

Impressive villa in an exclusive residential area

14129 Berlin, Villa for sale

Object ID: 11540_1



Living area approx.: **563 m²** - Rooms: **11** - Purchase price: **6,900,000 EUR**



Impressive villa in an exclusive residential area

Object ID	11540_1
Property Type	House, Villa
Address	(Berlin Steglitz-Zehlendorf - Nikolassee) 14129 Berlin Berlin
Floors in the house	2
Living area approx:	563 m²
Area approx.	167 m²
Balcony/Terrace space approx	83 m²
Miscellaneous area c.	4 m²
Property approx.	1,670 m²
Rooms	11
Schlafzimmer	4
Bathrooms	4
Loggias	1
Balconies	1
Primary energy supplier	Gas
Year of construction	1924
Last modernization	2007
Condition	Well maintained
Features	Luxury
Total parking spaces	3
Garagen	3 parking spots
Features	Balcony, Built-in kitchen, Cellar, Chimney, Daylit bathroom, Garage, Garten/Gartennutzung, Guest WC, Loggia, Parkettboden, Sauna, Shower, Storage room



Subject to commission	Yes
Buyer's commission	2,20 % 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	6,900,000 EUR



Objektbeschreibung

Luxurious living in one of Berlin's most beautiful locations!

Here you will find an exclusive house with a total of 11 rooms and 4 bathrooms on a living space of approx. 563 m². The plot covers a generous 1,670 m² and offers a beautiful garden with plenty of space to relax.

This unique house was completely renovated in 2007 and is in very good condition. The house has a luxurious living ambience thanks to the use of high-quality materials. The flooring consists of fine parquet and gives the house a warm atmosphere.

A detached large garage, a cellar with sauna and relaxation room, a coach house with guest room and its own garage as well as a modern fitted kitchen are all part of the features. Particularly noteworthy is the cosy fireplace, which provides cosy warmth on cold days. You can also relax in the house's own sauna.

Each floor impresses with its individual layout.

On the ground floor, you are greeted by a wood-panelled entrance area with an open fireplace and a staircase leading to the upper floor. Behind this is a generous suite of rooms with a large and a small dining room, the living area and an adjoining music room.

On the upper floor, a circular walkway along the gallery is impressive. This level also houses the master bedroom with its own loggia, a bathroom with an open shower and free-standing bathtub in fine marble, a dressing room and an office.

Three bedrooms and a spacious bathroom have been created on the top floor. The special feature of the rooms now used as bedrooms is that they each have their own gable access and therefore their own gallery.

See this unique offer for yourself and arrange a viewing today!

Features

- Completely refurbished in 2007
- 11 spacious rooms
- 4 bathrooms
- Wood-panelled hall with approx. 8 m ceiling height
- Open fireplace
- Staircase gallery
- High-quality fitted kitchen
- Parquet floors
- Stucco ceilings
- Sunny garden
- Loggia and 60 m² garden terrace



- Sauna with relaxation area
- Shed as guest apartment
- Detached garage

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

Energieausweistyp	Verbrauchsausweis
Issued on	nach dem 1.5.2014
Gebäudeart	Wohngebäude
Year of construction	1924
Primary energy source	Gas
Final energy consumption	170.5kWh/(qm*a) kWh/(m²·a)



Energy efficiency class

F



Location

The property on offer is located in a quiet and green residential area with very good connections to the city centre. There are various shopping facilities, schools, kindergartens and restaurants in the immediate vicinity. Public transport is also just a few minutes' walk away, ensuring good connections to Berlin's transport network.

Well-known and extremely popular Berlin excursion and recreation destinations are located in the immediate vicinity. The Grunewald forest, Wannsee lake and the popular Schlachtensee lake invite you to take long walks and relax outdoors.

This impressive villa is ideal as a comfortable home for families or as a multi-generational home.





Exterior view



Fireplace room



Visual axis on ground floor



Kitchen



Bathroom



Gallery on the upper floor





Window front in the DG



Bedroom



Bathroom in the attic



Terrace



Terrace

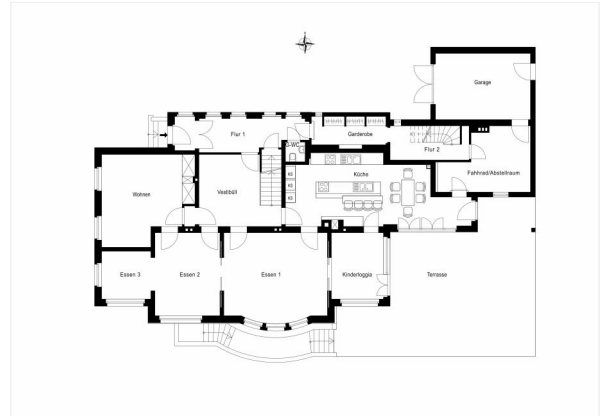


Garden

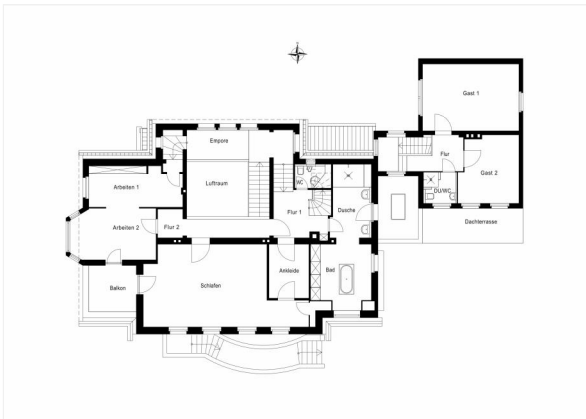




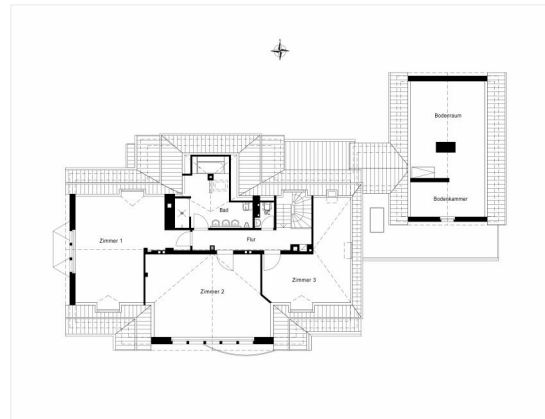
Exterior view



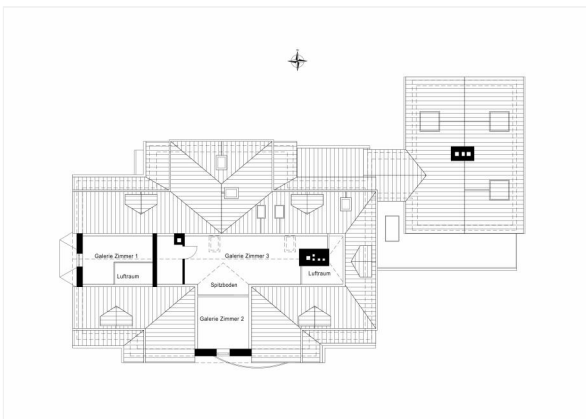
Ground floor



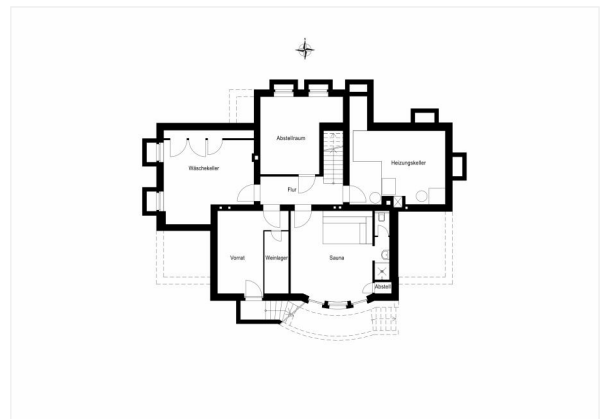
Upper floor



Top floor



Roof



Cellar

