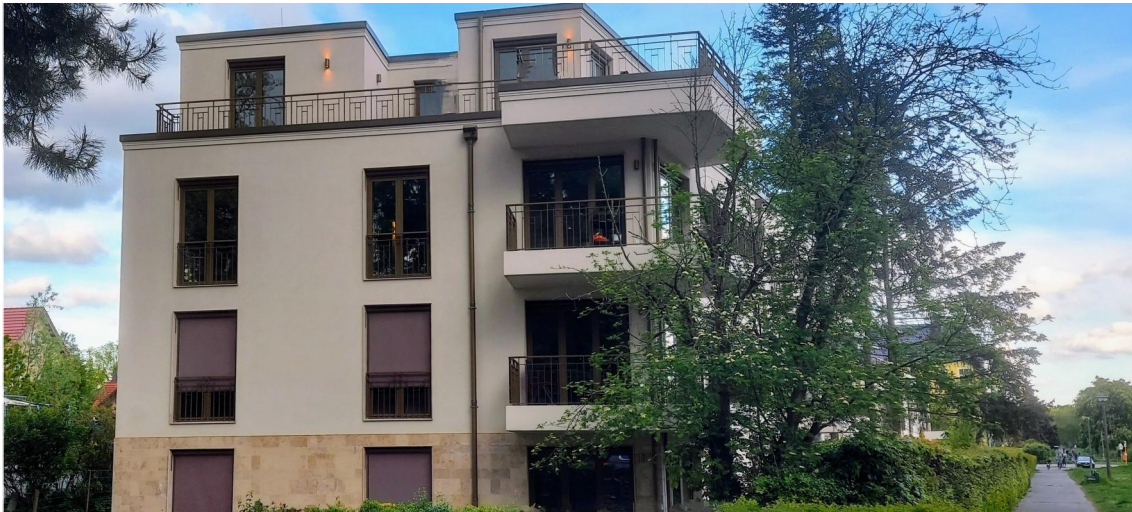


Exclusive penthouse with wrap-around roof terrace

12683 Berlin, Penthouse apartment for sale

Object ID: 11630_3



Living area approx.: **134 m²** - Rooms: **4** - Purchase price: **820,000 EUR**



Exclusive penthouse with wrap-around roof terrace

Object ID	11630_3
Property Type	Apartment, Penthouse apartment
Address	(Berlin Marzahn - Hellersdorf - Biesdorf) 12683 Berlin Berlin
Floor	3
Floors in the house	3
Living area approx:	134 m ²
Area approx.	164 m ²
Rooms	4
Schlafzimmer	2
Bathrooms	1
Balconies	1
Primary energy supplier	Air/water heating pump
Year of construction	2024
Condition	First occupation
Features	High-end
Features	Accessible, Air-conditioned, Balcony, Bathtub, Bidet, Built-in kitchen, Cellar, Daylit bathroom, Guest WC, Lift, Parkettboden, Shower
Subject to commission	Yes
Buyer's commission	2,38% 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	576 EUR
Purchase price	820,000 EUR



Objektbeschreibung

A high-quality 4-room penthouse flat on the 3rd floor of a new building in Berlin Biesdorf is for sale. The flat has a total living area of 134 m² and impresses with its upscale furnishings.

It has two spacious bedrooms, a modern bathroom with high-quality fittings and tiles in a natural stone look as well as a guest WC. The spacious living and dining area is flooded with light and offers plenty of space for cosy hours with family and friends.

The entire flat has high-quality parquet flooring. Air conditioning ensures pleasant temperatures even on hot days. A lift is available and provides barrier-free access to the flat.

The flat is in the first occupancy phase and therefore offers the opportunity to customise the rooms according to your own wishes. The location is central and offers good public transport connections as well as shopping facilities and restaurants in the immediate vicinity.

See this exclusive flat for yourself and arrange a viewing today. We look forward to receiving your enquiry!

Features

- Circumferential roof terrace
- Doors flush with the wall
- Triple glazing
- Awnings
- Luxurious bathroom
- Parquet floors
- Underfloor heating
- Air conditioning
- Lift

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	08.08.2020
Valid until	07.08.2030
Gebäudeart	Wohngebäude
Year of construction	2024
Primary energy source	Luftwärmepumpe
Energy demand	15kWh/(m ² *a) kWh/(m ² *a)
Energy efficiency class	A+



Location

The property is located in the popular and central location of Berlin. The German capital offers a wide range of cultural, gastronomic and leisure opportunities. The flat is located in a quiet side street, yet all important facilities for daily needs such as supermarkets, schools and doctors are in the immediate vicinity.

Public transport is also easily accessible, ensuring optimal connections to the public transport network. The nearest underground station is just a few minutes' walk away and offers a fast connection to the city centre.

The neighbourhood is green and family-friendly. Parks and playgrounds are in the immediate vicinity and are ideal for walks and leisure activities.

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





Exterior view



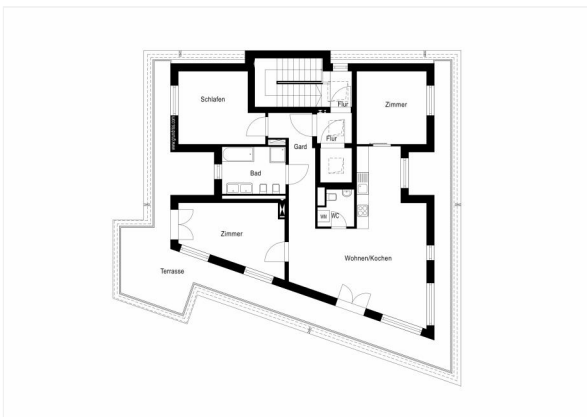
Living room



Bedroom 2



Bathroom



Floor plan

