

First-time occupancy after refurbishment: Modern 3-room flat in the west of Berlin

13593 Berlin, Penthouse apartment for sale

Object ID: 10809_1



Living area approx.: **67 m²** - Rooms: **3** - Purchase price: **349,000 EUR**



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Object ID	10809_1
Property Type	Apartment, Penthouse apartment
Address	(Berlin Spandau - Wilhelmstadt) 13593 Berlin Berlin
Floor	2
Floors in the house	3
Living area approx:	67 m ²
Balcony/Terrace space approx	2 m ²
Rooms	3
Bathrooms	1
Balconies	1
Heating system	Teleheating
Year of construction	1958
Last modernization	2023
Features	High-end
Features	Balcony, Cellar, Shower, tiled floor
Buyer's commission	Commissionfree for the buyer
Maintenance fees	317 EUR
Purchase price	349,000 EUR



Objektbeschreibung

First-time occupancy after refurbishment: Modern 3-room flat in the west of Berlin.

This recently refurbished and well laid out flat has modern furnishings and is ready for immediate occupancy. In addition to the bright living room, the flat has two further rooms that can be used as bedrooms, home offices or guest rooms according to your wishes.

On the west-facing balcony you can enjoy the view of the well-kept green area. Due to the location of the flat on the 2nd floor and the east-west orientation, natural light falls into the rooms and creates a bright and inviting atmosphere.

This 3-room flat combines modern comfort with a popular location.

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.

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	Verbrauchsausweis
Issued on	05.04.2019



Valid until	04.04.2029
Gebäudeart	Wohngebäude
Year of construction	1958
Primary energy source	Fernwärme
Final energy consumption	102.00 kWh/(m ² ·a)
Energy efficiency class	D



Location

The flat is located in an exquisite residential complex surrounded by well-kept green space in the west of Berlin, in Berlin-Spandau. The location is characterised by excellent transport links to the city centre and the surrounding regions. In the immediate vicinity you will find public transport that will take you directly to the city centre. Diverse shopping facilities in the area include supermarkets as well as shops for daily needs.

This residential area in Berlin-Spandau offers advantages in everyday life due to its first-class connections to the city centre and at the same time to the numerous lakes in the surrounding area, the ideal place to live to commute comfortably to the West-City on weekdays and to enjoy the picturesque lake landscape at the weekends.

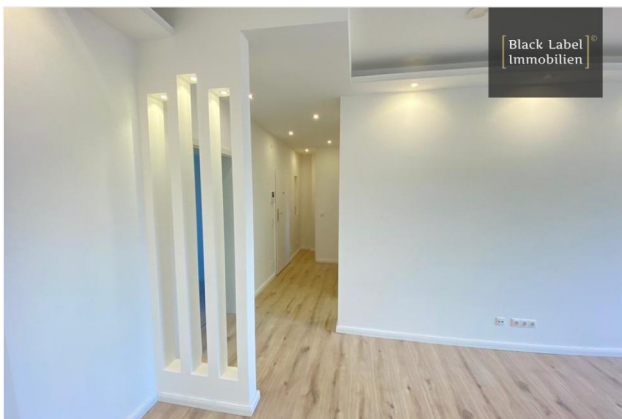




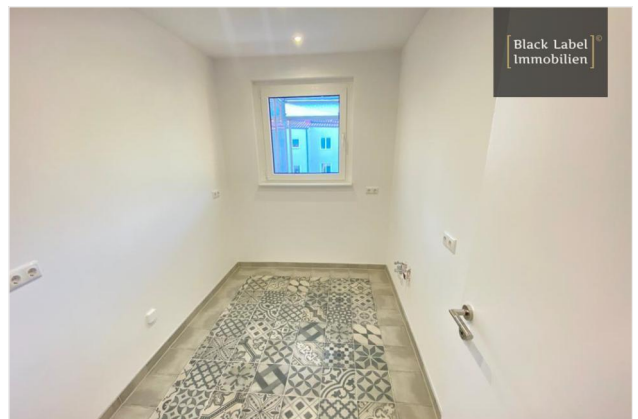
Balcony



Living room



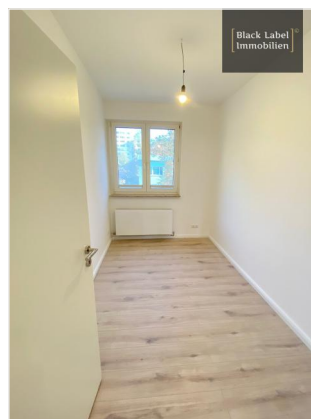
Corridor



Kitchen



Bedroom I

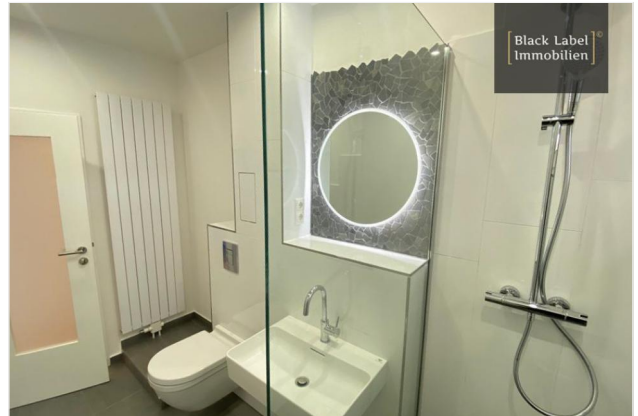


Bedroom II





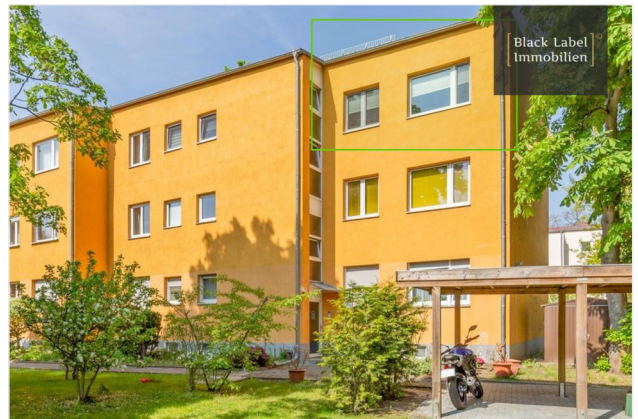
Bathroom



Bathroom



Facade



Facade



Grundriss

Floor plan

