

High-end 5-room Penthouse with 4 terraces in top location of Charlottenburg

10625 Berlin, Penthouse apartment for sale

Property ID: 882-18



Size ca.: **252.33 m²** - Rooms: **5** - Purchase price: **5,452,094 EUR**





High-end 5-room Penthouse with 4 terraces in top location of Charlottenburg

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|------------------------|--|
| Property ID | 882-18 |
| Property Type | Apartment, Penthouses for sale in Berlin |
| Address | (Charlottenburg) 10625 Berlin Berlin |
| Floor | 6 |
| Size ca. | 252.33 m² |
| Area approx. | 274.81 m² |
| Rooms | 5 |
| Schlafzimmer | 4 |
| Bathrooms | 3 |
| Terraces | 4 |
| Year of construction | 2022 |
| Condition | First occupation |
| Property standard | Luxury |
| Features and Amenities | Cellar, Elevator, Terrace |
| Brokerage fee | No buyer commission |
| Price per m² | 21,607.00 EUR |
| Purchase price | 5,452,094 EUR |



Objektbeschreibung

The upscale four bedroom Penthouse is located in one of the most sought-after residential addresses in Charlottenburg and embodies the lifestyle of City West like hardly any other street. Trendy shopping and food concepts give new impulses and enrich the established restaurants and shops. Savignyplatz, a traditional location for Berlin's intellectuals and creative people, is just a few meters away. The Technical University and the University of the Arts are also within walking distance - as is the world-famous Kurfürstendamm. Idyllic squares such as Savignyplatz or fantastic green spaces such as the Tiergarten are in the immediate proximity.

The area also benefits from excellent public transport connections: the S-Bahn station Savignyplatz and the U-Bahn Uhlandstrasse, Wilmersdorfer Strasse and Ernst-Reuter-Platz are just a few minutes' walk away. Alexanderplatz can be reached in just 15 minutes by S-Bahn from Savignyplatz.

The 4 bedroom Penthouse is located in a modern new-built house. It offers a total floor area of approx. 252m² and is located on the 6th floor with private lift entrance of a modern and elegant building. The floor plan consists of a spacious living/dining area of approx. 61m² providing access to a balcony and combined with a fully equipped open kitchen of approx. 20m², a guest toilet and utility-room. This unique floor plan also offers a second living area of approx. 35m² with direct access to a large balcony, a master bedroom of approx. 15m² with an en-suite bathroom, walk-in-wardrobe & access to a balcony and finally two other bedrooms of approx. 13 & 14m² with two bathrooms and their private access to another balcony.

The Penthouse has 4 balconies and terraces in total with different orientations.

It features both modern quality construction as well as finest fittings and fixtures (noble wood flooring, underfloor heating, Italian natural stone tiles...)

Our team at First Citiz Berlin will be happy to provide you with further information about this unique Penthouse or to arrange a viewing.

Property standard

- ? Very high-end new apartment near Kurfürstendamm
- ? Prestigious location 2 steps from Savigny Platz with its many restaurants, terraces and cafes
- ? Charlottenburg's most sought-after residential area
- ? Distinguished architecture by Brenner & Krohm Architects
- ? Noble materials and best German construction quality
- ? Spacious balconies and terraces
- ? Natural wood floors with integrated underfloor heating
- ? Multi-glazed windows from floor to ceiling for more light
- ? Private landscaped garden
- ? Elevators, cellars and basement parkings

Video tour: <https://www.youtube.com/watch?v=5Kuz6MKWGQA>

Miscellaneous





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Energy performance certificate

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|----------------------|-------------------------------|
| Energy certificate | projected consumption |
| Valid until | 07.07.2030 |
| Year of construction | 2022 |
| Primary source | District heating |
| Energy use | 72.00 kWh/(m ² ·a) |
| Energy class | B |

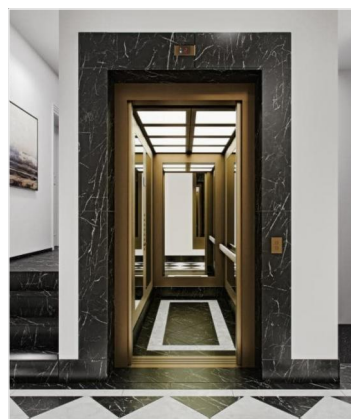




City area

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 Kurfürstendamm 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 café, 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.







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NUTZFLÄCHE: 224,81 QM / WOHNFLÄCHE: 230,33 QM
ZIMMER: 1 / ETAGE: PH

1.19+1.20

| | | | | | | | |
|-----------------|----------|------------|----------|-------|----------|-------------|----------|
| Diele | 13,09 qm | Schlafz. 1 | 15,90 qm | Bad 1 | 10,30 qm | Terrasse* 1 | 24,90 qm |
| Garderobe | 6,66 qm | Schlafz. 2 | 13,53 qm | Bad 2 | 6,66 qm | Terrasse* 2 | 12,33 qm |
| Küche | 20,14 qm | Schlafz. 3 | 14,09 qm | Bad 3 | 7,48 qm | Terrasse* 3 | 12,30 qm |
| Essen/ Wohnen 1 | 41,72 qm | Ankleide 1 | 1,18 qm | WC | 1,13 qm | Terrasse* 4 | 1,39 qm |
| Wohnen 2 | 35,30 qm | Ankleide 2 | 4,40 qm | HWR | 1,39 qm | | |

* LOGGIES, TERRASSEN UND BALCONIES WURDEN MIT 1/2 DER NUTZFLÄCHE IN DIE WOHNFLÄCHE EINGERECHNET.
PARKS UND GARAGE NICHT EINGERECHNET.



Grundriss

Floor plan

