

Ready to move-in: 3-room with balcony & parking close to lake Wannsee

14167 Berlin, Apartment for sale

Property ID: 1427



Size ca.: **109.79 m²** - Rooms: **3** - Purchase price: **515,000 EUR**





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Property ID	1427
Property Type	Apartment
Address	(Zehlendorf) 14167 Berlin Berlin
Floor	2
Size ca.	109.79 m²
Area approx.	112.52 m²
Rooms	3
Schlafzimmer	2
Bathrooms	1
Balconies	1
Heizungsart	Central heating
Year of construction	1989
Condition	gepflegt
Total parking spaces	1
Tiefgaragenstellplatz	1 parking spot
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	464.40 EUR
Price per m²	4,690.77 EUR
Purchase price	515,000 EUR





Objektbeschreibung

Our latest offer, a spacious bright 3-room apartment in Berlin-Zehlendorf. The layout of the apartment offers idyllic living with a perfect division of usable space. The dining area leads seamlessly into the living area with a large balcony gifting the morning sun.

The hallway offers generous storage within the apartment. The bathroom has a separate shower and bathtub and is large enough to host a washer or dryer. Each bedroom is equipped with long windows which flood the bedrooms with an abundance of natural light. The kitchen looks out to the beautiful courtyard below giving a relaxing environment to prepare meals in.

The southern green location of Berlin-Zehlendorf delivers a living standard that is unparalleled. With many locals inspiring to settle near Grunewald and Dahlem because of their leafy parks and high living standards, this apartment is not one to be missed. The building is a short distance to the S-Bahn which gives access to the popular city beach at Wannsee, The perfect stop on summer days to escape the city and enjoy a swim or sunbathe on the sandy beach. For hikers and walkers there is no place better in Berlin than Grunewald, with wildlife ever-present throughout the woodland, you could not find any better place to spend the day exploring the different hiking trails.

For those who love the city vibes, you can find one of the best malls in Berlin at Rathaus Steglitz, Das Schloss offers everything from designer brands to young fashion. The local cinema is within walking distance and always has a great program with well selected pictures. For foodies look no further than the local steak house, delivering high quality food, served perfect every time.

The First Citiz Berlin team will be happy to provide you with further information or arrange a viewing.

Property standard

- ? Ready to move in!
- ? Spacious 3 room apartment close to Wannsee
- ? Short distance to Grunewalds leafy forest
- ? Lake beaches at Wannsee perfect for sunbathing and swimming
- ? Sunny balcony perfect for morning coffees
- ? Close to the popular Free University
- ? Directly at the University of Berlin & John F. Kennedy School
- ? Underground parking
- ? Modern fitted kitchen
- ? Bathroom with shower & bathtub

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	01.08.2028
Gebäudeart	Wohngebäude
Year of construction	1989
Primary source	Öl
Energy consumption	159.00 kWh/(m²·a)
Energy class	E

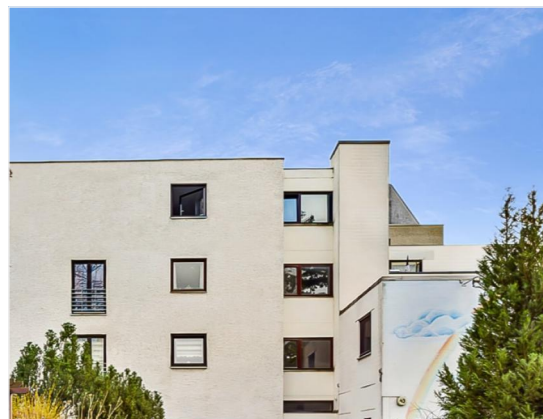




City area

Located in the south part of the city, Steglitz-Zehlendorf is a family oriented area and lively district. Located slightly on the outskirts, Steglitz-Zehlendorf is well connected, and allows to reach the airport and the central station in less than an hour. Ideal for shopping, Steglitz-Zehlendorf is home to very modern shopping malls. The street Schlossstrasse is particularly lively, lined with shopping streets. As far as culture is concerned, Steglitz is not to be outdone in particular thanks to the Haus am Waldsee, an international venue for contemporary art. It is also a neighbourhood with interesting architecture, mixing art deco buildings, bourgeois buildings and original contemporary constructions. Situated near famous Berlin lakes such as Wannsee and Schachtensee, Steglitz is the ideal area for lovers of space and nature.







Wannsee



Grünwald - Berlin



Grundriss

Floor plan

