



# Brand-new upscale 4-room apartment with spacious balcony in best area of Schöneberg

10781 Berlin, Apartment for sale

Property ID: 881-155



Size ca.: **102.88 m<sup>2</sup>** - Rooms: **4** - Purchase price: **1,088,783 EUR**





## Brand-new upscale 4-room apartment with spacious balcony in best area of Schöneberg

Property ID	881-155
Property Type	Apartment
Address	(Schöneberg) 10781 Berlin Berlin
Floor	1
Size ca.	102.88 m²
Area approx.	109.62 m²
Rooms	4
Schlafzimmer	3
Bathrooms	1
Balconies	2
Heizungsart	Underfloor heating
Year of construction	2024
Condition	First occupation
Property standard	Luxury
Features and Amenities	Balcony, Cellar, Elevator
Brokerage fee	No buyer commission
Price per m²	10,583.04 EUR
Purchase price	1,088,783 EUR





## Objektbeschreibung

We are delighted to unveil this distinctive collection of luxury apartments, elegantly planned, and positioned in the heart of vibrant Schöneberg, one of Berlin's finest addresses.

This fascinating development offers a new level of design for 21st-century city living while retaining the enchanting village atmosphere.

It is the most exciting and desirable new development Berlin has to offer, surrounded by art galleries, museums and concert halls, such as the Berlin philharmonic hall and National Gallery along with green areas, weekend markets, and private members' clubs and hotels.

This remarkable 4-room apartment is situated on the 1st floor,

It benefits from an optimised space, huge living area, en-suite master bedroom and an outstanding family dining balcony that faces the flowery courtyard.

Impeccably high standards in the specification ensure uncompromising regard for comfort and security and an extensive range of modern construction materials of German-made quality.

For those residents making frequent trips overseas, the apartment is well located, only 30 minutes by car to the main Berlin-Brandenburg Airport and adjacent to main city transport connections.

First Citiz Berlin team is happy to provide you with further information about this unique property and unit availability.

## Property standard

- ?Luxury new building with excellent energy efficiency class
- ?Absolutely central location, next to the Diplomatic district, 1 stop from KaDeWe & 4 stops from Potsdamer Platz
- ?Lovely residential area next to Winterfeldtplatz, Nollendorplatz & Akazienkiez
- ?Excellent transport links (U1, U2, U3, U4, U7 et S-Bahn)
- ?Nice & relaxing community garden
- ?Neighbouring Parks: Heinrich-von-Kleist & Rudolf-Wilde & am Gleisdreieck
- ?Unique imposing architecture with optimized living space
- ?Noble oak parquet with underfloor heating
- ?High doors & floor-to-ceiling insulating windows (more light & living space feeling)
- ?Walk-in rainfall shower, elegant fittings & ceramic elements
- ?Lift, private cellars & parking spaces
- ?Directly from the developer: No brokerage fee for buyer!
- ?Suitable for self-use & safe investment

Project Video ==> [https://www.youtube.com/watch?v=\\_GIGeQs6-Lk](https://www.youtube.com/watch?v=_GIGeQs6-Lk)

## Miscellaneous





All information about this property and this real estate project 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. Some photos and property visualizations are illustrative examples and non-binding. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. This offer includes all units located in the same real estate project for which First Citiz GmbH makes all relevant information available, including units' price lists, floor plans and list of still available units for sale. The recipient of this offer has the obligation to inform First Citiz GmbH of the conclusion of a purchase contract for this property or any other property located in the same real estate project.

## Energy performance certificate

Energy certificate	projected consumption
Gebäudeart	Wohngebäude
Year of construction	2024
Primary source	District heating

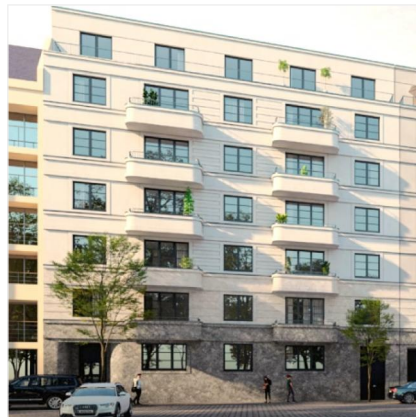




## City area

Schöneberg is a contrasting district, both exuberant and residential, located in West Berlin. It's known for the KaDeWe, the historical luxury department store of Berlin, built at the beginning of the 20th century. The imposing town hall is lined with a square where one is one of the largest open-air markets in Berlin every week. Nearby, the large RüdolfWilde Park offers a pleasant walk, with its small baroque chateau located on the lake. Nollendorfplatz is a very lively area with its restaurants, bars and street concerts in summer. There are also many art galleries on Potsdamerstraße, like Kunstpalais. Schöneberg is well served by public transport, notably thanks to the underground train which some Art Nouveau resorts is worth to be visited. Several well-preserved Art Deco buildings are located in Schöneberg, which cohabit with buildings from the 1950s and luxury new built projects.ater, cabarets, bars ...), like around Akazienstraße.









## Grundriss

Floor plan

