

Extra-class living in Berlin's Westend: penthouse flat with garden view

14050 Berlin / Charlottenburg, Penthouse apartment for sale

Object ID: 9442



Living area approx.: **193 m²** - Rooms: **3** - Purchase price: **2,390,000 EUR**



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Object ID	9442
Property Type	Apartment, Penthouse apartment
Address	Halmstrasse 13 (Berlin Charlottenburg - Wilmersdorf - Westend) 14050 Berlin / Charlottenburg Berlin
Floor	3
Floors in the house	3
Living area approx:	193 m²
Area approx.	120 m²
Balcony/Terrace space approx	168 m²
Rooms	3
Schlafzimmer	2
Bathrooms	3
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2017
Last modernization	2017
Condition	Like new
Features	Luxury
Total parking spaces	2
Tiefgaragenstellplätze	80,000 EUR (Amount: 2)
Features	Accessible, Air-conditioned, Balcony, Bathtub, Bidet, Built-in kitchen, Cellar, Daylit bathroom, Garden usage, Guest WC, 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	873 EUR
Purchase price	2,390,000 EUR



Objektbeschreibung

Secret sale!

Experience the spaciousness of this generous and customisable floor plan, flooded with light through floor-to-ceiling windows. You enter this exclusive penthouse flat via a 35 m² entrance hall. 193 m² of living space, including the terrace around the living area, offer 3 rooms, an open living-kitchen-dining area, adjacent to one of the two balconies, as well as a bathroom and two guest WCs.

A bright eat-in kitchen creates a pleasant living atmosphere due to the generous conception.

The highlight of this exclusive penthouse flat is the roof terrace with its approx. 120 m² and a breathtaking view over Berlin.

Features

- The master bathroom is equipped with a freestanding designer bathtub and floor-level shower and leads into an additional dressing room.
- The utility room offers space for a washing machine and dryer.
- The concierge service with virtual doorman is naturally part of the modern security concept. The shell of the house has already been completed.

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.

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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	nach dem 1.5.2014
Gebäudeart	Wohngebäude
Year of construction	2017
Primary energy source	Fernwärme
Energy demand	59.50 kWh/(m ² ·a)
Energy efficiency class	A



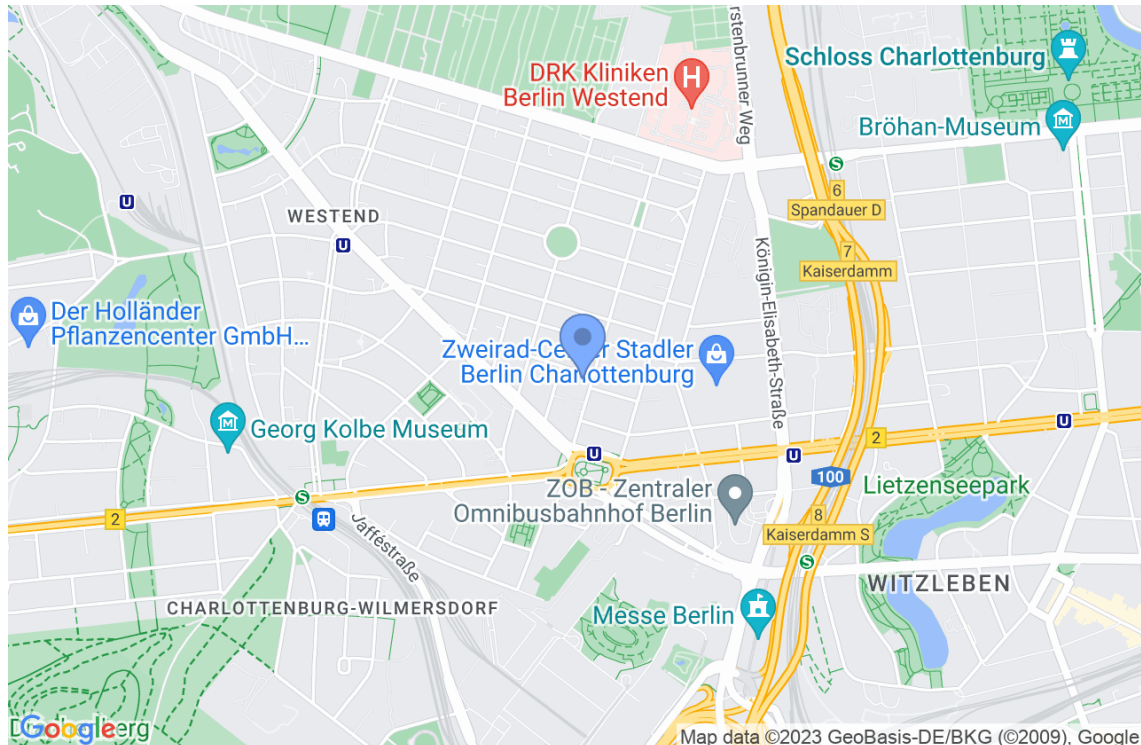
Location

Not far from Grunewald and Stössensee, it's easy to forget the city centre location. Westend is a Berlin district in the Charlottenburg-Wilmersdorf district. It was originally planned as a pure villa and artists' colony and named after the posh London district. Westend is one of the best residential areas in Berlin. Street names such as Kirschenallee (Cherry Avenue) or Platanenallee (Plane Tree Avenue) indicate the abundance of greenery, and the listed Brixplatz is one of the city's most beautiful parks, just a few minutes' walk from the White Villa Westend and Halmstrasse.

The centre and also the shopping mile of Westend is Reichsstrasse between Theodor-Heuss-Platz and Steubenplatz. There are many shops on Reichsstrasse selling everyday items, as well as restaurants and cafés.

In addition, Westend is home to football and athletics events at the Olympic Stadium, concerts at the Waldbühne and exhibitions at the nearby Messegelände am Funkturm, as well as cultural institutions such as the German Opera, the Renaissance Theatre and Charlottenburg Palace.

The transport links are very good, with the Avus and the bus station providing quick access out of Berlin, and the U2 underground line at Theodor-Heuss-Platz and various bus lines providing equally quick access to all of Berlin's centres.





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