

## Ready to move! Studio apartment in the leafy green south of Berlin

12307 Berlin, Apartment for sale

Property ID: 1508



Size ca.: **34.33 m<sup>2</sup>** - Rooms: **1** - Purchase price: **135,000 EUR**





## Ready to move! Studio apartment in the leafy green south of Berlin

Property ID	1508
Property Type	Apartment
Address	(Lichtenrade) 12307 Berlin Berlin
Floor	3
Size ca.	34.33 m²
Rooms	1
Bathrooms	1
Balconies	1
Heizungsart	Central heating
Year of construction	1962
Condition	gepflegt
Objekt Der Woche	1
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Features and Amenities	Balcony, Cellar, Fitted kitchen
Brokerage fee	3,57% of the purchase price incl. VAT
Monthly fees	162 EUR
Price per m²	3,932.42 EUR
Purchase price	135,000 EUR





## Objektbeschreibung

This studio apartment is a cosy retreat in the south of the city. Bright and inviting, the living space is efficiently laid out, maximizing comfort. A highlight is the private balcony, perfect for enjoying views of the bustling neighbourhood. The well-equipped kitchen and modern bathroom add convenience and functionality to this charming urban abode. With its prime location and comfortable amenities, this studio offers the ideal city living experience in Berlin.

Located in a vibrant neighbourhood, this studio apartment provides easy access to shops, cafes, and public transportation. Whether you're exploring the city or relaxing at home, this apartment offers the perfect balance of convenience and comfort. With its cosy living space, private balcony, and modern amenities, it's the ideal urban retreat for those seeking to experience the best of Berlin living.

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

## Property standard

- ?Ready to move in!
- ?Balcony facing a park
- ?Spacious studio room apartment
- ?Close to good shopping streets in Berlin
- ?Access Various S-Bahn lines
- ?Quiet residential area
- ?Close to parks
- ?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 3,57% (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	09.02.2031
Gebäudeart	Wohngebäude





Year of construction	1962
Primary source	Öl
Energy consumption	150.00 kWh/(m <sup>2</sup> ·a)
Energy class	E



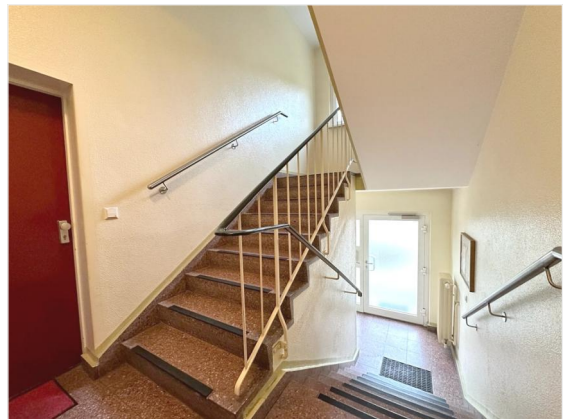


## City area

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 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.









## Grundriss

Floor plan

