

# Living at the Schlosspark – furnished flat in Charlottenburg

10587 Berlin, Apartment for sale

Object ID: 11632\_2



Living area approx.: **38.98 m<sup>2</sup>** - Rooms: **2** - Purchase price: **249,000 EUR**



## Living at the Schlosspark – furnished flat in Charlottenburg

Object ID	11632_2
Property Type	Apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Charlottenburg) 10587 Berlin Berlin
Floor	4
Floors in the house	6
Living area approx:	38.98 m²
Balcony/Terrace space approx	1.66 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating system	Teleheating
Year of construction	1960
Last modernization	2023
Condition	Modernised
Features	Standard
Features	Balcony, Built-in kitchen, Cellar, Lift, Linoleum flooring, Shower
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.
Maintenance fees	149 EUR
Purchase price	249,000 EUR



## Objektbeschreibung

This compact and cosy two-room flat is embedded in a very well-kept residential complex in the heart of Berlin-Charlottenburg. A lift takes you to the flat on the 4th floor. The flat is pleasantly bright and friendly as it is south-west facing. You can enjoy the beautiful hours of sunshine, especially on the balcony adjoining the living room. All rooms were renovated and refurnished at the beginning of 2023. This gives you the opportunity to simply move into your new home without much effort.

## Features

- balcony
- fitted kitchen
- fully furnished
- lift

## 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

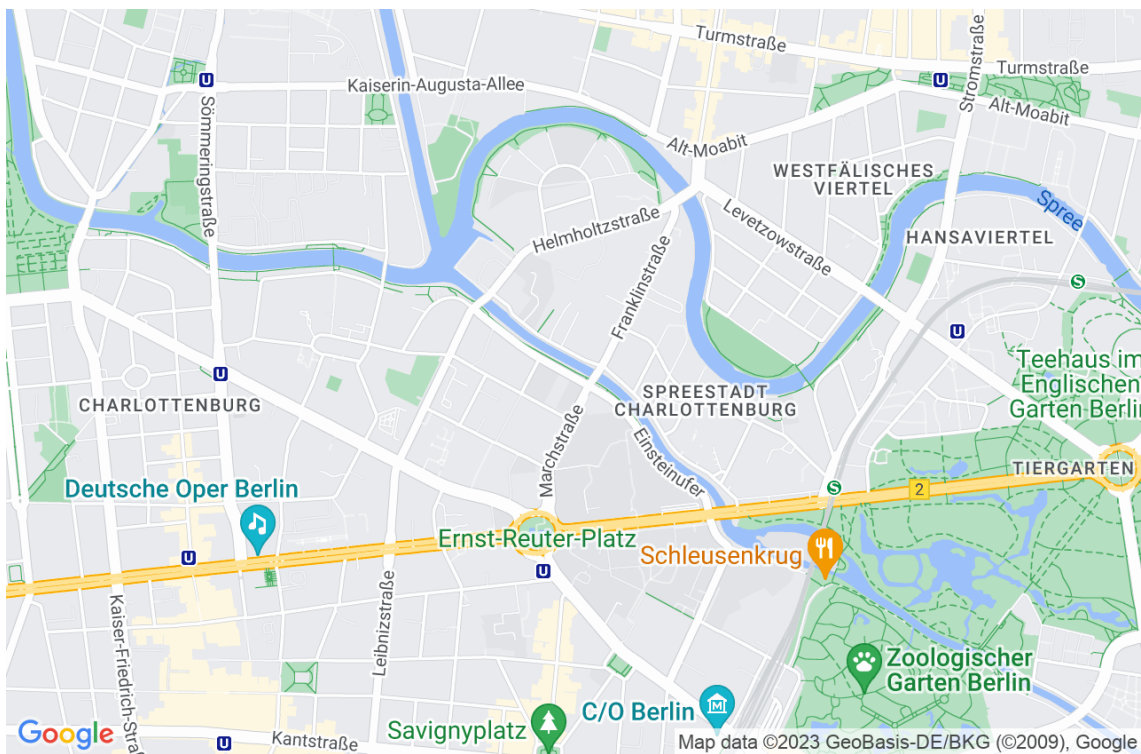


Energieausweistyp	Verbrauchsausweis
Issued on	26.02.2019
Valid until	25.02.2029
Gebäudeart	Wohngebäude
Year of construction	1960
Primary energy source	Fernwärme
Final energy consumption	110.00 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	D



## Location

Living in one of the most beautiful locations in Berlin-Charlottenburg. Just a few minutes' walk from the River Spree and the enchanting Charlottenburg Palace, you can enjoy the green retreats of our metropolis without having to limit yourself to the advantages of the urban infrastructure. Wilmersdorfer Strasse and Kurfürstendamm are within easy reach and offer everything your heart desires.





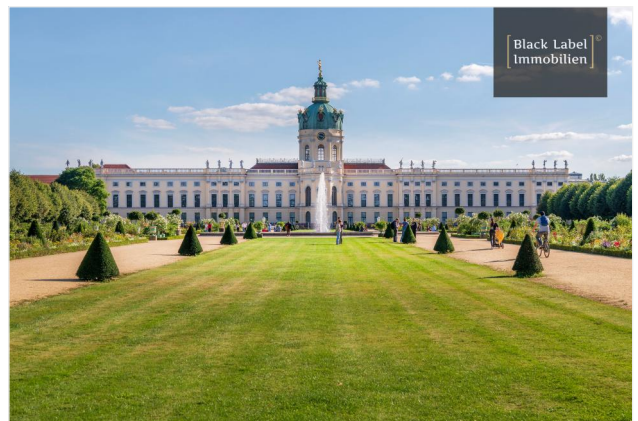
View



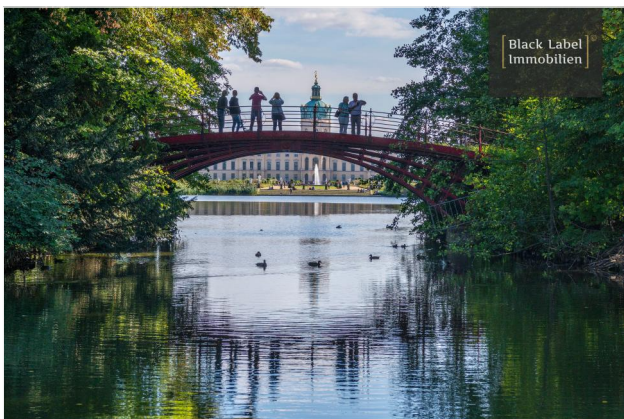
Rooms



Livingroom



Castle and garden

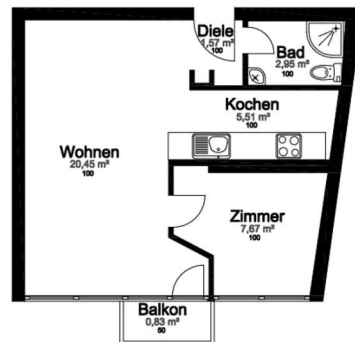


Bridge



## Grundriss

Floor plan



Bestandsplan kein Bauplan.

DIESER PLAN WURDE AUF BASIS  
VON VORH. AUFMASSPLÄNEN UND BEGEHUNGEN  
DER GEBÄUDE MIT KONTROLL-AUFMASSSEN  
ERSTELLT.

Bestandsplan		
PROJEKT	BESTANDSPLAN	
	10587 Berlin	
PLAN- ERSTELLUNG	Grigol Gagoshidze Clayalle 228 14195 Berlin	
Grundfläche	Ca. 38,98 m²	
PLAN	3 OG, 2 V. Links	
MASSTAB	1 : 100	PLANFORMAT A4
DATUM	23.11.2023	Plan Nr.: 01

