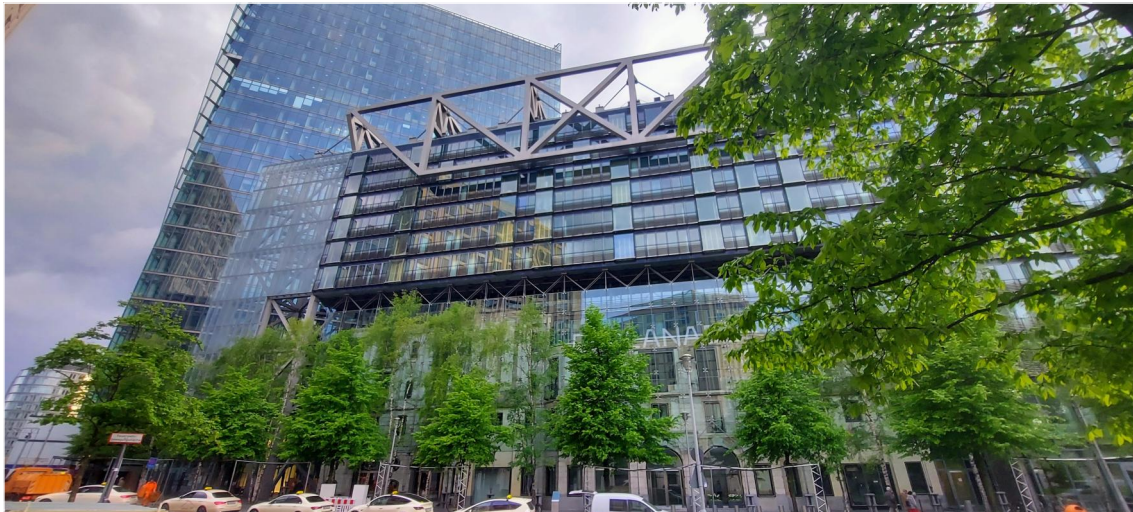


# Luxurious flat at Potsdamer Platz

10785 Berlin, Apartment for sale

Object ID: 11952



Living area approx.: **75 m<sup>2</sup>** - Rooms: **2** - Purchase price: **748,000 EUR**



## Luxurious flat at Potsdamer Platz

Object ID	11952
Property Type	Apartment
Address	10785 Berlin Berlin
Floor	11
Floors in the house	11
Living area approx:	75 m <sup>2</sup>
Rooms	2
Schlafzimmer	1
Bathrooms	2
Year of construction	1999
Last modernization	2021
Condition	Like new
Features	Luxury
Features	Air-conditioned, Bathtub, Built-in kitchen, Cellar, Lift, Parkettboden
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	762 EUR
Purchase price	748,000 EUR



## Objektbeschreibung

This 2-room flat on the 11th floor of a modern residential building in the heart of Berlin offers you a luxurious living experience. With a total living space of 75 m<sup>2</sup> and high-quality furnishings, this flat leaves nothing to be desired.

The last modernisation took place in 2021, so the flat is in mint condition. The parquet flooring gives the flat an elegant ambience. A lift is available in the building and makes it easier for you to access the flat. The flat also has one bedroom and two bathrooms.

You can cook up a culinary storm in the modern fitted kitchen with high-quality electrical appliances. Air conditioning ensures pleasant temperatures all year round. The basement offers additional storage space.

The monthly house rent is €762.

See this luxurious flat for yourself and arrange a viewing today.

## 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

Energieausweis

wird bei Besichtigung vorgelegt

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## Location

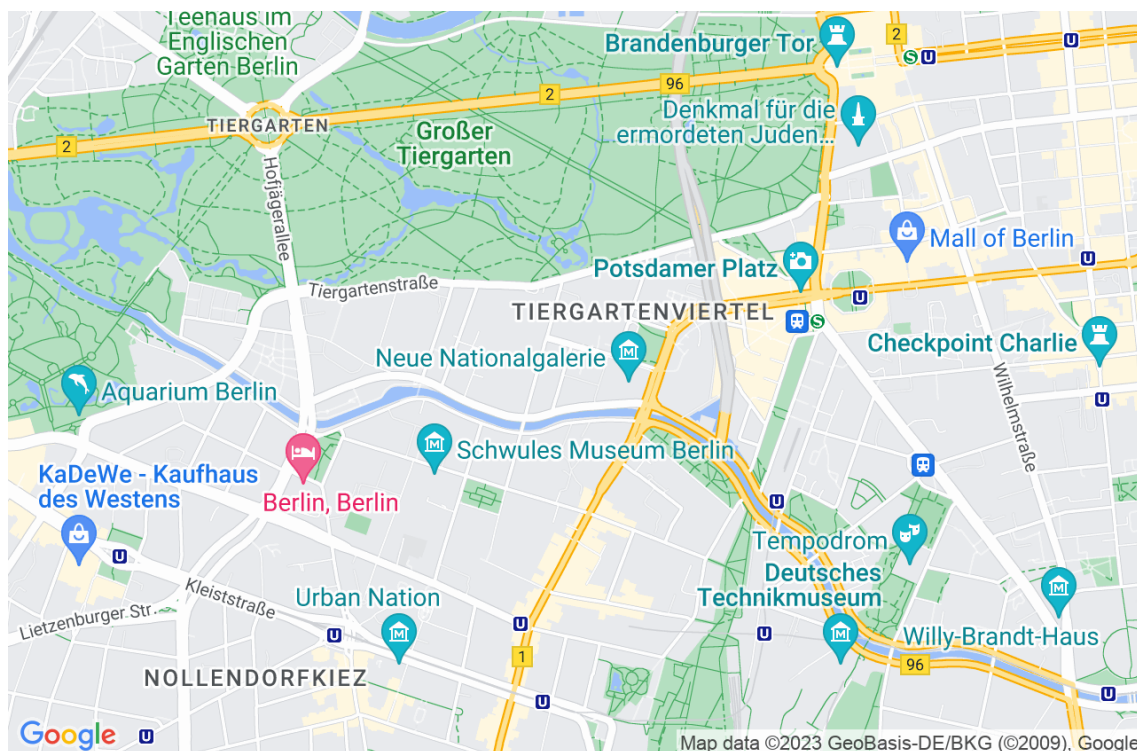
The German capital offers a wide range of cultural, gastronomic and leisure opportunities. The property is located in one of Berlin's best-known and most popular locations and is surrounded by places steeped in history.

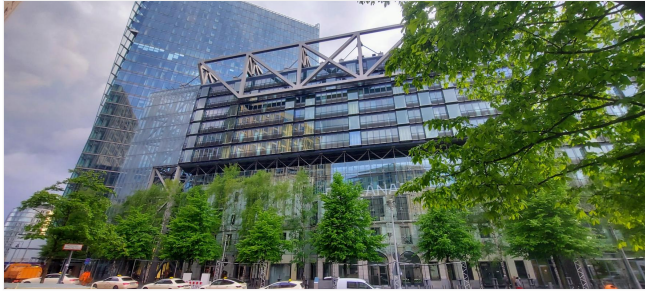
The flat is located in a quiet side street, but all important facilities for daily needs such as supermarkets, schools and doctors are within easy reach.

Public transport is also within easy reach, ensuring optimal connections to the public transport network. The nearest underground station and regional railway station are just a few minutes' walk away and offer fast connections to the surrounding districts and cities.

The neighbourhood is characterised by a green and family-friendly atmosphere. Parks and playgrounds are available nearby and are ideal for walks and leisure activities.

Overall, the property's location offers an ideal combination of urban life and quiet living.





Exterior view



Living room



Kitchen



Bathroom

