

Exclusive luxury flat on Lake Diana in Berlin – Grunewald

14193 Berlin, Ground floor apartment for sale

Object ID: 11383_1



Living area approx.: **196 m²** - Rooms: **5** - Purchase price: **3,990,000 EUR**



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Object ID	11383_1
Property Type	Apartment, Ground floor apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Grunewald) 14193 Berlin Berlin
Floor	EG
Floors in the house	2
Living area approx:	196 m ²
Gardenspace approx	135 m ²
Rooms	5
Schlafzimmer	4
Bathrooms	4
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Geothermics
Year of construction	2016
Condition	Well maintained
Features	Luxury
Total parking spaces	1
Tiefgaragenstellplatz	1 parking spot
Features	Accessible, Air-conditioned, Balcony, Bathtub, Bidet, Built-in kitchen, Cellar, Daylit bathroom, Garden, Garten/Gartennutzung, Lift, Parkettboden, Shower, Storage room, 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	1,250 EUR
Purchase price	3,990,000 EUR



Objektbeschreibung

This luxurious 5-room flat is located on the ground floor of a well-kept city villa in one of Berlin's best locations. The total living space of 196 m² includes 4 bedrooms and 4 bathrooms. The high-quality parquet flooring and stylish furnishings give the flat an exclusive ambience.

A particular highlight is the spacious garden, which is located directly on the idyllic Lake Diana and invites you to relax and unwind.

The flat is barrier-free and has a cellar and a storage room.

The high-quality fitted kitchen is equipped with all amenities. An alarm system and air conditioning provide additional security and comfort. There is underfloor heating in all rooms, which provides pleasant warmth.

The flat is in a quiet yet central location in Berlin with good connections to public transport and shopping facilities. Come and see this exclusive dream home for yourself!

Features

- Fully furnished luxury apartment
- Italian fitted wardrobes from the company 'Puro' and designer furniture
- Siematic kitchen with Miele appliances and wine fridge
- Ceiling height of 3.40 m
- Floor-to-ceiling windows
- Four bedrooms, each with its own bathroom
- Sheltered terrace
- Underground car park
- Exclusive residential complex with private sunbathing lawn by the lake
- Alarm system & security guard

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



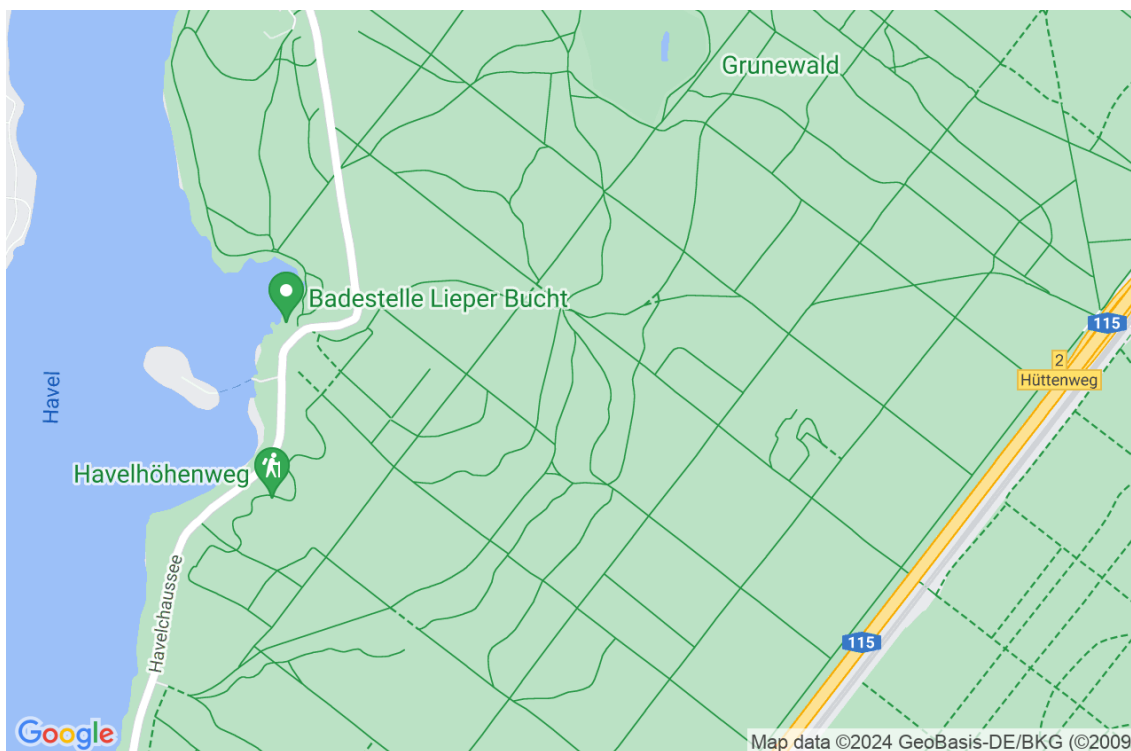
Location

The property is in a central location in Berlin. The German capital offers numerous cultural, gastronomic and leisure opportunities. The flat is located in a quiet side street, but all important facilities for daily needs such as supermarkets, schools and doctors are within easy reach.

Public transport is easily accessible and offers optimal connections to the public transport network. The nearest S-Bahn station is just a few minutes' walk away and provides a quick connection to the city centre.

The neighbourhood is green and family-friendly. Parks and playgrounds are located nearby and are ideal for walks and leisure activities.

Overall, the property's location offers an ideal combination of urban life and quiet living.





Lake access



Exterior view



Living area



Kitchen



Bathroom

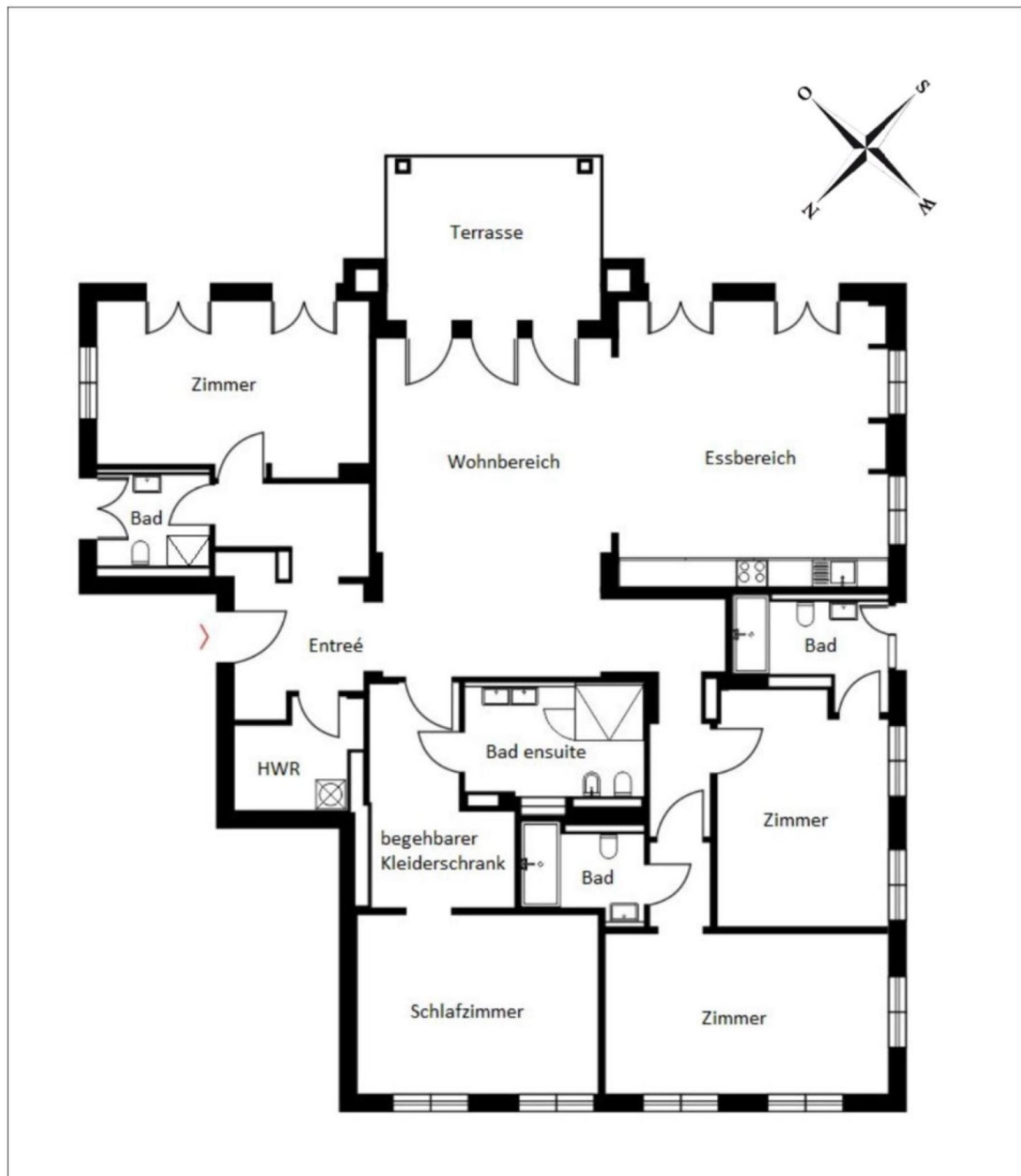


Bedroom



Grundriss

Floor plan



Erdgeschoss

Der Grundriss ist nicht maßstabsgerecht. Diese Unterlagen wurden uns vom Auftraggeber übergeben. Für die Richtigkeit der Angaben können wir daher keine Gewähr übernehmen.

