

## Cosy flat in the middle of Potsdam

## 14471 Potsdam, Ground floor apartment for sale

**Object ID: 0.01\_1**



Living area approx.: **63.50 m²** - Rooms: **2** - Purchase price: **488,250 EUR**



## Cosy flat in the middle of Potsdam

Object ID	0.01_1
Property Type	Apartment, Ground floor apartment
Address	(Brandenburg - Potsdam) 14471 Potsdam Brandenburg
Floor	EG
Floors in the house	4
Living area approx:	63.50 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating system	Teleheating
Year of construction	2025
Condition	First occupation
Features	Luxury
Features	Balcony, Cellar, Lift
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	488,250 EUR



## Objektbeschreibung

### MODERN LIVING IN LIVELY POTSDAM!

Discover the pleasant life without the hustle and bustle in the state capital Potsdam. Discover a place that has always stood for quality of life and recreation. Potsdam is not only a metropolis, but also offers its residents plenty of water, nature and culture. In the new building Ferdinand 46 directly on the Havel, 27 flats with 35 - 90 square metres of living space and 2 - 4 rooms are being built. Here, a special home is being realised with great attention to detail - as relaxed or varied as you wish. Modern living in a very central location in Potsdam with a view of the quiet, well-kept gardens with balconies or terraces and access to underground parking spaces. The 27 flats are all intelligently cut and equipped to a high standard: Ferdinand 46 convinces with timeless design and comfort.

Here we offer you a cosy ground floor flat with approx. 64.65m<sup>2</sup>. Every square metre of this flat is used and the rooms are optimally divided. The living room forms the centre and from here you can comfortably reach every other room. The offer is rounded off by the spacious terrace.

## 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.

The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

## Energieausweis



Energieausweis

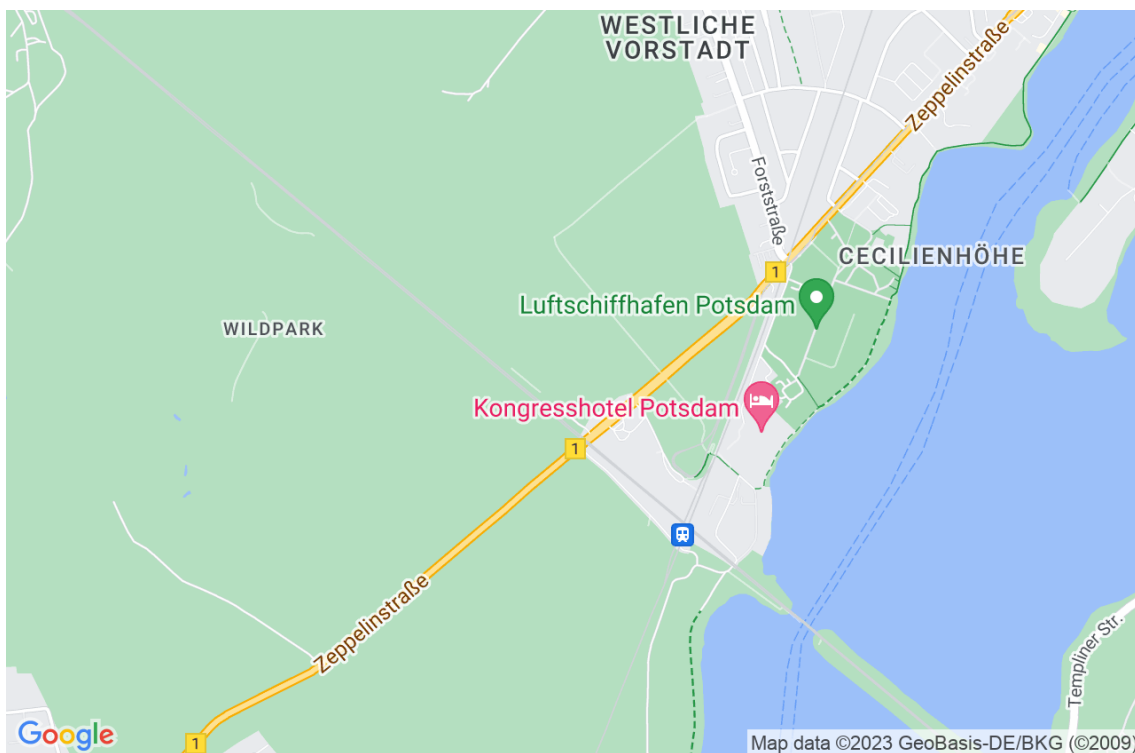
wird bei Besichtigung vorgelegt

---



## Location

The property is located in the western suburbs of Potsdam, close to Potsdam's city centre. Listed apartment buildings characterise the image of this district. Home is where you feel at home. You can live here without any hustle and bustle and reach your destinations easily on foot or by bicycle. Many of Potsdam's streets and paths are lined with trees. With the blossoming of the ornamental cherry trees, for example, Potsdam's southern Lindenstraße is enriched by a new sight every year. The world-famous park around Schloss Sanssouci is only a few minutes away, as is Potsdam's historic city centre, Potsdam's main railway station and, of course, the university. Potsdam, the capital of Brandenburg, offers everything you need to live and is the ideal starting point for many activities related to culture, nature or around the dynamic city of Berlin. Potsdam's marina is only 600 metres away and water sports enthusiasts or nature lovers can anchor their boat here, lease it and set sail right on your doorstep.





Living area



Kitchen



Bedroom



Bathroom



Bathroom



Facade







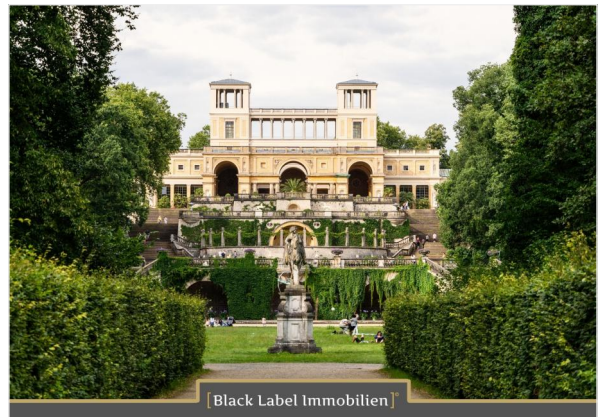
Facade



Top view



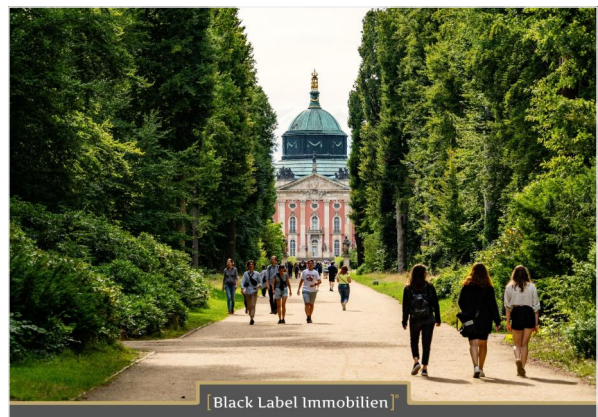
Schloss Sanssouci



Orangerieschloss



Universität Potsdam



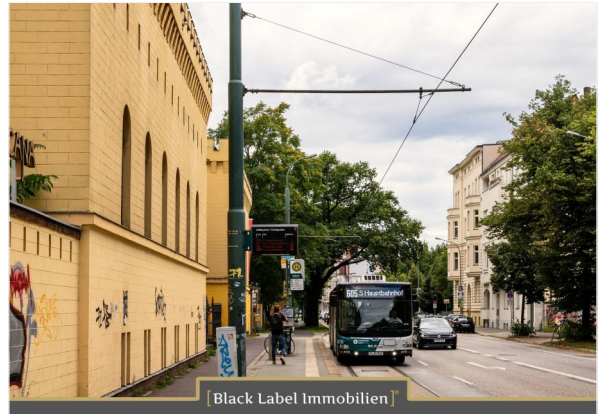
Park







Neues Palais



Transport connections



Main station



Potsdam Old town



Surrounding



Havel





## Grundriss

Grundriss WE0.01

### F46 - WE 01 | 0.01

EG rechts oben  
2-Zimmer-Wohnung | ca. 63,50m<sup>2</sup>

Wohnen	17,50m <sup>2</sup>
Küche	7,90m <sup>2</sup>
Schlafen	13,30m <sup>2</sup>
Bad	5,00m <sup>2</sup>
Flur	4,80m <sup>2</sup>
Terrasse (50%)	15,00m <sup>2</sup>

**GESAMTFLÄCHE** ca. 63,50m<sup>2</sup>

