

# Loft-feeling in Charlottenburg-Wilmersdorf

10625 Berlin, Apartment for sale

Object ID: WP\_2.11



Living area approx.: **94.28 m<sup>2</sup>** - Rooms: **2** - Purchase price: **1,699,963 EUR**



## Loft-feeling in Charlottenburg-Wilmersdorf

Object ID	WP_2.11
Property Type	Apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Wilmersdorf) 10625 Berlin Berlin
Floor	5
Floors in the house	6
Living area approx:	94.28 m²
Area approx.	98.76 m²
Balcony/Terrace space approx	8.96 m²
Rooms	2
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2023
Last modernization	2023
Condition	First occupation
Features	Luxury
Features	Accessible, Balcony, Cellar, Garage, Lift, Storage room
Buyer's commission	COMMISSIONFREE for the buyer
Purchase price	1,699,963 EUR



## Objektbeschreibung

The design of the project is inspired by the Wilhelminian-style urban environment of the quarter around Savignyplatz. At the same time, Wieland Pestalozzi continues the traditional residential culture around Kurfürstendamm.

The architecture of this townhouse with 33 residential units meets high standards, but at the same time is deliberately restrained. The result is a design that radiates timeless elegance both inside and out. As a result, the townhouse in the WIELAND/PESTALOZZI blends very harmoniously into the historically evolved city and house structure of the popular urban quarter.

The clearly structured façade with high-quality plaster but also brick surfaces gives the house a special character and is also sustainably manufactured through the use of mineral insulation material. This is continued through the diverse flat layouts and different sizes - with a view of the urban space and the private courtyard garden.

## Features

- Only a few minutes' walk to Kurfürstendamm and Savignyplatz
- Timelessly elegant architecture
- 33 flats
- 2 to 4 rooms, approx. 51 to 164 m<sup>2</sup>
- Balconies, garden or roof terraces
- Private courtyard garden
- Representative entrance area
- Particularly high-quality fittings
- Optional air conditioning
- Fireplace connections in the penthouse flats

## 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

The quarter around Berlin's Savignyplatz in the Charlottenburg district has traditionally been a location for Berlin's intellectuals, creatives and art patrons. It is the heart of City West and still largely preserved in its Gründerzeit structure.

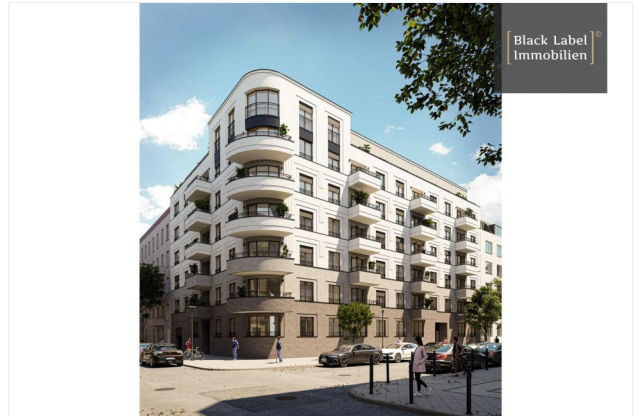
With its location between the fashionable Kurfürstendamm and the science centre of Berlin's Technical University, the district is a popular residential quarter for Berlin's middle classes.



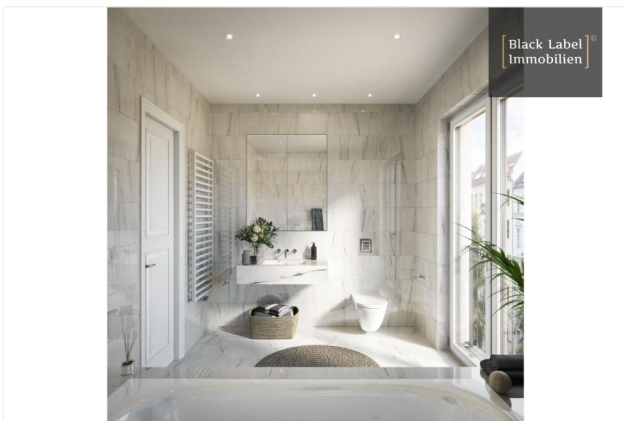




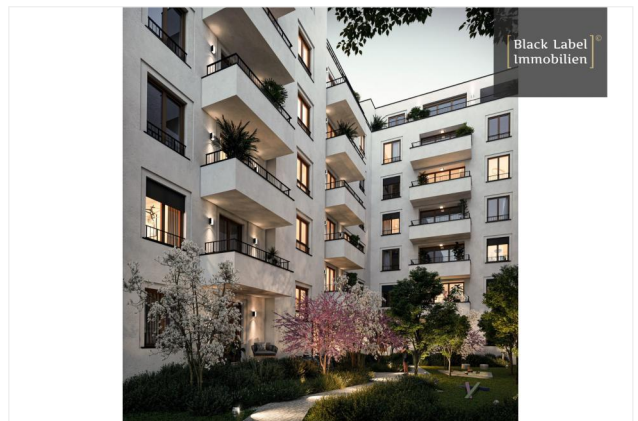
Example living area



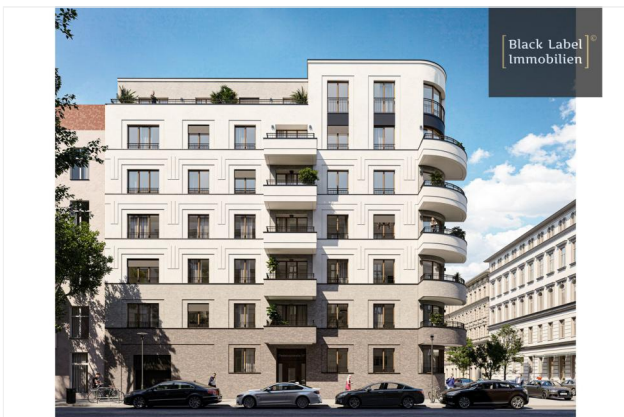
Facade



Example bathroom



Facade



Facade



## Grundriss

Floor plan

