

# Central 2-room apartment with spacious balcony in the Nollendorfkiez

10785 Berlin, Apartment for sale

Property ID: 1148-6



Size ca.: **69.29 m<sup>2</sup>** - Rooms: **2** - Purchase price: **800,580 EUR**





## Central 2-room apartment with spacious balcony in the Nollendorfkiez

Property ID	1148-6
Property Type	Apartment
Address	(Schöneberg) 10785 Berlin Berlin
Floor	2
Size ca.	69.29 m²
Area approx.	71.33 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heizungsart	Underfloor heating
Year of construction	2020
Condition	First occupation
Property standard	Luxury
Features and Amenities	Balcony, Cellar, Elevator
Brokerage fee	No buyer brokerage fee
Price per m²	11,554.05 EUR
Purchase price	800,580 EUR





## Objektbeschreibung

This beautiful new construction project is located near Kurfürstendamm, in the most popular area of Berlin. The popular Winterfeldmarkt, with regional products ranging from fresh food to handmade jewelry, is just a ten-minute walk away. Another highlight is the proximity to two of Berlin's much-visited green spaces: the Großer Tiergarten and the Park am Gleisdreieck.

The area offers many shopping opportunities, such as numerous boutiques, galleries, new startups, charming cafes, long-established restaurants, an excellent local supply and an optimal public transport connection. The subway station Kurfürstenstraße with the line U1 and U3 can be reached in a few minutes on foot.

This bright 2-room apartment is located on the 2nd floor of a new building and has an area of approximately 69m<sup>2</sup>. It consists of a large living and dining area with an open kitchen, which has access to the balcony. In addition, this upscale apartment has a bedroom, a modern bathroom and a utility room.

Built with highest-quality materials with unique architecture, the apartment offers a luxurious, as well as modern lifestyle and is ready for immediate occupancy.

Your First Citiz Berlin team will be happy to provide you with information about the available units, floor plans and financing options.

## Property standard

- ?Brand new apartment | Ready to move-in!
- ?No buyer brokerage fee (provisionsfrei) | Purchase directly from the developer
- ?Top central location close to Ku'Damm
- ?Energy saving property (B-class Efficiency)
- ?Bright apartment with floor-to-ceiling insulated windows
- ?Large dining balcony & Lift access
- ?Upscale property with distinguished architecture
- ?High quality oak parquet flooring with underfloor heating
- ?Stunning bathrooms with natural stone tiling
- ?Cosy internal courtyard with private kids' playground

Video tour: <https://www.youtube.com/watch?v=tCbla82DI4k>

## 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
Valid until	16.09.2022
Gebäudeart	Wohngebäude
Year of construction	2020
Energy use	60.70 kWh/(m <sup>2</sup> ·a)
Energy class	B

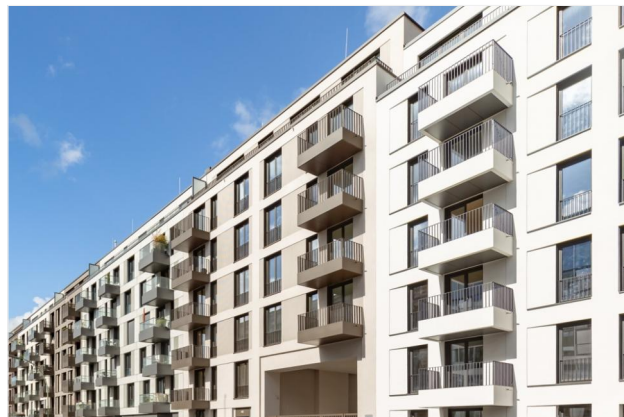




## City area

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.











## A 02.01

NUTZFLÄCHE: 71,33 QM / WOHNFLÄCHE: 69,39 QM  
ZIMMER: 2 / ETAGE: 2. OG

FLUR	6,39 QM	BAD	9,25 QM
WOHNEN/ESSEN/KÜCHE	35,02 QM	HWR	2,55 QM
SCHLAFEN	14,14 QM	BALKON*	4,08 QM





## Grundriss

Floor plan

