

# Ground floor flat with terrace and special use of garden

14165 Berlin, Ground floor apartment for sale

Object ID: H11\_01



Living area approx.: **114.98 m<sup>2</sup>** - Rooms: **5** - Purchase price: **1,264,780 EUR**



## Ground floor flat with terrace and special use of garden

Object ID	H11_01
Property Type	Apartment, Ground floor apartment
Address	(Berlin Steglitz-Zehlendorf - Zehlendorf) 14165 Berlin Berlin
Floor	EG
Floors in the house	3
Living area approx:	114.98 m²
Rooms	5
Schlafzimmer	2
Balconies	1
Primary energy supplier	Air/water heating pump
Year of construction	2023
Condition	First occupation
Features	Luxury
Tiefgaragenstellplätze	39,900 EUR
Features	Air-conditioned, Balcony, Bathtub, Built-in kitchen, Cellar, Garden usage, Guest WC, Lift, Parkettboden, Shower, Stone floor, Storage room, tiled floor, Underground car park
Subject to commission	Yes
Buyer's commission	Commission-free for the buyer.
Purchase price	1,264,780 EUR



## Objektbeschreibung

Start of Construction: 07/30/2023

Expected Ready Date for Occupancy: 03/30/2025

Full Completion (including outdoor facilities): 06/30/2025

The spacious 5-room flat with approx. 114.98m<sup>2</sup> of living space has a modern living area with a modern fitted kitchen, which leads directly to the south-facing terrace with garden access. A total of 3 bedrooms, one of them with en-suite bathroom, offer extensive living space for a family. Another room can be used as a study or guest room. The 2 bathrooms each have a shower or a bathtub. A HW room provides ample storage space in the flat.

A modern and stylish new building in the architectural Bauhaus style. It is being built in an area characterized by villas, not far from the Zehlendorf S-Bahn station. The nine apartments in total are spread over four floors and have living areas of approximately 78-194m<sup>2</sup>. The property consists of three apartments on both the ground and first floor, two residential units on the second floor, and a spacious penthouse on the top floor. The 3 to 5-room apartments benefit from well-thought-out floor plans and only floor-to-ceiling windows for optimal lighting conditions in the rooms. The building fulfills all wishes for modern living, with balconies facing almost every direction. There are gardens of approximately 52-290m<sup>2</sup> that are available to residents on the ground floor for private use.

In the basement, there are 9 vehicle parking spaces and 18 secure storage units for bicycles which can be used as apartment cellar rooms. In addition, charging stations for electric vehicles (for both cars and bikes) will be provided. For ease of access, there is an elevator that runs from the underground parking garage up to the penthouse.

The project will meet the KFW 55 standard: through the ecological construction we not only reduce the CO<sup>2</sup> emissions but also our CO<sup>2</sup> footprint. Green roofs and solar panels will be implemented in the project as future-oriented initiatives, as well as to provide a sustainable heat supply.

## Features

- Nine modern apartments
- Heated flooring
- Panasonic air conditioner
- Large terraces/balconies
- Elevator that runs from underground parking to the top floor
- Garden area
- Smart home accessibility
- Central city location in the southwest of Berlin
- Underground parking spaces some including charging stations for vehicles
- KFW 55 standards
- Air/Heat Pump
- And many more high-quality living equipment options



## 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	Bedarfsausweis
Issued on	23.05.2023
Valid until	20.05.2033
Gebäudeart	Wohngebäude
Year of construction	2023
Primary energy source	Luftwärmepumpe
Energy demand	29.40 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	A+



## Location

The exclusive new building “Haus11” is being built at Schönower Strasse 11 in one of the most sought-after residential areas in Berlin-Zehlendorf. This idyllic district is located in the southwestern district of Steglitz-Zehlendorf and is characterized by its prime location. With its proximity to the city center and the surrounding nature, Zehlendorf offers its residents comfortable living in the midst of stately villas, detached and semi-detached houses, and residential complexes.

The charming surroundings of Zehlendorf are characterized by a variety of green areas and lakes, including the famous Wannsee and Schlachtensee, as well as, the Krumme Lanke. This enables residents to enjoy relaxing bike rides or walks surrounded by a picturesque landscape. The popular recreation areas include the Paul-Ernst Park and the Grunewald. The new development project “Haus11” combines the advantages of an idyllic location in the countryside along with close proximity to the city center and offers its future residents a unique quality of life. The exclusive new building “Haus11” is being built at Schönower Strasse 11 in one of the most sought-after residential areas in Berlin-Zehlendorf. This idyllic district is located in the southwestern district of Steglitz-Zehlendorf and is characterized by its prime location. With its proximity to the city center and the surrounding nature, Zehlendorf offers its residents comfortable living in the midst of stately villas, detached and semi-detached houses, and residential complexes.

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House11 exterior view



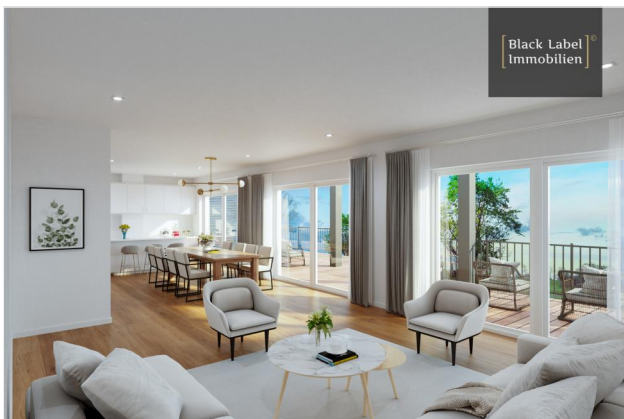
House11 exterior view



House11 exterior view



Interior view



Interior view

Schönower Straße 11 14165 Berlin - Zehlendorf	
Wohnung 1 EG	
Wohnzimmer/Küche	29,11 m <sup>2</sup>
Schlafen	19,72 m <sup>2</sup>
Kind 1	10,13 m <sup>2</sup>
Kind 2	8,67 m <sup>2</sup>
Arbeiten	7,71 m <sup>2</sup>
Bad 1	5,51 m <sup>2</sup>
Bad 2	5,47 m <sup>2</sup>
HWR	1,96 m <sup>2</sup>
Entré	9,29 m <sup>2</sup>
Flur	7,88 m <sup>2</sup>
Terrasse (100% + 38,02 m <sup>2</sup> )	
Terrasse (25%)	9,51 m <sup>2</sup>
Gesamtwohnfläche	114,98 m <sup>2</sup>
SNR Garten	ca. 289,78 m <sup>2</sup>

Living space





Lage Berlin Zehlendorf





## Grundriss

floor plan

