expansive green space along the river Spree. The nearby Weserkiez is known for ist international restaurants, cafés and neighbourhood culture.

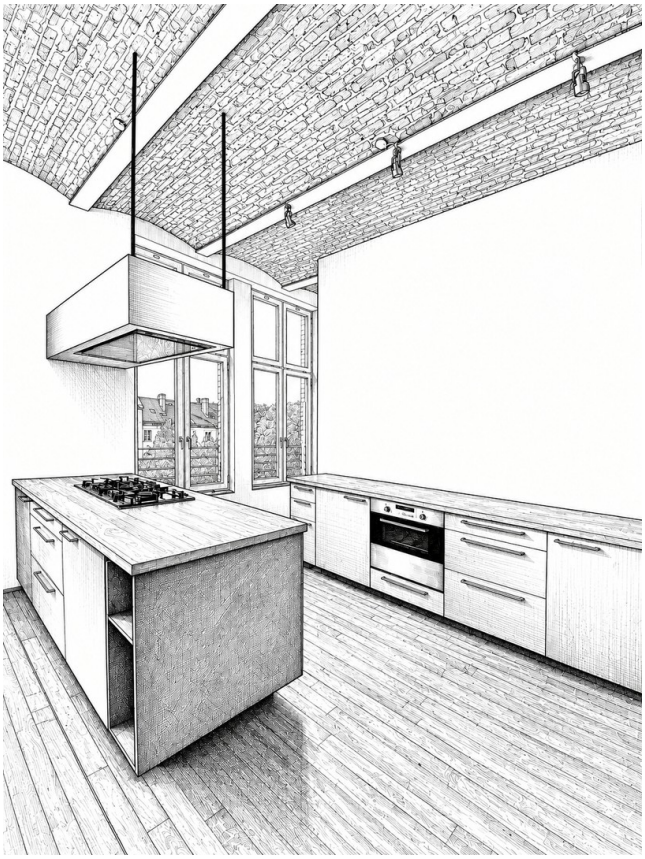
Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	112,00 kWh/(m²a)
Energieeffizienzklasse	D

Exposé - Galerie

Fassade detail

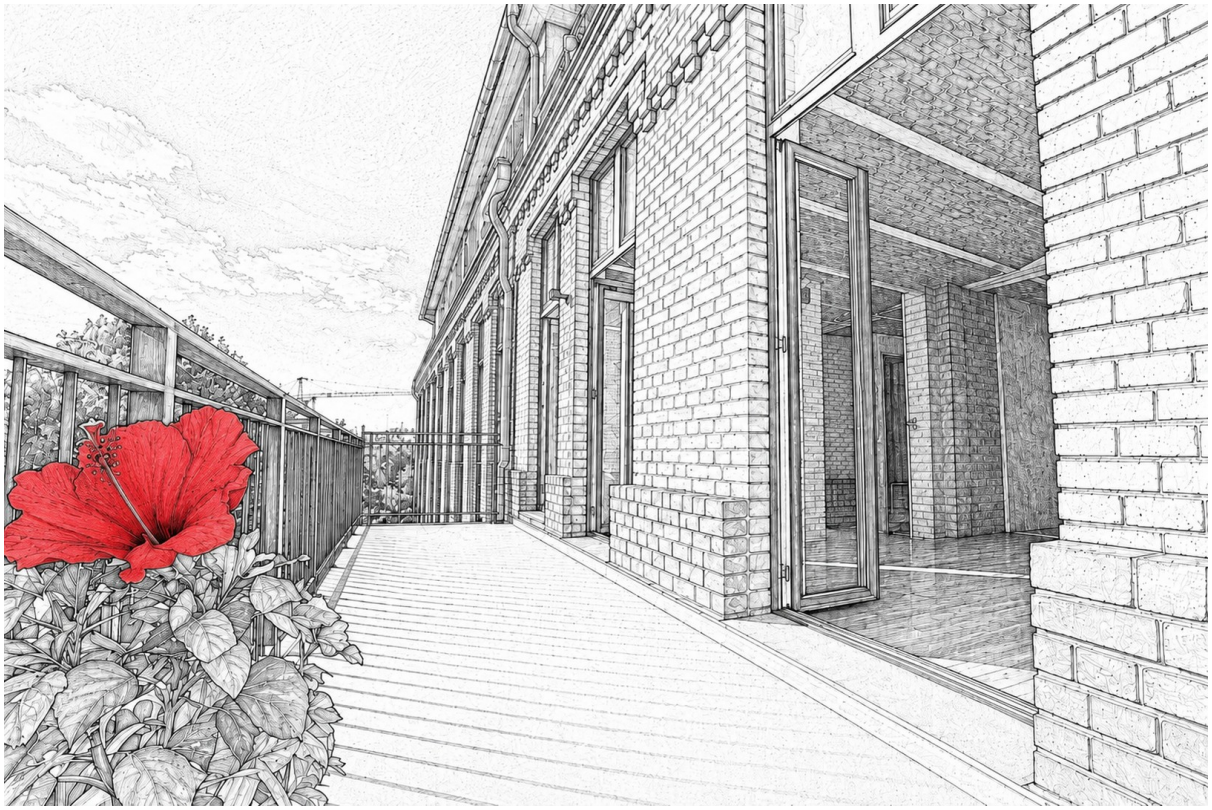
Exposé - Galerie



Kitchen

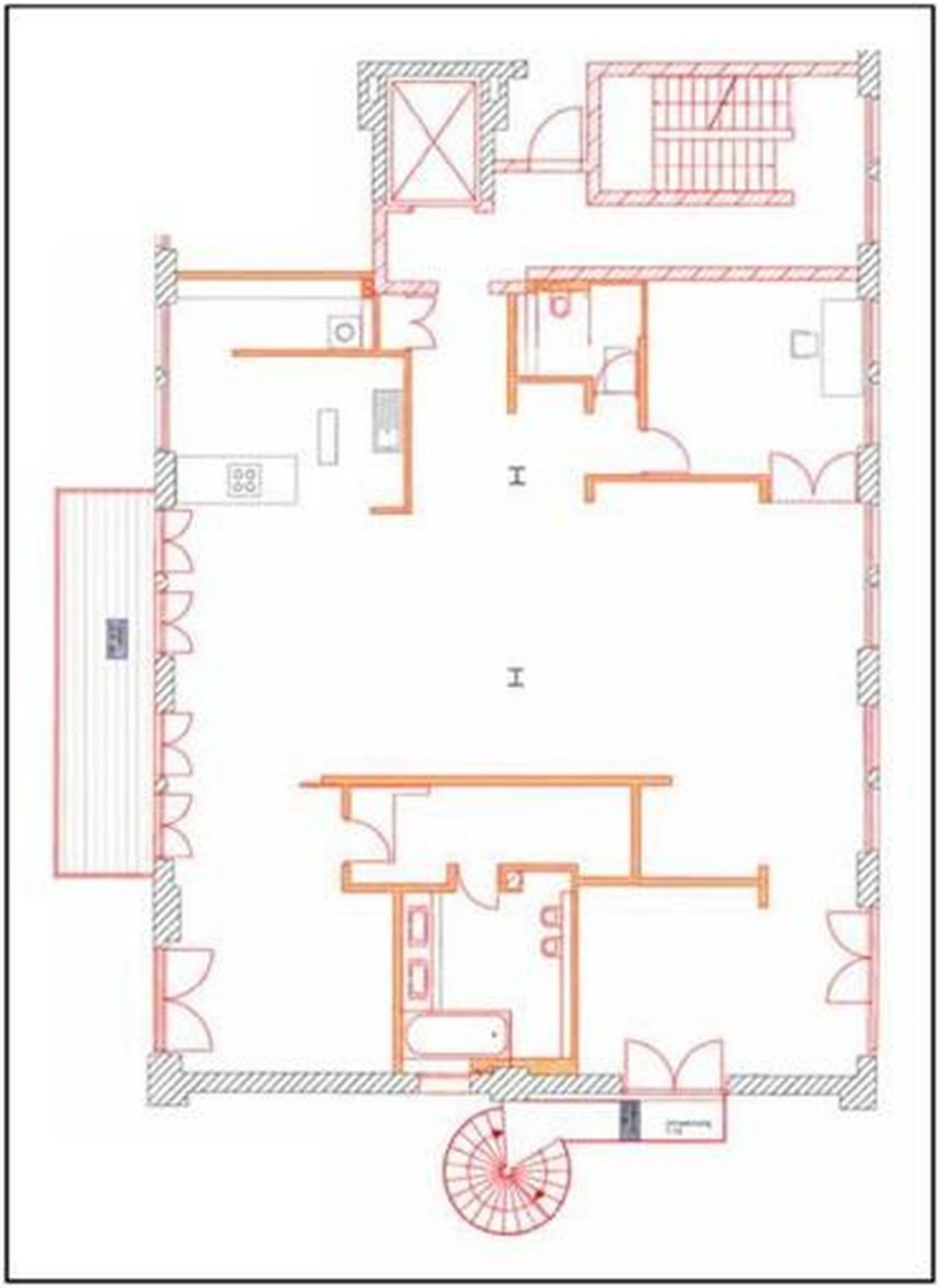
Master Bathroom

Exposé - Galerie



Balcony

Exposé - Grundrisse



Floorplan