

Ideal family home! Ready to move 5-room Altbau apartment with balcony in heart of Charlottenburg

10585 Berlin, Apartment for sale

Property ID: 1255



Size ca.: 141.16 m² - Rooms: 5 - Purchase price: 949,000 EUR





Ideal family home! Ready to move 5-room Altbau apartment with balcony in heart of Charlottenburg

Property ID	1255
Property Type	Apartment
Address	(Charlottenburg) 10585 Berlin Berlin
Floor	1
Size ca.	141.16 m ²
Rooms	5
Schlafzimmer	3
Bathrooms	2
Balconies	1
Heizungsart	Single-storey heating system
Year of construction	1904
Condition	gepflegt
Objekt Der Woche	1
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Features and Amenities	Balcony, Cellar, Fitted kitchen
Brokerage fee	2,975% of the purchase price incl. VAT
Monthly fees	291 EUR
Price per m ²	6,722.87 EUR
Purchase price	949,000 EUR



Objektbeschreibung

The 5 room apartment is in the central neighbourhood of Berlin Charlottenburg , situated in the West of the capital city of Germany.

This cosy district is known for its beautiful, cobbled streets surrounded by plenty of boutiques, cafés, boutiques, pubs, restaurants and art galleries. In the area, there are several lovely streets like Schloßstraße, as well as lovely green areas like Schlossgarten, a protected garden monument. The area offers also several shopping facilities as well as numerous cultural events.

The area is very well connected to public transportation: U7 & U2 underground line, Bismarkstr. which makes Wilmersdorfer Straße reachable within 10 minutes. The ring bahn lines S41 and S42 also depart from Jungfernheide and give access to any part of the city centre in good time. Various regional trains also operate from here.

The 5-room apartment is located on the 1st floor of the front house of a well-maintained period building.

The well designed apartment has a living size of 147m². The floorplan consists of 2 large living rooms with a separate kitchen. The bedrooms are spacious and bright and the entrance hall is very welcoming. The two bathrooms are large and well lit. The balcony can be found just off of the living room. The property benefits from nice amenities and features: spacious living area, high ceilings, well kept bathrooms and modern kitchen.

Vacant flat. The apartment is sold as a vacant property and is ready to move!

To organize a property viewing or for any information concerning property prices in Berlin and property purchase process in Germany, First Citiz Berlin team stays at your disposal.

Property standard

- ?Off market opportunity
- ?Ideal family home
- ?5 room ready to move apartment
- ?Large spacious rooms with high ceilings
- ?Big windows flooding each room with natural light
- ?Exposed brick work and stunning stucco features
- ?2 modern bathrooms
- ?Oak wood flooring
- ?Nice & bright balcony
- ?Excellent access to transport

Miscellaneous

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. 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 subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

Energy performance certificate

Energy certificate	Consumption-based
Valid until	14.01.2029
Gebäudeart	Wohngebäude
Year of construction	1904
Primary source	District heating
Energy consumption	104.50 kWh/(m ² ·a)
Energy class	D



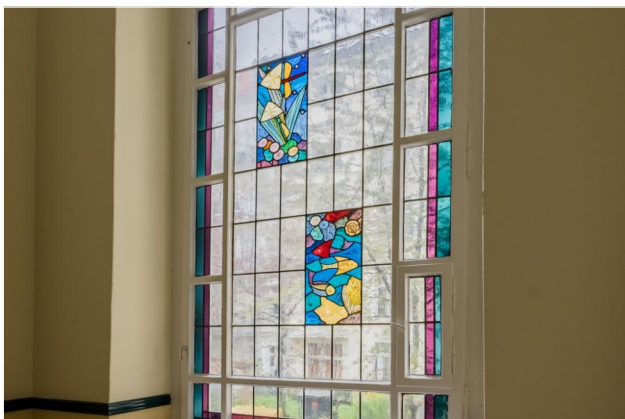


City area

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.









Grundriss

Floor plan

