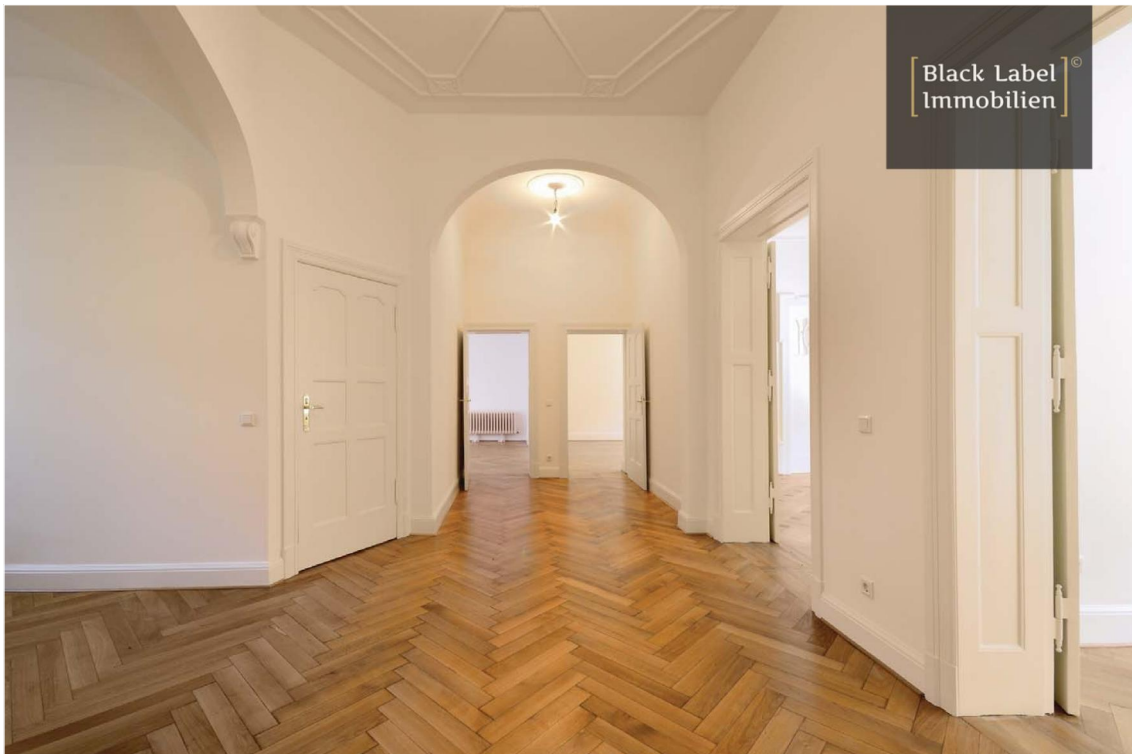


# Splendid old building apartment with 4 balconies/loggias and elevator in Ku'damm top location

10629 Berlin, Apartment for sale

Object ID: 10731-NE06



Living area approx.: **320 m²** - Rooms: **8** - Purchase price: **4,380,000 EUR**



## Splendid old building apartment with 4 balconies/loggias and elevator in Ku'damm top location

Object ID	10731-NE06
Property Type	Apartment
Address	(Berlin Charlottenburg - Wilmersdorf) 10629 Berlin Berlin
Floor	1
Floors in the house	5
Living area approx:	320 m²
Area approx.	349.67 m²
Rooms	8
Bathrooms	4
Loggias	1
Balconies	1
Heating system	Teleheating
Year of construction	1906
Last modernization	2016
Features	Luxury
Total parking spaces	1
Tiefgaragenstellplatz	50,000 EUR (Amount: 1)
Features	Balcony, Cellar, Guest WC, Heritage-protected, Lift, Loggia, Parkettboden, Plank flooring, Storage room, tiled floor, Underground car park
Buyer's commission	Commission free for the buyer
Purchase price	4,380,000 EUR



## Objektbeschreibung

The building was erected in 1906 by the master builders and architects Gustav and Hermann Paulsen. In 1996, the residential and commercial building was entered in the list of monuments of Berlin as an individual monument and was especially therefore restored and repaired very carefully and in coordination with the monument preservation very detailed according to the original historical building elements in several construction phases (2011-2016) and equipped with modern and contemporary technology.

Here you live in one of the preferred inner-city residential areas with a very special flair. Already the facade of the residential building with many playful stucco elements and magnificent frames, as well as the detailed and very well-kept backyard, make this real estate offer unique. The entrance area and the associated, very generous staircase are reminiscent of the rich furnishings of typical architecture of the turn of the century.

Characteristic for the architectural style of this time, are the homely floor plans of the apartments. In the backyard, a skilful mix of old and new awaits you. In the residential building and the apartment itself, the characteristic stucco elements impress and skillfully set the old building charm in scene. In the backyard, a modern and detailed layout awaits you with bonsai trees, gravel stones scattered in a pattern and a terrace made of high-quality parquet flooring. The centrally placed Berlin Bear welcomes you with a wave and reminds you of the wonderful metropolis of Berlin.

On approx. 330 m<sup>2</sup> of living space, an outstanding living concept with elements typical of old buildings has been created here. Large window fronts, coffered doors, stucco decorations on the ceilings and light-flooded rooms make the heart of every lover of old buildings beat faster. In total, the apartment has 8 rooms, one of which is equipped with a modern fireplace. Here the whole family has room to linger and spend cozy evenings on cold seasons. The bathroom is luxuriously equipped and is rounded off by the discreet mosaic tiles in the shower and tub area. Another highlight of this magnificent luxury apartment are the two balconies, of which the balcony faces Schlüterstraße in the tree-lined boulevard and the balcony in the back, allows a panoramic view of the beautiful backyard.

An underground parking space can be purchased for an additional €50,000.

Let yourself be inspired by the popular old building charm and its unique living world during a joint viewing.

## Features

- Top location next to the Kurfürstendamm
- Underfloor heating in the bathrooms
- video surveillance
- security guard
- core renovated old building
- two balconies
- Old building details



- new concrete ceilings (sound insulation)
- brushed oak parquet (side wings)
- solid oak parquet in weave or herringbone pattern (front building)
- stucco
- Commission free for the buyer

## 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. The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

## Energieausweis

Energieausweis

nicht erforderlich

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## Location

The offered property is located in a quiet side street of the Kurfürstendamm, one of the most sought-after locations in Berlin. The world-famous strolling mile along the Ku'Damm, offers numerous stores, fancy boutiques and the luxurious department store KaDeWe. Here are elegant shopping, exquisite gastronomy, but also cinemas or theaters at home. The Kurfürstendamm is undisputedly Berlin's most beautiful and prominent promenade.

Charlottenburg has always been one of the most sought-after and classic locations. With the Kurfürstendamm as its centerpiece.

The subway station Adenauerplatz and also Uhlandstraße are only a few minutes walk away, where you have a quick connection with the line U7 towards Spandau and Rudow. Due to the numerous bus stops, which can also be reached directly from the front door, the transport connection here could not be better.

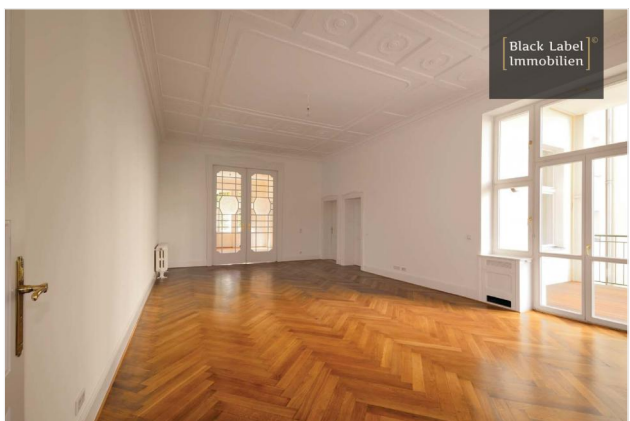




Hall



Hall



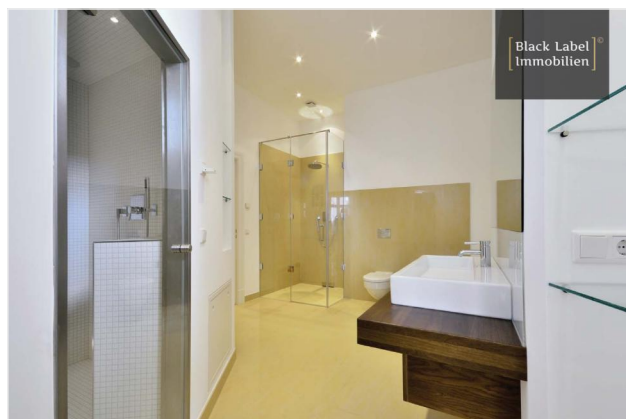
Living area



Corridor



Bathroom



Bathroom



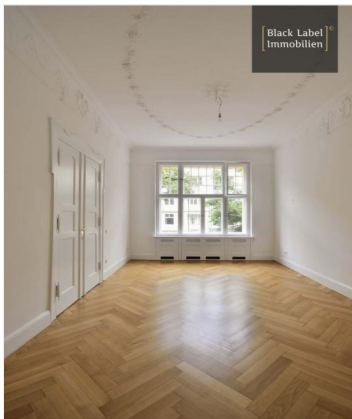




Bedroom



Kitchen



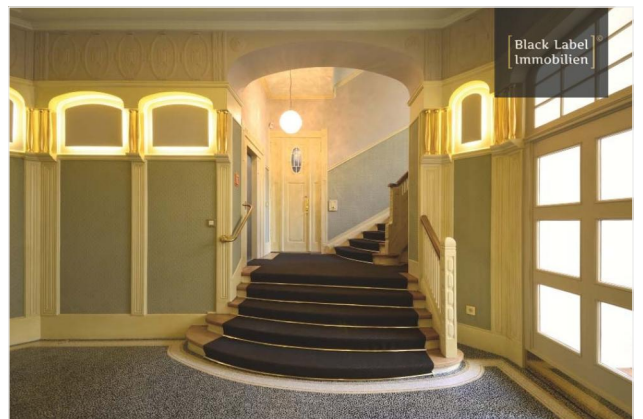
Room



Hobby



Balcony



Staircase





Facade



Details



Courtyard side





## Grundriss

Floor plan

