

Charming old building in Wilmersdorf: dream home in a central location

10717 Berlin, Apartment for sale

Object ID: 10893_2



Living area approx.: **117 m²** - Rooms: **4** - Purchase price: **669,000 EUR**



Charming old building in Wilmersdorf: dream home in a central location

Object ID	10893_2
Property Type	Apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Wilmersdorf) 10717 Berlin Berlin
Floor	4
Floors in the house	5
Living area approx:	117 m ²
Rooms	4
Schlafzimmer	2
Bathrooms	2
Heating system	Teleheating
Year of construction	1900
Condition	Well maintained
Features	Standard
Available from	now
Features	Bathtub, Built-in kitchen, Carpet, Cellar, Daylit bathroom, Guest WC, Laminatboden, Lift, 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	744 EUR
Purchase price	669,000 EUR
Heating costs	201.91 EUR (included in the Maintenance fees)



Objektbeschreibung

Experience historic charm combined with modern living comfort in this impressive old apartment building from 1900. Located on Bundesallee, this building is characterized by attractive architectural features typical of the era.

The six-storey building houses a spacious 117 sqm apartment on the fourth floor, which originally consisted of two separate units. Measuring 74.6 m² and 42.6 m², these apartments offer a wide range of possible uses.

The apartment impresses with its high ceilings and large windows, which provide a light-flooded ambience. The generous and open floor plan emphasizes the feeling of freedom and space. Two separate entrance doors, separated by a central wall, offer individual design options - the wall can be removed to create an inviting, large entrance area.

The bedroom is similar to a compact apartment and has its own bathroom and a small kitchenette hidden behind a half wall. The larger apartment impresses with a spacious living area that can be divided into two rooms by a loft-like wall, a fitted kitchen and an additional room that is ideal for use as a children's room or office. This three-room apartment can therefore be converted into a four-room apartment with little effort.

As a special highlight, the building offers a beautiful green inner courtyard, which guarantees peace and relaxation in the middle of the city. This property is a rare opportunity to combine historical flair with modern living comfort - ideal for those looking for something special.

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	23.07.2018
Valid until	23.07.2028
Gebäudeart	Wohngebäude
Year of construction	1900
Primary energy source	Fernwärme
Final energy consumption	136.03 kWh/(m ² ·a)
Energy efficiency class	E



Location

The charming Wilmersdorf district in Berlin is known for its attraction to intellectuals, artists, academics and business people. This cultural and intellectual wealth is also reflected in the upscale and education-oriented neighborhood.

Wilmersdorf is characterized by a relaxed way of life, which manifests itself in the stylish cafés, small, fine food retailers and exquisite restaurants in the immediate vicinity. These establishments not only offer culinary delights, but also a platform for social interaction and cultural exchange.

The educational landscape in Wilmersdorf is particularly diverse. With over 20 national and international schools offering different educational orientations, the district offers excellent educational opportunities for children and young people from all over the world.

Wilmersdorf's transport links are also a major plus point. With three subway stations in the immediate vicinity (U2, U3, U7) and the U9 directly opposite, fast and convenient connections to other parts of the city are guaranteed. Whether for daily commuting or leisure activities, the excellent transport connections make getting around quick and easy.

Wilmersdorf thus combines quality of life, education, culture and mobility to create a unique living experience. This district is ideal for those who want to enjoy urban life in an upscale and inspiring neighborhood.





Living_room_divided_in_two



Living room staged



Livingroom



Bed room staged



Bedroom



Office





Bathroom



Corridor



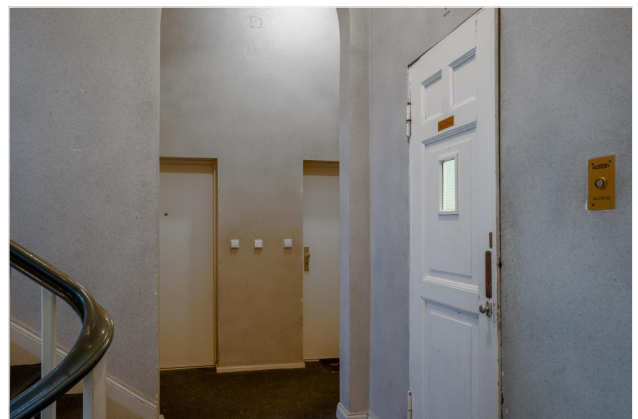
Kitchen



Childrens room



Bathroom



Elevator





Facade



Courtyard

