

# Free of commission for the buyer – flat with large garden area and terrace in Potsdam

14476 Potsdam, Ground floor apartment for sale

Object ID: AP\_H5\_WE01



Living area approx.: **68.36 m<sup>2</sup>** - Rooms: **3** - Purchase price: **676,709 EUR**



## Free of commission for the buyer – flat with large garden area and terrace in Potsdam

Object ID	AP_H5_WE01
Property Type	Apartment, Ground floor apartment
Address	(Brandenburg - Potsdam) 14476 Potsdam Brandenburg
Floor	EG
Floors in the house	4
Living area approx:	68.36 m²
Area approx.	71.97 m²
Balcony/Terrace space approx	7.22 m²
Property approx.	58 m²
Rooms	3
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2023
Features	Luxury
Total parking spaces	1
Parking space	33,500 EUR (Amount: 1)
Features	Accessible, Außenstellplatz, Balcony, Cellar, Garden usage, Lift, Parkettboden, Shower, tiled floor
Buyer's commission	COMMISSIONFREE for the buyer
Purchase price	676,709 EUR



## Objektbeschreibung

You enter the airy, spacious centre of the unit with approx. 25.7 m<sup>2</sup> in an American style, which invites you to live, cook and eat. From here you can access the terrace and the approx. 58 m<sup>2</sup> garden area and enjoy sufficient sun thanks to the south-west orientation. A bedroom with approx. 15 m<sup>2</sup> and a third room with approx. 10 m<sup>2</sup>, which is ideal for use as a children's room or study, are thoughtfully integrated into this total of approx. 68 m<sup>2</sup>. The modern bathroom is equipped with a shower at ground level.

This space miracle is ideal for the start of family life.

## 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

Energieausweis

wird bei Besichtigung vorgelegt



## Location

Characterised by its multitude of world-famous castles, lakes and parklands, Potsdam is a place of great cultural and historical significance. The cosmopolitan metropolis captivates with its unique past and exciting history. Today, the city fascinates with its friendly liveliness and unmistakable flair.

"Am Park" now offers a unique living experience - with direct access to the popular Volkspark Potsdam, the project enables a grandiose centre of life in the middle of greenery and thus guarantees a high feel-good factor. Originally created for the Federal Horticultural Show, the well-known Volkspark delights with its variety of impressive trees and beautiful plants.

With the renowned Potsdam University of Applied Sciences, the Leonardo da Vinci School and also the Bornstedter Feld II primary school, first-class educational institutions can be found in the immediate vicinity of the project. Shopping facilities for daily needs are also within walking distance in just a few minutes. The project is excellently connected to public transport by a frequently used tram line. The restored old town can be reached in 10 minutes, the main railway station as a transport hub in only 20 minutes.







Residential complex



Residential complex



Residential complex



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Residential complex



Site map





## Grundriss

Floor plan

