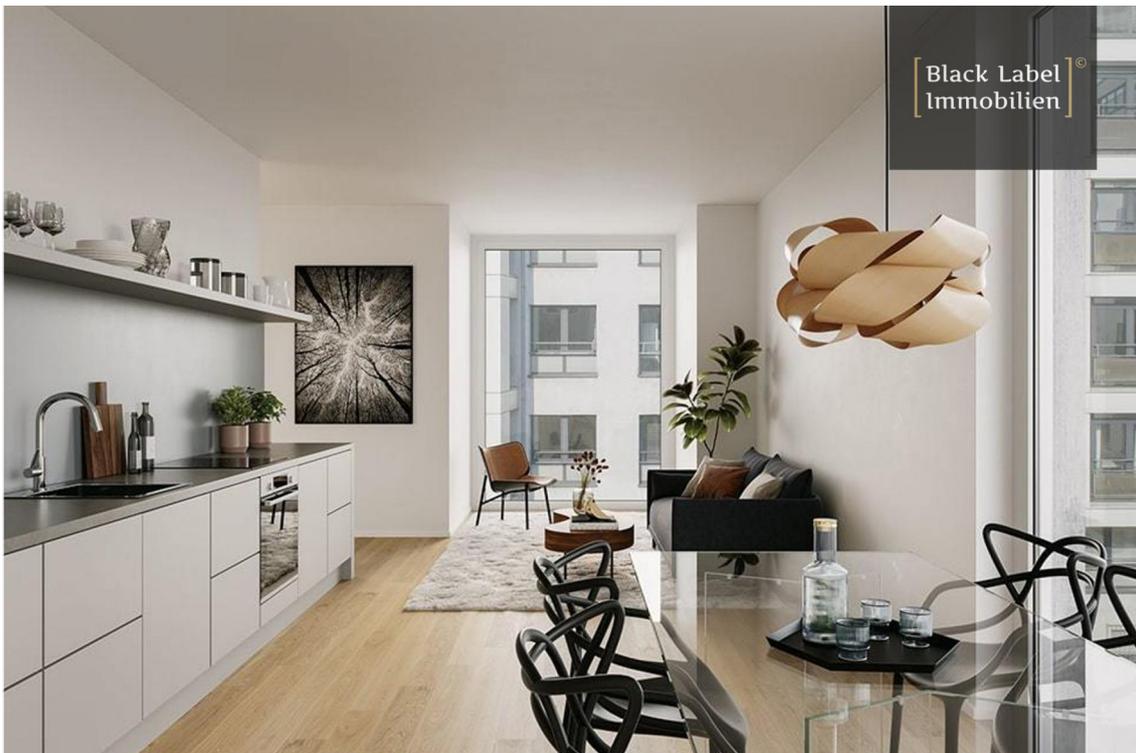


First-time occupancy – Luxurious new-build flat in beautiful Charlottenburg

10627 Berlin, Apartment for sale

Object ID: B73_WE 2.4



Living area approx.: **79.90 m²** - Rooms: **3** - Purchase price: **759,000 EUR**



First-time occupancy – Luxurious new-build flat in beautiful Charlottenburg

Object ID	B73_WE 2.4
Property Type	Apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Charlottenburg) 10627 Berlin Berlin
Floor	2
Floors in the house	6
Living area approx:	79.90 m ²
Balcony/Terrace space approx	7 m ²
Rooms	3
Schlafzimmer	2
Bathrooms	1
Balconies	1
Year of construction	2023
Condition	First occupation
Features	Luxury
Features	Accessible, Balcony, Cellar, Guest WC, Lift
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.
Purchase price	759,000 EUR



Objektbeschreibung

Straightforward aesthetics and puristic elegance - these two new buildings in the middle of Berlin's culturally vibrant Charlottenburg district offer the highest level of living comfort in a quiet inner courtyard location.

Here, a timelessly modern condominium presents itself on an area of approx. 80m², divided into 3 rooms on the 2nd floor, comfortably accessible by lift. High-quality furnishings, a clever spatial concept and an outdoor area in front in the form of a balcony lend the flat maximum comfort and balanced functionality. The rooms shine brightly thanks to the floor-to-ceiling windows. These have integrated sun protection and allow an undisturbed view of the landscaped outdoor area.

The new building ensemble consisting of Haus Schiller and Haus Bismarck integrates seamlessly into the secluded inner courtyard. The protected location offers privacy and security at the same time. The building concept naturally includes a lift as well as the building's own underground car park and bicycle parking spaces.

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



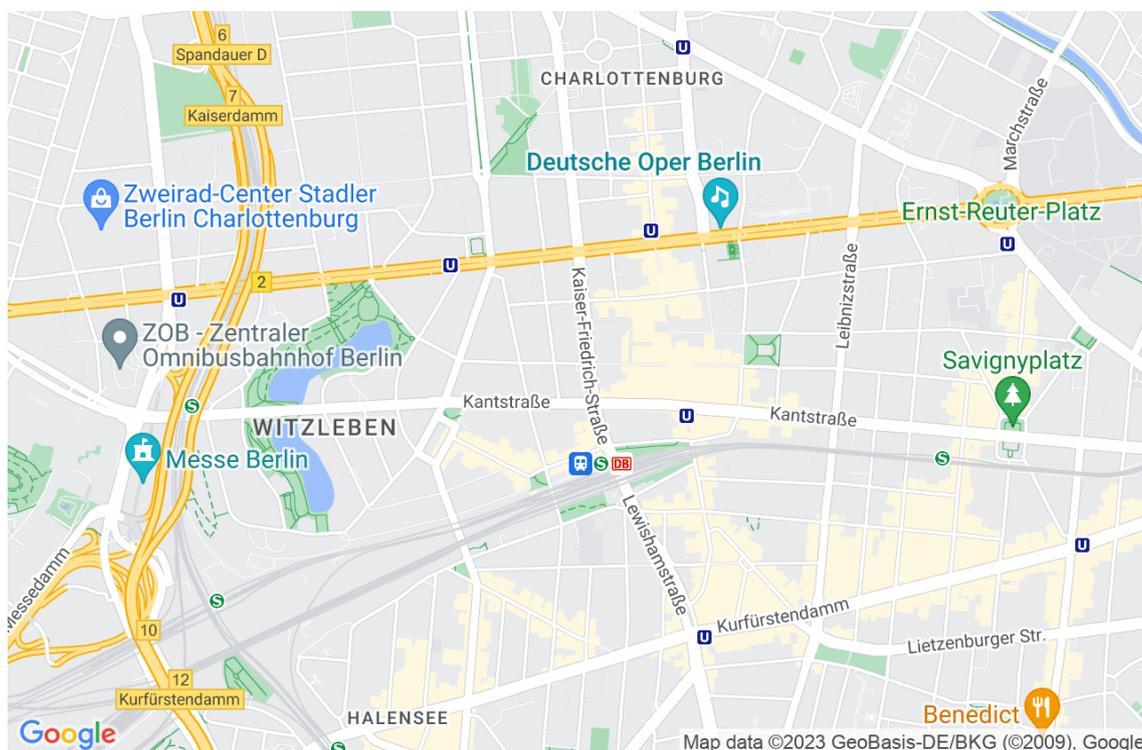
Location

Charlottenburg is an exclusive district in Berlin's west characterised by pre-war buildings, dignified parks, upper-class shopping locations and boutiques, mid-priced to upscale gastronomy, galleries and antique shops, museums, theatres and concert stages. The district's most famous street, Kurfürstendamm, is a tourist focal point and offers a wide range of shops and culture. Bismarckstrasse and Wilmersdorfer Strasse also leave little to be desired.

The new building is located between Ernst-Reuter-Platz and Sophie-Charlotte-Platz, surrounded by cultural and student life. All shops for daily needs, a DIY store and fitness studios are within walking distance.

Relaxation from the busy City West is not neglected either: Lietzenseepark is only a few minutes away and Charlottenburg Palace Park, the Tiergarten, the Zoological Garden and the River Spree are also not far away.

The transport links are optimal: Underground line 2 quickly connects Alexanderplatz to the east of Berlin and the nearby Charlottenburg S-Bahn station to the main railway station. By car, you can quickly reach the A100 and thus also the A10 and subsequently the A9 to Munich and the A24 to Hamburg.



[Black Label Immobilien] ©



Example Kitchen



Example Living and dining area



Facade



Facade



Facade

