

Available for occupancy: Newly built flat in the prestigious HighPark with a fantastic view

10963 Berlin, Apartment for sale

Object ID: 9607



Living area approx.: **44 m²** - Rooms: **2** - Purchase price: **570,000 EUR**



Available for occupancy: Newly built flat in the prestigious HighPark with a fantastic view

Object ID	9607
Property Type	Apartment
Address	(Berlin Mitte - Tiergarten) 10963 Berlin Berlin
Floor	9
Living area approx:	44 m ²
Balcony/Terrace space approx	5 m ²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2018
Last modernization	2018
Condition	Like new
Features	Accessible, Balcony, Built-in kitchen, Cellar, Lift, Parkettboden, Shower
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	255 EUR
Purchase price	570,000 EUR



Objektbeschreibung

2 room new build flat in the prestigious High Park, Potsdamer Platz:

The metropolitan architecture of High Park - with two towers and a timber-framed building with up to 14 floors - provides space for 165 condominiums, 38 serviced flats and 9 shops. The terracing of the upper floors opens up the building to the sky and creates an unusual lightness and expanse in the midst of the urban density.

The lift takes you comfortably to the 9th floor, where the 2-room flat with approx. 44 m² is located. Immediately behind the flat door on the left-hand side is the tastefully designed bathroom with floor-level shower, WC, washbasin, washing machine connection and towel radiator. The living and dining room with fitted kitchen incl. electrical appliances opens up straight away.

The east-facing balcony with spectacular views connects directly to the living room. The bedroom leads directly off the living room and offers space for a large bed, workstation and wardrobe. A special highlight of the flat are the floor-to-ceiling windows, which let a lot of light into the flat. Both the living room and bedroom as well as the hallway are equipped with parquet flooring, impact sound/heat insulation and underfloor heating.

The concierge service is on site every day and is your contact for daily errands and maintenance.

The cellar compartment belonging to the flat provides sufficient storage space.

Features

- New building from 2018
- 9th floor with unobstructed view
- passenger lift
- 2 rooms
- approx. 44 m²
- balcony
- Fitted kitchen with electrical appliances
- Bathroom with sanitary equipment from brand manufacturers
- underfloor heating
- parquet flooring
- Floor to ceiling windows
- Triple glazed windows and balcony doors
- Ventomax fan in the bedroom
- Highspeed Internet (up to 1000 Mbits/s) available
- Ethernet ports in bedroom and living room
- Video intercom system - District heating/CHP Fossil
- Cellar compartment
- Underground parking space (optional)
- Communal fitness room



- Shared terrace
- Concierge service, 24/7, 365 days
- Excellent construction and high quality materials
- Gardened, large inner courtyard
- Top location in the centre of Berlin

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	Bedarfsausweis
Valid until	04.05.2028
Gebäudeart	Wohngebäude
Year of construction	2018
Primary energy source	Fernwärme



Energy demand	59.00 kWh/(m ² ·a)
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Energy efficiency class	A
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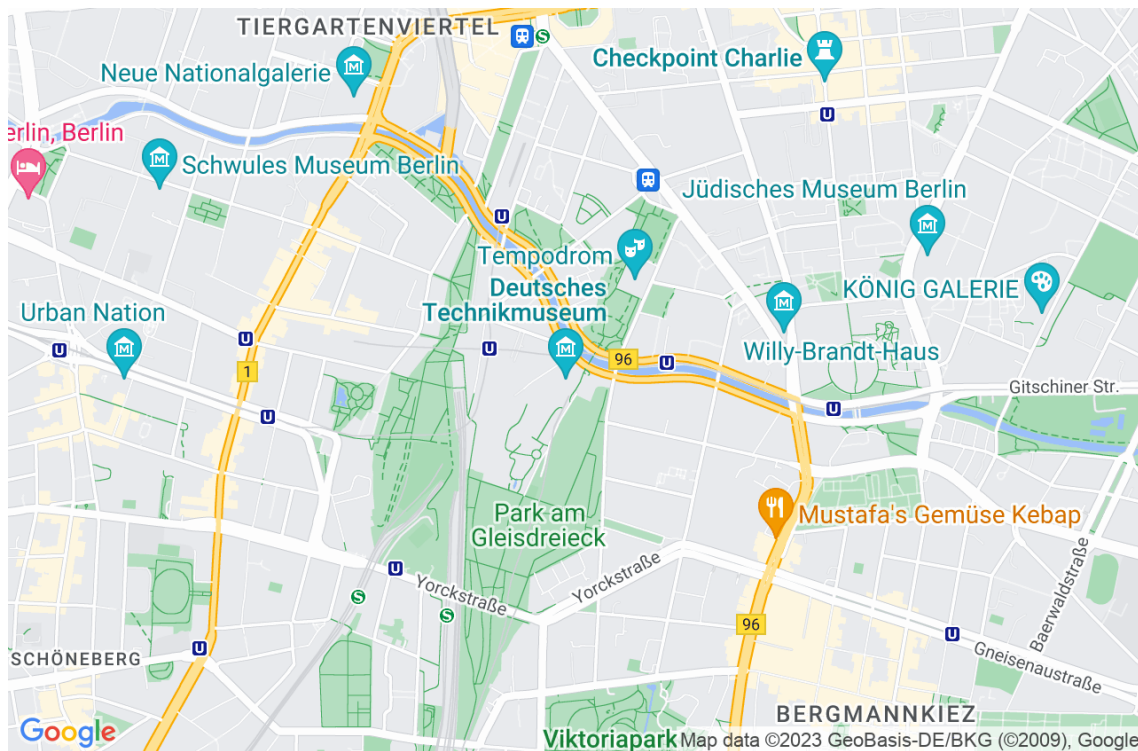


Location

The new construction project at Potsdamer Platz is located between Köthener Straße and Gabriele-Tergit-Promenade in the heart of Berlin and was completed in summer 2018.

It is the last available building plot at Potsdamer Platz. Well-known sights such as the Brandenburg Gate and the Sony Center are in the immediate vicinity. Underground line 2 at Mendelssohn-Bartholdy-Park was built over in the course of the project and given a new entrance.

This now contains a shopping arcade, so you can run errands for your daily needs right outside your front door.

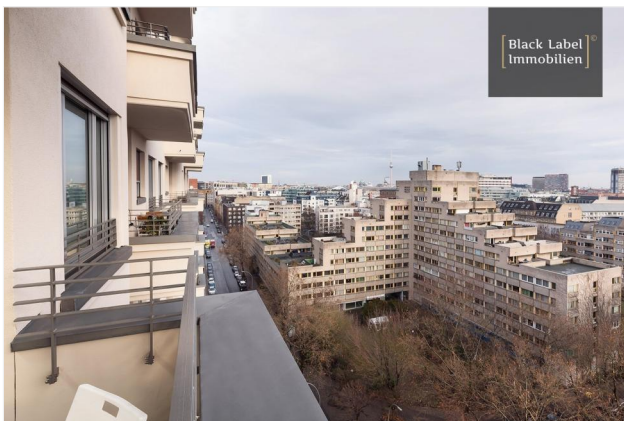




Livingroom



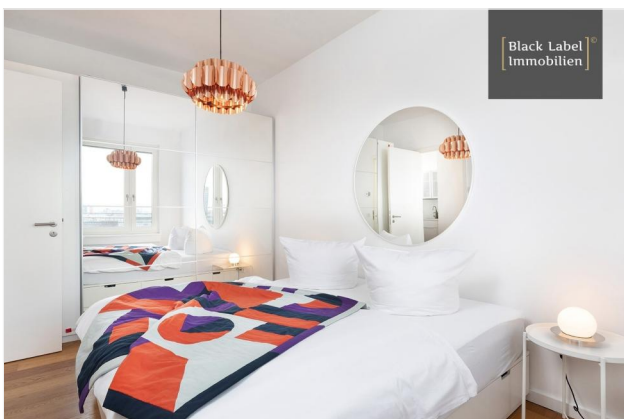
Livingroom



View



Kitchen



Bedroom

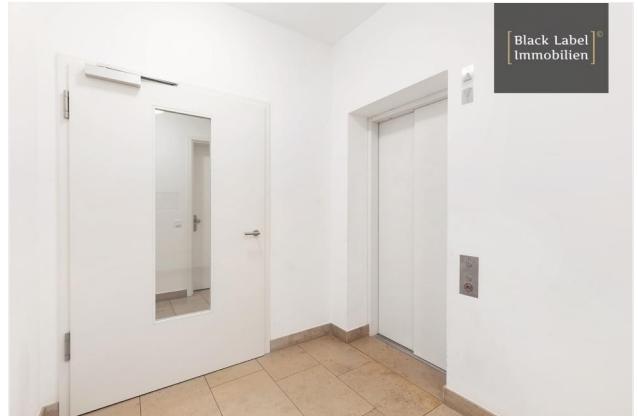


Bathroom

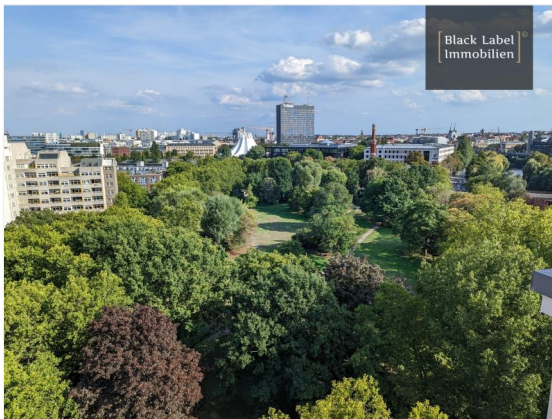




Balcony



Corridor



View



High Park



Grundriss

Floor plan

