

## Ready to move! Newly renovated 2-room apartment close to Schloßstraße!

12169 Berlin, Ground floor apartment for sale

Property ID: 1496



Size ca.: **58.94 m<sup>2</sup>** - Rooms: **2** - Purchase price: **299,000 EUR**





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Property ID	1496
Property Type	Apartment, Ground floor apartment
Address	(Steglitz) 12169 Berlin Berlin
Floor	Ground floor
Size ca.	58.94 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Heizungsart	Central heating
Year of construction	1909
Condition	teil-/vollsanziert
Objekt Der Woche	1
Objekt Der Woche	1
Features and Amenities	Cellar
Brokerage fee	2,975% of the purchase price incl. VAT
Price per m²	5,072.96 EUR
Purchase price	299,000 EUR





## Objektbeschreibung

Welcome to our latest offer, an extensively renovated two room apartment set in the south of Berlin. The apartment has dual exposure letting plenty of light in. Living close to Schloßstraße is perfect for all shopping requirements. Find everything from luxury to small boutiques, great dining experiences and a cinema.

The south of Berlin is known for being a quiet residential area, with many parks and green spaces it makes for idyllic living.

The living space has new flooring and has been fully restored to a high standard. The kitchen has been re-tiled and is open for the new owner to customise to their perfect style. The bathroom is brand new and features a shower, new sink and towel radiator.

The building has also been undergoing an extensive renovation and is in great condition!

The team at the First Citiz Berlin real estate agency would be happy to arrange a viewing of this charming apartment for you!

## Property standard

- ?Ready to move in!
- ?Newly renovated to a high standard
- ?Close to Schloßstraße one of the best shopping streets in Berlin
- ?Spacious 2 room apartment
- ?Access to U9 & Various S-Bahn lines
- ?Quiet residential area
- ?Close to parks and the Botanische Garten
- ?Direct access to city centre under 30 mins

## 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

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Valid until	11.03.2029
Gebäudeart	Wohngebäude
Year of construction	1909
Primary source	Gas
Energy consumption	98.00 kWh/(m²·a)
Energy class	C





## City area

Located in the south part of the city, Steglitz is a family, residential and lively district. Although located slightly on the outskirts, Steglitz is relatively well connected, and allows to reach both airports and the central station in less than an hour. Ideal for shopping, Steglitz is home to several very modern shopping malls. The street Schlossstrasse is particularly lively, lined with shopping and pedestrian streets. As far as culture is concerned, Steglitz is not to be outdone in particular thanks to the Haus am Waldsee, international venue for contemporary art. It is also a neighborhood 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.





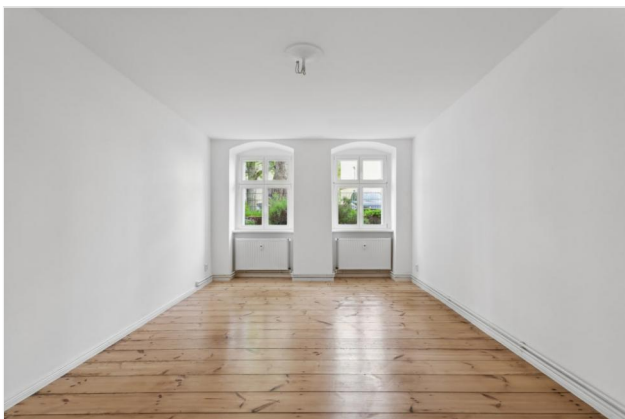
Visualization



Visualization



Visualization







## Grundriss

Floor plan

