

COMMISSION-FREE for the buyer: Elegant old building close to Kanzlerpark and Spree in Berlin-Moabit

10557 Berlin, Apartment for sale

Object ID: WS_WE10



[Black Label
Immobilien][©]

Living area approx.: **121 m²** - Rooms: **3** - Purchase price: **1,344,552 EUR**



COMMISSION-FREE for the buyer: Elegant old building close to Kanzlerpark and Spree in Berlin-Moabit

Object ID	WS_WE10
Property Type	Apartment
Address	(Berlin Mitte - Moabit) 10557 Berlin Berlin
Floor	4
Floors in the house	5
Living area approx:	121 m ²
Rooms	3
Schlafzimmer	2
Bathrooms	1
Heating system	Teleheating
Year of construction	1900
Features	Bathtub, Cellar, Lift, Plank flooring, tiled floor
Buyer's commission	COMMISSION-FREE for the buyer
Purchase price	1,344,552 EUR



Objektbeschreibung

Live in an absolutely special condominium in a unique location!

The staircase already overwhelms every visitor with its wonderful and renovated stucco elements and high-quality marble details. You can only guess what is really hidden behind the doors:

The magnificent old building flat is located on the 4th floor and can be reached comfortably by a lift. It has 3 rooms, a bathroom and a kitchen distributed over a generous living space of approx. 121m².

The stucco decorations in the living room, the large double windows, as well as the original old wing doors have lovingly preserved the charm of the old building. Also the ceiling in the living area is unique, the stucco elements create a unique living atmosphere.

You can reach all rooms in the flat via the 2 corridors. The 2 rooms on the left side are perfectly suitable as bedrooms and children's rooms or study rooms. The interior bathroom is fitted with modern tiles, has a bathtub and provides a luxurious feel-good ambience. The kitchen is very spacious and invites you to spend evenings cooking with family or friends.

The high ceilings and beautifully refinished floorboards give all the rooms a certain extravagance.

Features

- Preservation of original elements such as stucco decorations and double doors
- Charming old building from the Wilhelminian period
- Wooden floors

There are currently plans to add lifts to the front and side buildings, to refurbish the staircase with chandeliers and sisal runners and to redesign the courtyard, including the waste disposal area. Throughout the building, the windows will be serviced, video intercoms and locking and security systems installed. The gardens in front of the ground floor flats will be beautifully landscaped.

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. Our independent mortgage broker is able to offer up to 70% to international clients, and our recommended lawyers are at hand to explain the legal process of buying real estate in Germany. 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	29.04.2018
Valid until	28.04.2028
Gebäudeart	Wohngebäude
Year of construction	1900
Final energy consumption	62.90 kWh/(m ² ·a)
Energy efficiency class	B



Location

The location close to the government quarter and Kanzlerpark makes this flat something very special!

MOABIT

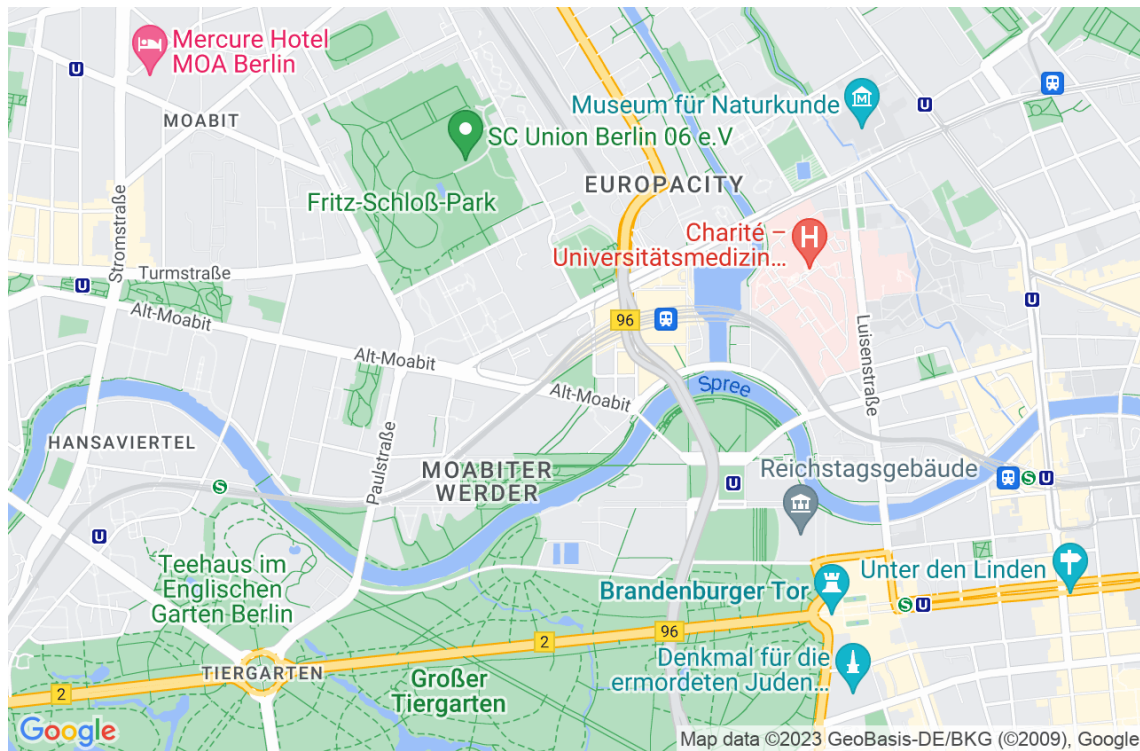
Mitte is both the historical and modern centre of Berlin and marks the place where the city has developed from a small town on the banks of the Spree to one of the largest metropolises in Europe. It is also home to Moabit, which was once known as an industrial and workers' district. Moabit is completely surrounded by waterways and canals, so that the surrounding urban landscape is connected by 25 road, rail and pedestrian bridges. Tourist shipping is also based in the Westhafen Canal and the Charlottenburg Verbindungskanal, among others.

Moabit is divided into several local areas, including the star-shaped Stephankiez around Stephanplatz near the main railway station, a Wilhelminian quarter with 90 per cent of its historic buildings preserved, and in future the Europacity. Other neighbourhoods include the Beusselkiez, the Huttenkiez, the Westfälisches Viertel (between Stromstraße, Alt-Moabit, Gotzkowskystraße and Spree) and the Lehrter-Straßen-Kiez.

LOCATION

The property, which dates from 1880, is located in Werftstraße and is only a few minutes' walk from the Spree, the government quarter and the main railway station. The property is not only interesting because of its origins in the high founding period but also, true to the motto: "Location, location, location", especially because of the price increases to be expected in Moabit in the future.







[Black Label Immobilien][©]

Example Dining area



[Black Label Immobilien][©]

Example Living area



[Black Label Immobilien][©]

Example Corridor



[Black Label Immobilien][©]

Example Bedroom



[Black Label Immobilien][©]

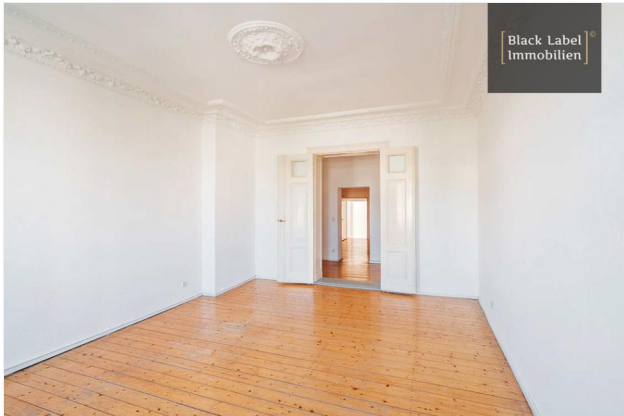
Example Bathroom



[Black Label Immobilien][©]

Example Kitchen





Example floorboards and doors



