

# Stadthaus Charlotte: Partial commercial use of a high-quality refurbished flat in Charlottenburg

14057 Berlin, Ground floor apartment for sale

Object ID: SC03



Living area approx.: **48 m<sup>2</sup>** - Rooms: **2** - Purchase price: **410,000 EUR**



## Stadthaus Charlotte: Partial commercial use of a high-quality refurbished flat in Charlottenburg

Object ID	SC03
Property Type	Apartment, Ground floor apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Charlottenburg) 14057 Berlin Berlin
Floor	EG
Floors in the house	5
Living area approx:	48 m <sup>2</sup>
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating system	Central heating
Year of construction	1900
Condition	First occupation
Features	High-end
Features	Balcony, Cellar, Guest WC, Lift, Parkettboden, Shower, tiled floor
Subject to commission	Yes
Buyer's commission	1,785 % 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	218.73 EUR
Purchase price	410,000 EUR



## Objektbeschreibung

Perfect investment: Charming 2-room flat on the ground floor of the garden house with terrace. The flat offers a generous and usable living space of 48 square metres. The open-plan living concept combines a modern lifestyle with cosiness.

The two rooms offer a variety of uses and create a cosy ambience. The adjoining terrace extends the living space outside and invites you to spend relaxing hours.

The flat on offer is an attractive opportunity for investors looking for a high-potential investment at a purchase price of just €410,000.  
It is ideal for part-commercial use or letting.

## Features

- Herringbone parquet
- Room height of approx. 3.20 m
- 2.60 m high doors
- High windows for plenty of natural light
- Built-in wardrobes
- Living room with open-plan kitchen area
- Terrace in the quiet and leafy inner courtyard
- basement
- Fibre optic and cable connection

## 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	Bedarfsausweis
Issued on	15.02.2023
Gebäudeart	Wohngebäude
Year of construction	1900
Primary energy source	KWK fossil
Energy demand	20.70 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	A



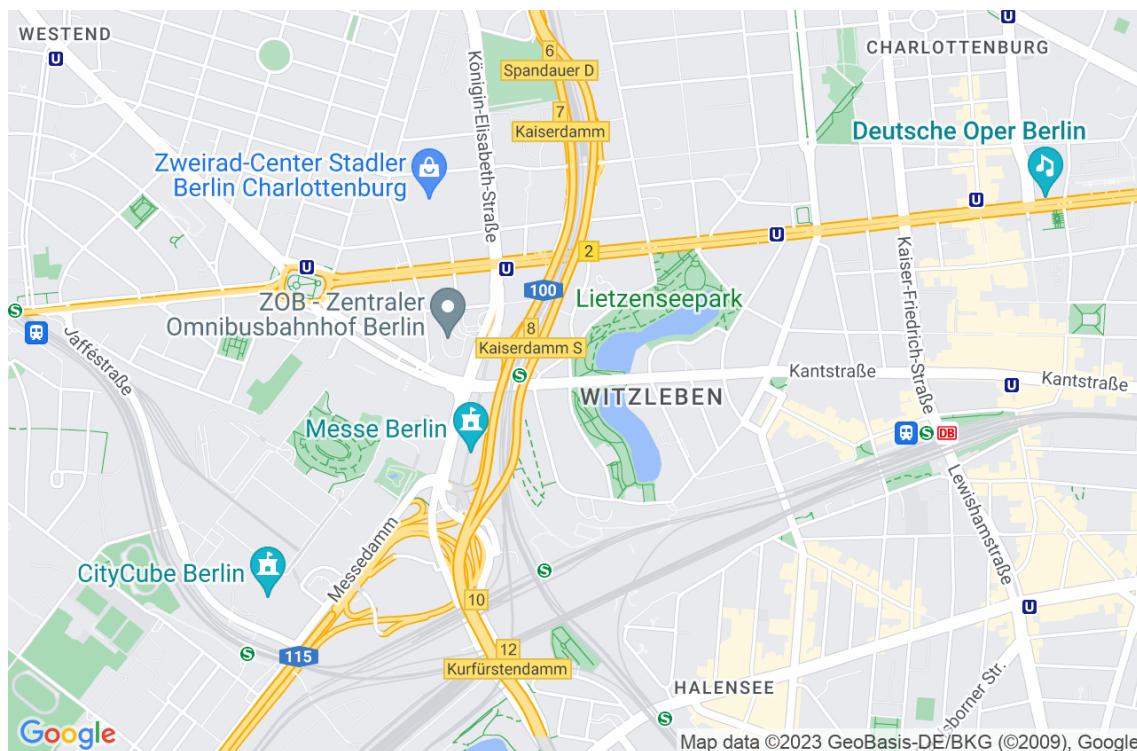


## Location

The flat is centrally located in Charlottenburg/Wilmersdorf and is within walking distance of shopping streets, bars and restaurants. The nearby Lietzenseepark offers opportunities for recreation.

The transport links are excellent with S-Bahn and U-Bahn stations and numerous bus routes. There are very good connections to Mitte, Steglitz-Zehlendorf, Schöneberg and BER airport. The city motorway can be reached in approx. 8 minutes by car.

You can experience Berlin highlights and history in the surrounding areas such as Charlottenburg Palace, Kurfürstendamm, the Memorial Church, Tiergarten, the zoo, Grunewald and Wannsee.





Stadthaus Charlottenburg



Offener Wohnbereich



Offene Küche



Badezimmer



Nahe am Lietzensee



Grundriss SC03





Stadthaus Charlottenburg



Nahe am Lietzensee



Sichtachse Garten



Dachgeschoss



Detail Dachgeschoss



DG offener Wohnbereich







Schlafzimmer



Sichtachse Innenhof



Wohnbereich



Offener Wohnbereich



Badezimmer V 1

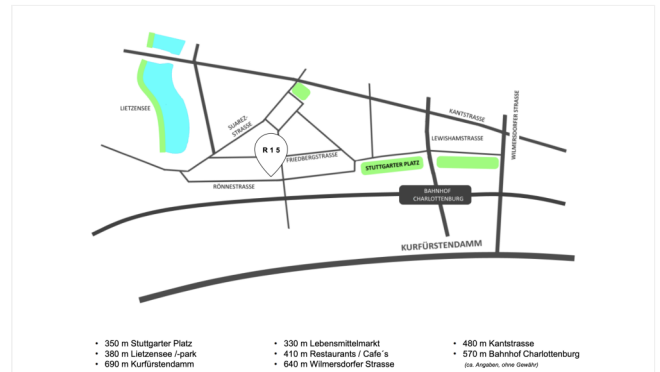


Badezimmer V 2





Badezimmer V 3



Lageplan

