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Apartment for sale

Price: €419,000
Bedrooms: -
Bathrooms: 0
M2 Living: 73^2
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

This unique property in the prestigious Berlin neighborhood combines the best of both worlds: the elegant beauty of Altbau building with the comfort of the modern housing projects. Discover this splendid apartment, which harmoniously fits its luxurious surrounding! Located in one of the most exclusive areas of West Berlin, this monumental residential complex is surrounded by fashionable boutiques, restaurants, art galleries, and cafes. Prominent for the Parisian spirit of its boulevards, famous Kurfursterdam street is in a walking distance from the complex, while KaDeWe is just around the corner. There are plenty of charming green areas and squares like Oliver Platz and Victoria-Luise Platz in the vicinity. The district also benefits from an excellent transport connection just a minute walk to Augsburger str and a short distance from Wittenbergplatz (U2 and U3). The classic old period building was built in 1895, making it a valuable investment opportunity and a true landmark of the neighborhood. The building has a large entrance, high ceilings, high stucco ornaments, authentic wooden flooring, and unique colored windows. Located on the ground floor, this charming apartment of ca. 73m2 benefits from its convenient floorplan. It consists of a spacious hallway, 2 bedrooms, a kitchen, a storage room, and a bathroom. The flat is vacant and ready to move in. For more information about available units for sale, floorplans, and listing prices, please make contact with First Citiz Berlin. Additional Information Important disclaimer: All information about the property is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. This offer is subject to a commission payment. Upon the signature of a purchase contract for the property, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of the property is due by the buyer to First Citiz GmbH. This property is being offered as part of a real estate sale project. This offer includes all units located in the same real estate sale project for which First Citiz GmbH makes available to the buyer all relevant information including prices and floor plans of all units. In the case of the purchase of another unit located in the same real estate sale project as this property, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of that unit is due by the buyer to First Citiz GmbH. Non-disclosure: This offer is confidential and only intended to you. Any disclosure to third parties without the written consent of First Citiz GmbH is not allowed and would lead to claims for damages. If you disclose this property offer to a third party, with no written consent of First Citiz GmbH, and that this disclosure leads directly or indirectly to a signature of a purchase contract of the property or any other unit located in the same real estate sale project, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of the property or that unit is due by the you to First Citiz GmbH. Any dispute arising from

this offer shall fall within the competence of the court of Berlin in Germany. City area Charlottenburg-Wilmersdorf is the most exclusive district of West Berlin. The area has a rich historical background dating to the 17th century and hosts several monuments like the memorial church and the Charlottenburg castle. The most known landmark in the district is the Kurfurstdendamm high street (Ku'damm for Berliners) with numerous shopping centres like KadeWe department store and luxury brand stores. The area has several walking zones with large green stone-paved streets and nice squares like Oliver Platz and Savigny Platz where one can find countless cafe, bars local and international speciality restaurants. The unique cultural scene in the neighbourhood dates back to the golden 20s and hosts numerous art galleries, exhibitions, theatres, museums and Opera venues. upper-class residential district hosts several green areas like Lietzensee lake, Zoologischer Garten, Fennsee Volkspark, and it's close to the nautical lakes' region of Wannsee where West Berliners love to spend their summertime.