



# Trendy location next to KaDeWe – commercial unit for sale

10781 Berlin, Sales room for sale

Property ID: 881-56



Size ca.: **38.67 m<sup>2</sup>** - Purchase price: **502,298 EUR**





## Trendy location next to KaDeWe – commercial unit for sale

Property ID	881-56
Property Type	Retail, Sales room
Address	(Schöneberg) 10781 Berlin Berlin
Floor	Ground floor
Size ca.	38.67 m²
Area approx.	37.97 m²
Year of construction	2024
Condition	First occupation
Property standard	Luxury
Features and Amenities	Elevator
Brokerage fee	No buyer commission
Price per m²	12,989.35 EUR
Purchase price	502,298 EUR





## Objektbeschreibung

This brand-new luxury property development “Am Winterfeldt” benefits from an exceptional location in the central district of Schöneberg. It is located in the most sought-after neighborhood of Berlin-West, well known for its numerous cafés, restaurants, boutiques and weekly markets. The embassies’ district, the world-famous luxury department store KaDeWe and the Kurfürstendamm Avenue are reachable within walking distance. The area offers a rich cultural life with reputed art galleries, museums and concert halls such as Berlin philharmonic hall and the new National Gallery. It is also surrounded by many green areas and parks such as Heinrich von Kleist-Park, Viktoria-Luise-Platz and Park am Gleisdreieck. The area offers excellent connection to public transportation with several metro lines (U1, U2, U3, U4 and U7). This makes city landmarks like Alexanderplatz, Potsdamer Platz or Zoologischer Garden easily reachable.

The building offers a stylish and elegant architecture with generous volumes, large windows, balconies and community garden. The apartments benefit from optimized floor plans and German-made quality fittings.

Premium fixtures such as high-quality oak parquet flooring, large doors, floor to ceiling windows and underfloor heating offer a feeling of both relaxing and prestige living. Bathrooms are equipped with both showers and bathtubs and are made of premium materials. The landscaped garden combined with spacious loggias, terraces and balconies offer a unique living experience in the heart of Berlin!

When buying a property in the “Am Winterfeldt”, you are choosing a first-class property in an absolutely popular areas especially amongst entrepreneurs, start-uppers, designers, artists...

It goes without saying that with this most sought-after location, this project represents an outstanding real estate investment with both a strong demand for rentals and a huge potential for price appreciation.

First Citiz Berlin team is happy to provide you with further information about this unique property and unit availability.

## Property standard

- ?Luxury new building with excellent energy efficiency class
- ?Absolutely central location, next to the Diplomatic district, 1 stop from KaDeWe & 4 stops from Potsdamer Platz
- ?Lovely residential area next to Winterfeldtplatz, Nollendorplatz & Akazienkiez
- ?Excellent transport links (U1, U2, U3, U4, U7 et S-Bahn)
- ?Nice & relaxing community garden
- ?Neighbouring Parks: Heinrich-von-Kleist & Rudolf-Wilde & am Gleisdreieck
- ?Unique imposing architecture with optimized living space
- ?Noble oak parquet with underfloor heating
- ?High doors & floor-to-ceiling insulating windows (more light & living space feeling)
- ?Walk-in rainfall shower, elegant fittings & ceramic elements
- ?Lift, private cellars & parking spaces
- ?Directly from the developer: No brokerage fee for buyer!





?Suitable for self-use & safe investment

Project Video ==> [https://www.youtube.com/watch?v=\\_GIgeQs6-Lk](https://www.youtube.com/watch?v=_GIgeQs6-Lk)

## 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
Gebäudeart	Nichtwohngebäude
Year of construction	2024
Primary source	District heating





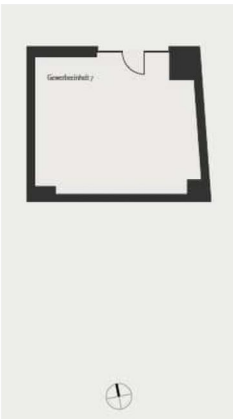
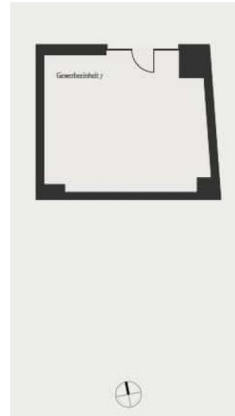
## City area

Schöneberg is a contrasting district, both exuberant and residential, located in West Berlin. It's known for the KaDeWe, the historical luxury department store of Berlin, built at the beginning of the 20th century. The imposing town hall is lined with a square where one is one of the largest open-air markets in Berlin every week. Nearby, the large RüdolfWilde Park offers a pleasant walk, with its small baroque chateau located on the lake. Nollendorfplatz is a very lively area with its restaurants, bars and street concerts in summer. There are also many art galleries on Potsdamerstraße, like Kunstpalais. Schöneberg is well served by public transport, notably thanks to the underground train which some Art Nouveau resorts is worth to be visited. Several well-preserved Art Deco buildings are located in Schöneberg, which cohabit with buildings from the 1950s and luxury new built projects. ater, cabarets, bars ...), like around Akazienstraße.









## Grundriss

Floor plan

