

SEPTEMBER 2026

EDITION

DGF PUBLISHING

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THE STUDENT HOUSE · MAUER PARK · 13355 BERLIN

STUDIO 91

A whole Berlin life

28 M² · ONE ROOM · THIRD FLOOR

**SLEEP. STUDY. COOK.
GO OUT. REPEAT.**

A compact private base with the city just outside.

2 MIN TO MAUER PARK

OFFERING AT

€198,000

MAUER PARK · 13355 BERLIN

approx. 28 m² · 1 room · 3rd floor · lift · cellar

PRIVATE VIEWING BY APPOINTMENT

Daniel Goldenberg · privateviewing@dgfco.co

EDITORIAL LIFESTYLE VISUALISATION · STAGED/AI-ASSISTED

THE STUDIO

The square metres are not the whole story.

Approximately 28 m² have been organised into the essentials of a complete private life: a place to sleep, work, cook, dress, shower and close the door.



UNALTERED PHOTOGRAPHS · WORKSPACE · KITCHENETTE · DAYLIGHT-FACING ROOM

The raised counter and fitted furniture separate functions without breaking the room into smaller pieces. What the apartment does not need to carry alone is extended by the house: lounge, communal kitchen and dining, laundry, a meeting or study room, bicycle storage and a private cellar compartment.

BUILDING

approx. 2017

LIFT

available

CELLAR

included

ENERGY

Class B

The former tenancy ended in February 2026 according to the supplied documents. Current availability must be reconfirmed before any viewing or acquisition decision.

Sleep. Study. Cook. Leave. Return.

For someone whose life is larger than the floor plan.



EDITORIAL LIFESTYLE VISUALISATION · STAGED/AI-ASSISTED

The permanent desk gives work or study a proper address. The kitchenette remains visible and usable, while the bed and counter create a quiet sequence through the room. It is compact, but it is not confused.

Furniture, accessories and the person shown are editorial additions. Fixed architecture and contractual condition must be verified against the unaltered images and original documents.

The yellow room.

The bathroom refuses anonymity. White tile, a generous shower and a field of yellow give a small daily ritual its own visual signature.



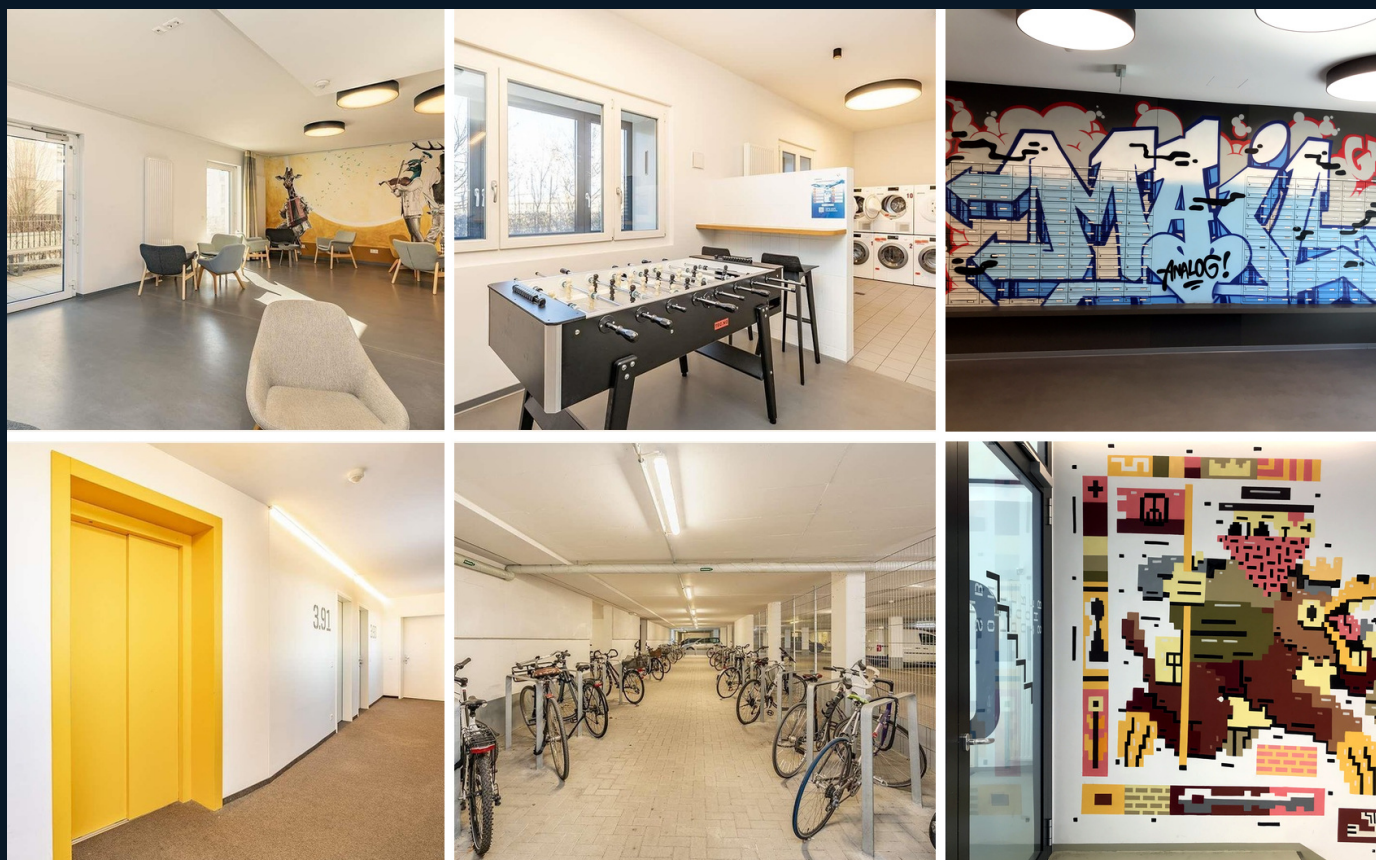
EDITORIAL LIFESTYLE VISUALISATION · STAGED/AI-ASSISTED



UNALTERED BATHROOM PHOTOGRAPHS

Private when you want it. Shared when it helps.

The apartment is self-contained. The building adds places for the parts of metropolitan life that benefit from more room, more equipment or occasional company.



SUPPLIED PHOTOGRAPHS · SHARED AREAS AND BUILDING FACILITIES

RESIDENTS' LOUNGE

space to meet or pause

LAUNDRY

with table football

STUDY ROOM

separate meeting or work space

COMMUNAL KITCHEN

shared dining space

BICYCLE STORAGE

in the underground garage

PRIVATE CELLAR

assigned to the apartment

Close enough for the park to become a daily room.



SUPPLIED LOCATION AND BUILDING PHOTOGRAPHS

The property lies in Gesundbrunnen, within Berlin's borough of Mitte, immediately beside Mauerpark. The location is commonly associated with the wider Wedding area. The surrounding streets combine open space, everyday shops, cafés and the independent energy of the Gleimstraße and Mauerpark area.

At Gesundbrunnen station there are connections to the U8 and several S-Bahn lines, including the Ringbahn, S1 and S2. Travel times depend on route and service.

MAUERPARK

approx. 2 min

GESUNDBRUNNEN

approx. 9 min

BUS

247 · Gleimstraße

LOCALITY

Gesundbrunnen

Distances and journey times are approximate indications from the supplied material and may vary by route, timetable and mode of transport.

Plan and energy.



ILLUSTRATIVE FLOOR PLAN · ORIENTATION ONLY · NOT TO SCALE

CERTIFICATE

Demand certificate

ISSUED

20 October 2017

VALID UNTIL

19 October 2027

FINAL DEMAND

61 kWh/(m²·a)

EFFICIENCY

Class B

PRIMARY ENERGY

CHP, fossil

HEATING

District heating

HEATING SYSTEM

2017

The floor plan is provided for orientation only. Dimensions, living area, fitted elements and contractual condition must be checked against the original documents before acquisition.

LIVING AREA

approx. 28 m²

ROOM

1

FLOOR

3rd

ORIENTATION

south side

What is visible. What must be confirmed.

DOCUMENTED CONDITION

The supplied unaltered photographs show the fitted room and bathroom. Editorial lifestyle images are separately labelled and are not contractual.

AVAILABILITY

The former tenancy ended in February 2026 according to supplied documents. The apartment was last stated as unlet; present status must be reconfirmed.

HOUSE FEE

€194.82 monthly according to the supplied documents. The currently approved amount and any later changes remain to be verified.

HISTORICAL RENT

The last stated warm rent was €938.00 including service charges. This is historical information, not a representation of current or achievable rent.

INFORMATION DISCIPLINE

The Edition establishes character and context. Formal property particulars remain subject to the source exposé, original documents and current verification. Where a discrepancy exists, formal documentation prevails.

Distinct roles.

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BY APPOINTMENT · BY INTRODUCTION · BY NAME

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PURCHASE AND ACCESS

A DGF exclusive offer.

€198,000

plus real-estate transfer tax and notarial and court costs

PROPERTY

Condominium / one-room apartment

LIVING AREA

Approximately 28 m²

CONDITION

Well maintained, according to the supplied documents

HOUSE FEE

€194.82 monthly according to supplied documents; update reserved

AVAILABILITY

By arrangement; last documented as unlet; present status to be confirmed

VIEWING

Exclusively by prior personal arrangement

DOCUMENTS

Object and WEG documents provided within a qualified process

BUYER COMMISSION

Only under a separate brokerage agreement in text form

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VIEWINGS AND ENQUIRIES

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SOME PROPERTIES ARE LISTED.
OTHERS ARE PUBLISHED.



Publishing

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