

# Style, class & sophistication: Stunning 4-room apartment with 3 balconies near Savignyplatz – Charlottenburg

10625 Berlin, Apartment for sale

Property ID: 882-15



Size ca.: 146.19 m<sup>2</sup> - Rooms: 4 - Purchase price: 2,438,742 EUR





## Style, class & sophistication: Stunning 4-room apartment with 3 balconies near Savignyplatz – Charlottenburg

|                          |  |
|--------------------------|--|
| Property ID              | 882-15                                     |
| Property Type            | Apartment                                  |
| Address                  | (Charlottenburg)<br>10625 Berlin<br>Berlin |
| Floor                    | 4  |
| Size ca.                 | 146.19 m <sup>2</sup>                      |
| Area approx.             | 156.31 m <sup>2</sup>                      |
| Rooms                    | 4  |
| Schlafzimmer             | 3  |
| Bathrooms                | 2  |
| Balconies                | 3  |
| Year of construction     | 2022                                       |
| Condition                | First occupation                           |
| Property standard        | Luxury                                     |
| Features and Amenities   | Balcony, Cellar, Elevator                  |
| Brokerage fee            | No buyer commission                        |
| Price per m <sup>2</sup> | 16,682.00 EUR                              |
| Purchase price           | 2,438,742 EUR                              |





## Objektbeschreibung

This stunning 4-room apartment 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.

This prestigious 4-room apartment offers a total floor area of approx. 146m<sup>2</sup> and is located on the 4th floor with lift of a modern and elegant building.

The floor plan consists of a spacious living room of approx. 34m<sup>2</sup> providing access to a balcony, a fully equipped open-plan kitchen and dining area of approx. 36m<sup>2</sup> also providing access to a stunning balcony, a master bedroom of approx. 21m<sup>2</sup> provided with its own private balcony, two bedrooms of 12 & 14m<sup>2</sup> and finally two bathrooms one with shower and the other with bathtub.

Our team at First Citiz Berlin will be happy to provide you with further information about this unique apartment 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

All information about this property and this real estate project is based on information provided by the seller(s) and/or their representatives. 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 confidential and is solely intended for its recipient. Any disclosure must be





authorized by First Citiz GmbH. This offer includes all units located in the same real estate project for which First Citiz GmbH makes all relevant information available, including units' price lists, floor plans and list of still available units for sale. The recipient of this offer has the obligation to inform First Citiz GmbH of the conclusion of a purchase contract for this property or any other property located in the same real estate project.

## Energy performance certificate

|                      |                               |
|----------------------|-------------------------------|
| Energy certificate   | projected consumption         |
| Valid until          | 07.07.2030                    |
| Gebäudeart           | Wohngebäude                   |
| Year of construction | 2022                          |
| Primary source       | District heating              |
| Energy use           | 72.00 kWh/(m <sup>2</sup> ·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.









NUTZFLÄCHE: 116,31 QM / WOHNFLÄCHE: 146,19 QM  
ZIMMER: 4 / ETAGE: 4. OG

## 1.14+1.15

|             |          |            |          |           |         |
|-------------|----------|------------|----------|-----------|---------|
| Foyer       | 9,04 qm  | Schlafen 2 | 12,72 qm | Balkon* 1 | 4,71 qm |
| Wohnen      | 36,22 qm | Schlafen 3 | 14,30 qm | Balkon* 2 | 6,12 qm |
| Essen/Küche | 14,15 qm | Bad 1      | 6,96 qm  | Balkon* 3 | 4,71 qm |
| Schlafen 1  | 21,46 qm | Bad 2      | 5,47 qm  |           |         |

\* LOGGIEN, TERRASSEN UND BALKONE WÜRDEN MIT 10% DER NUTZFLÄCHE IN DIE WOHNFLÄCHE EINGERECHNET. PLANE UND NICHT BAUBEREITHEIT.





# Grundriss

Floor plan

