

# Ready-to-occupy apartment in old building in prime City West location near Ku'damm

10623 Berlin, Apartment for sale

Object ID: 19998\_1



Living area approx.: **53 m<sup>2</sup>** - Rooms: **2** - Purchase price: **350,000 EUR**



## Ready-to-occupy apartment in old building in prime City West location near Ku'damm

Object ID	19998_1
Property Type	Apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Charlottenburg) 10623 Berlin Berlin
Floor	4
Floors in the house	5
Living area approx:	53 m <sup>2</sup>
Rooms	2
Schlafzimmer	1
Bathrooms	1
Year of construction	1897
Last modernization	2018
Condition	Requires refurbishment
Features	Standard
Available from	Immediately
Features	Built-in kitchen, Plank flooring, Shower, tiled floor
Subject to commission	Yes
Buyer's commission	3,57% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage contract with the seller in the same amount.
Maintenance fees	249.17 EUR
Purchase price	350,000 EUR



## Objektbeschreibung

2 room apartment in a top location in City West!

The apartment with optimal 53m<sup>2</sup> is quietly located in the 2nd rear building in the well-kept building complex on the 4th floor and offers a good retreat and privacy. The bathroom is equipped with a shower and has a window, the kitchen is furnished.

With its ideal city location, the apartment is of interest to both business people and private individuals.

The apartment is in need of light renovation.

## Features

Top location  
2 rooms  
fitted kitchen  
Shower room with window

## Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team.

Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified



by inspection of the building file.

## Energieausweis

Energieausweistyp	Verbrauchsausweis
Issued on	03.09.2018
Valid until	03.09.2028
Gebäudeart	Wohngebäude
Year of construction	1897
Primary energy source	Erdgas leicht
Final energy consumption	160.00 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	E

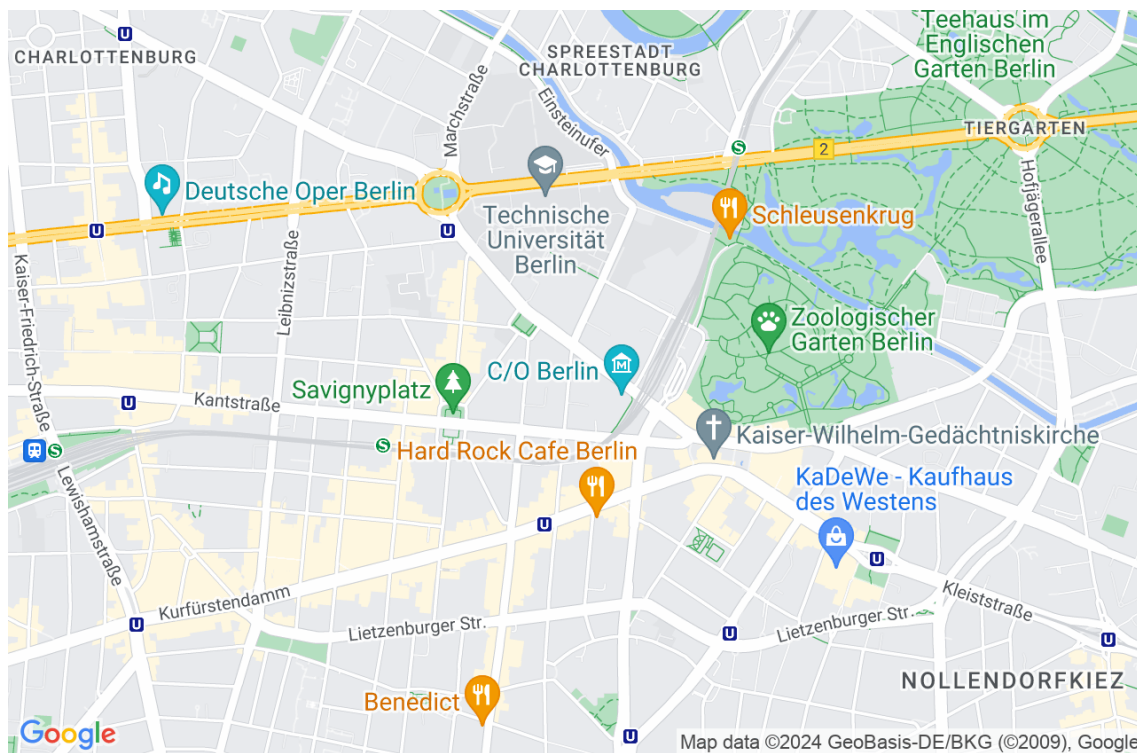


## Location

Bleibtreustraße is located in the Charlottenburg-Wilmersdorf district of Berlin. The area is characterized by a mixture of historical charm and modern flair, and Bleibtreustraße itself is known for its elegant old buildings and exclusive stores.

The location in Charlottenburg-Wilmersdorf offers an upscale residential and commercial atmosphere. Numerous boutiques, cafés, restaurants and art galleries can be found in the surrounding area. Bleibtreustraße is close to Kurfürstendamm, one of Berlin's best-known shopping streets, famous for its luxurious stores, hotels and theaters.

The architecture in this area is characterized by elegant Wilhelminian-style buildings, which give the area a special flair. Green spaces such as Lietzenseepark offer recreational opportunities and invite you to take a stroll.



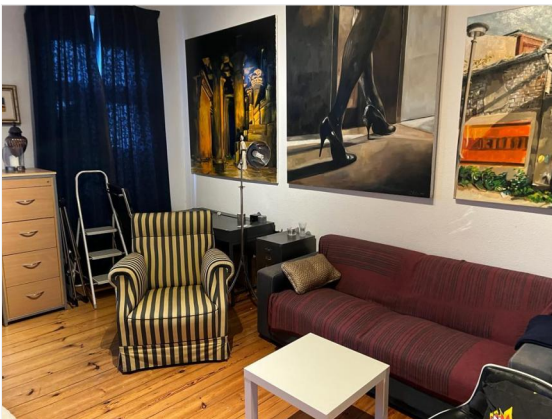




Kitchen actual condition



Kitchen could look like this



Room current condition



Living room could look like this



Entrance can look like this



Courtyard





Durchgang zum Innenhof



## Grundriss

Grundriss

