

Exclusive garden flat in sought-after residential area

14195 Berlin, Ground floor apartment for sale

Object ID: 11644_1



Living area approx.: **102 m²** - Rooms: **3** - Purchase price: **990,000 EUR**



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Object ID	11644_1
Property Type	Apartment, Ground floor apartment
Address	14195 Berlin Berlin
Floor	EG
Floors in the house	3
Living area approx:	102 m²
Gardenspace approx	65 m²
Miscellaneous area c.	22.90 m²
Rooms	3
Schlafzimmer	2
Bathrooms	2
Loggias	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2017
Condition	Well maintained
Features	High-end
Total parking spaces	2
Tiefgaragenstellplätze	2 parking spots
Features	Accessible, Air-conditioned, Bathtub, Built-in kitchen, Cellar, Garden, Garden usage, Guest WC, Lift, Loggia, Parkettboden, Shower, Storage room, tiled floor, Underground car park
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	472.28 EUR
Purchase price	990,000 EUR



Objektbeschreibung

This well-kept 3-room flat on the ground floor of a modern 3-storey residential complex is located in a quiet and green area of Berlin-Dahlem. The flat has a living space of approx. 102 m². The spacious living and dining area with open-plan fitted kitchen offers plenty of space to relax and enjoy. Two spacious bedrooms and two modern bathrooms offer enough space for the whole family. A special highlight is the spacious loggia and the private garden area. Here you can enjoy the greenery to the full, take a break from everyday life and barbecue with family and friends in summer and enjoy the beautiful hours of sunshine outdoors.

The flat is barrier-free, fully furnished and has high-quality parquet and tiled floors, underfloor heating, air conditioning and a high-quality fitted kitchen. The flat also has a cellar compartment and a utility room. Two underground parking spaces are available, so parking is not a problem.

The flat is ideal for families or couples looking for a modern and well-kept property in a quiet location. See this offer for yourself and arrange a viewing appointment.

Features

- Spacious loggia with floor-to-ceiling double doors
- Barrier-free access to the flat
- Marble-look bathroom
- Floor-level shower and bathtub
- Utility room
- Private garden area
- 2 underground parking spaces
- Lift
- Underfloor heating
- Open-plan living and dining area
- Parquet and tiled floors

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.

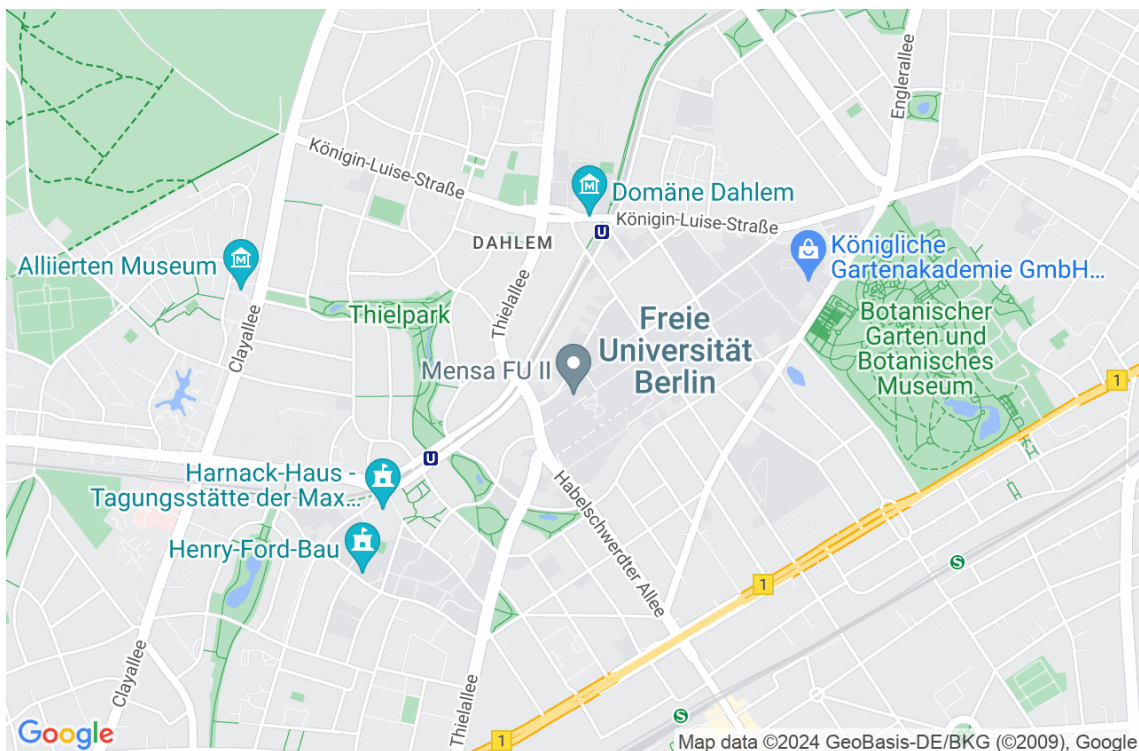
Energieausweis

Energieausweistyp	Bedarfsausweis
Issued on	31.05.2017
Valid until	30.05.2027
Gebäudeart	Wohngebäude
Year of construction	2017
Primary energy source	Fernwärme
Energy demand	57kWh/(m ² *a) kWh/(m ² *a)
Energy efficiency class	B



Location

The flat is centrally located in Berlin, in a highly sought-after residential area and is well connected to the public transport network. There are various shops, restaurants and leisure facilities in the immediate vicinity. The surrounding area offers a good infrastructure and is characterised by green spaces. The city centre can be reached by public transport in just a few minutes.





Exterior view



Living and dining area



Bedroom



Badezimmer

