

# Cosy and modern: beautifully renovated 3 room flat with balcony in Steglitz

12169 Berlin, Apartment for sale

Object ID: 8880



Living area approx.: **70 m<sup>2</sup>** - Rooms: **3** - Purchase price: **379,000 EUR**



## Cosy and modern: beautifully renovated 3 room flat with balcony in Steglitz

Object ID	8880
Property Type	Apartment
Address	(Berlin Steglitz-Zehlendorf - Steglitz) 12169 Berlin Berlin
Floor	4
Floors in the house	4
Living area approx:	70 m <sup>2</sup>
Balcony/Terrace space approx	3 m <sup>2</sup>
Rooms	3
Schlafzimmer	2
Bathrooms	1
Balconies	1
Heating system	Central heating
Primary energy supplier	Gas
Year of construction	1926
Last modernization	2023
Condition	Fully refurbished
Features	High-end
Features	Balcony, Bathtub, Cellar, Daylit bathroom, 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.



Purchase price

379,000 EUR

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## Objektbeschreibung

Welcome to your new home in Berlin Steglitz! This attractive 3-room flat with approx. 70m<sup>2</sup> of living space offers you a comfortable and modern living ambience.

The flat is located on the 4th floor and has been renovated so that you can move in immediately and feel at home. Upon entering the flat, you are greeted by a spacious hallway from which you can reach all the rooms, which ensures optimal use of space.

The flat has 2 rooms, which can be used as bedrooms, children's rooms or study rooms. The daylight bathroom is equipped with a bathtub where you can relax after a long day. The well-cut kitchen offers enough space for your culinary creations and is easily accessible from the hallway.

The spacious living room is flooded with light through the large windows and an adjoining balcony. Here you can spend cosy evenings with family and friends or simply enjoy the sun and fresh air.

The flat is move-in ready, so you can move in immediately and feel at home in your new home. Take advantage of this great opportunity to purchase a modernised and cosy flat in Berlin Steglitz and start your new chapter in this attractive residential area!

Contact us today to arrange a viewing appointment and experience this wonderful flat in person!

## 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

Energieausweis

wird bei Besichtigung vorgelegt

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## Location

This well-kept flat is located in Berlin Steglitz, a green and middle-class residential area in the south-western part of Berlin. The location is characterised by its proximity to the Grunewald, a large forest area and recreational area in Berlin. This large forest area offers residents numerous opportunities for outdoor activities such as hiking, cycling, jogging and walking. It is also a popular destination for recreation seekers and nature lovers. The quality of living in this area can be described as quiet, pleasant and family-friendly.

The street itself is wide and lined with trees, which creates a pleasant atmosphere and contributes to relaxed living. The infrastructure and public transport connections could hardly be better. There are several bus and S-Bahn stops nearby, providing good connections to Berlin city centre and other parts of the city. There are also various shopping facilities, restaurants, schools and kindergartens in the area to make daily life easier.

The flat is located in a sought-after residential area for families and people looking for a relaxed yet well-connected residential area in Berlin.



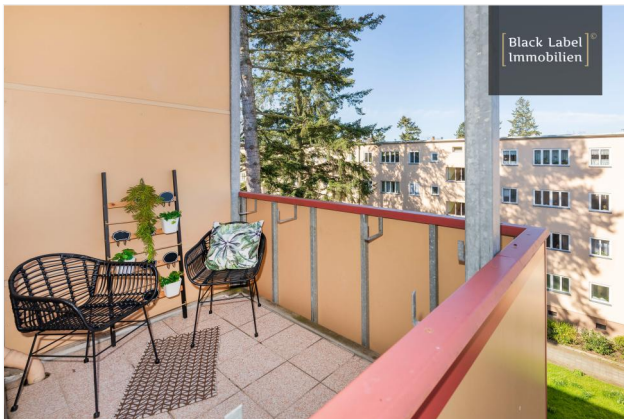




View



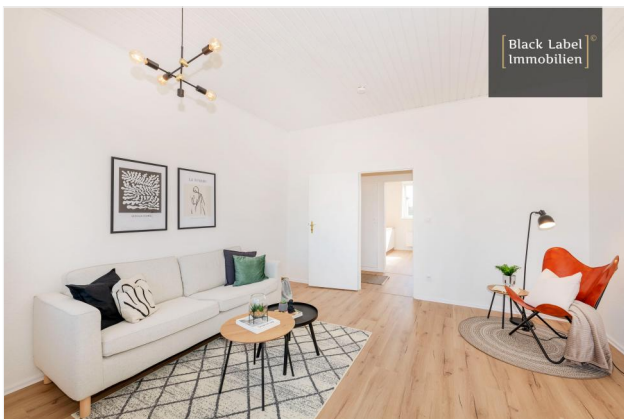
Bedroom



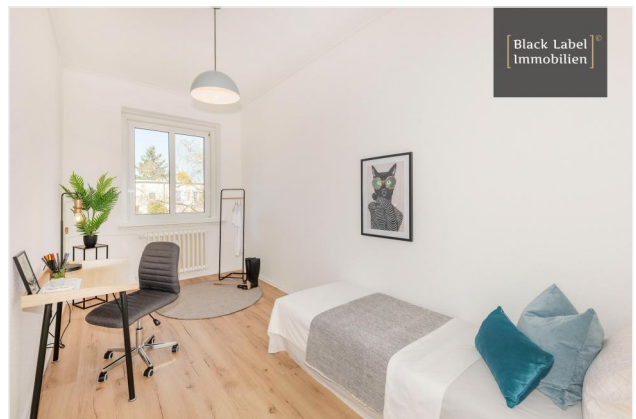
Balcony



Living room



Living room

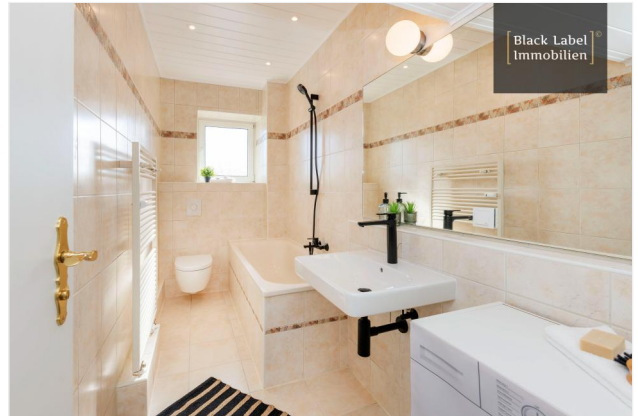


Childrens room

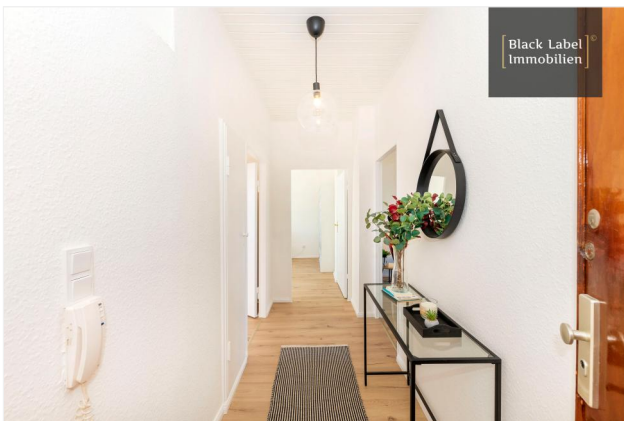




Kitchen



Bathroom



Corridor



Facade





## Grundriss

Floor plan

