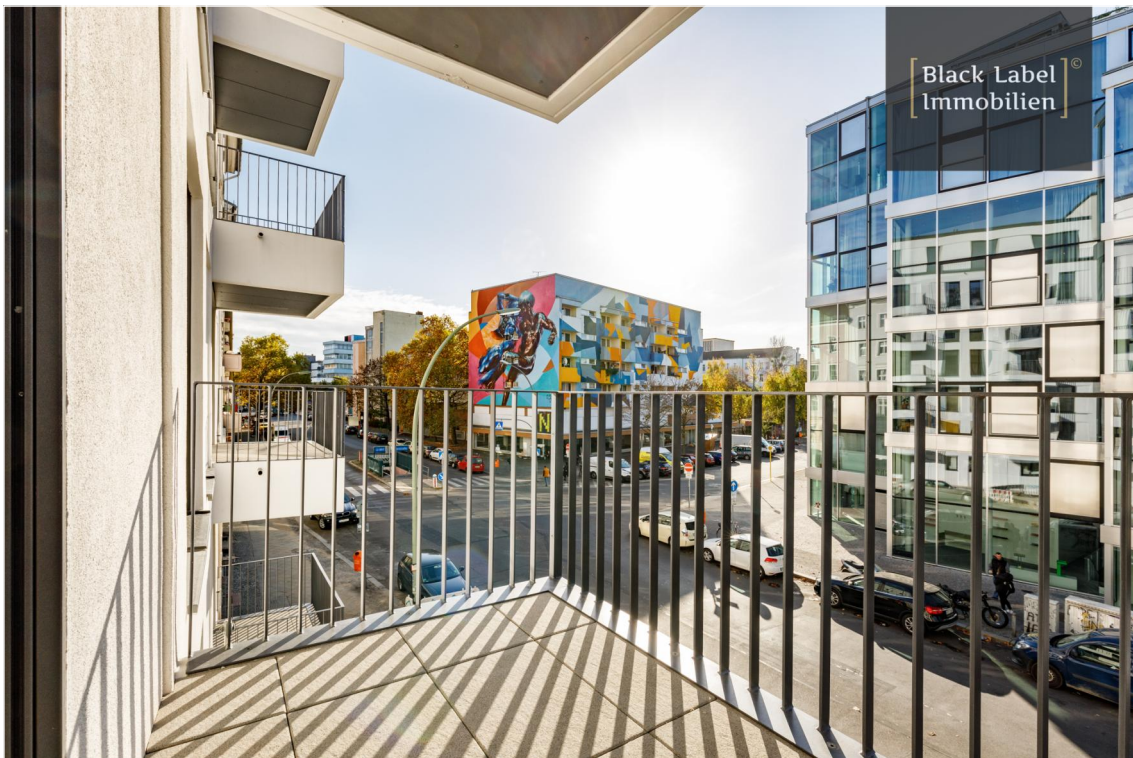


Sunny 2-room gem with south-west facing

10785 Berlin, Apartment for sale

Object ID: KF_A01.02



Living area approx.: **70.08 m²** - Rooms: **2** - Purchase price: **708,246 EUR**



Sunny 2-room gem with south-west facing

Object ID	KF_A01.02
Property Type	Apartment
Address	(Berlin Mitte - Tiergarten) 10785 Berlin Berlin
Floor	1
Floors in the house	6
Living area approx:	70.08 m²
Balcony/Terrace space approx	3.96 m²
Rooms	2
Schlafzimmer	2
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2022
Condition	First occupation
Features	Luxury
Features	Balcony, Cellar, Daylit bathroom, Guest WC, Lift, Shower, Storage room, Underground car park
Buyer's commission	COMMISSIONFREE for the buyer
Purchase price	708,246 EUR



Objektbeschreibung

Cleverly designed on a total of approx. 70 m², you enter this unit through an entrance area into the hallway - enough space, therefore, to let the centre of the unit come along again with an almost loft-like atmosphere: a kitchen-divided living-dining room with approx. 32 m². The approx. 4 m² utility room and balcony are also accessible from here. A bedroom with just under 18 m² and a spacious bathroom with walk-in shower complete this generous 2-room flat.

This retreat will provide you with a stylish home.

Features

- New building with private, green inner courtyard
- Sanitary equipment from brand manufacturers
- All flats with balcony/terrace
- Lift
- Wooden parquet flooring in oak
- High doors and smooth transitions
- Sanitary equipment from brand manufacturers
- Underground parking spaces

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

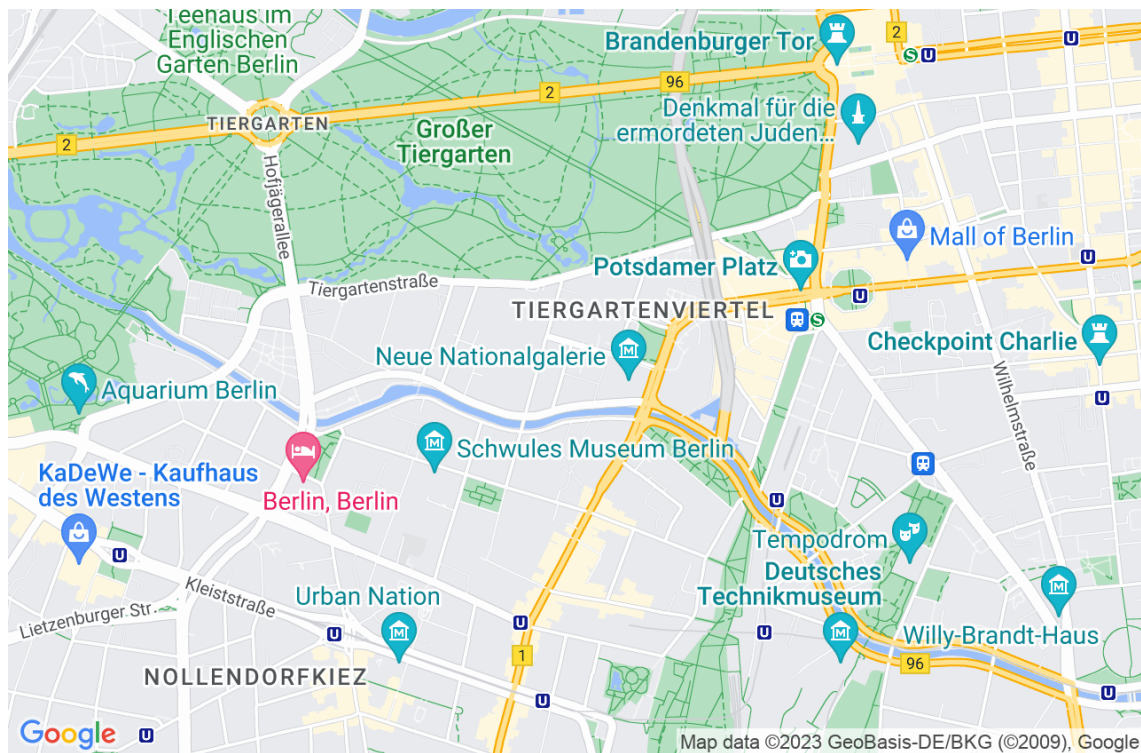
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Location

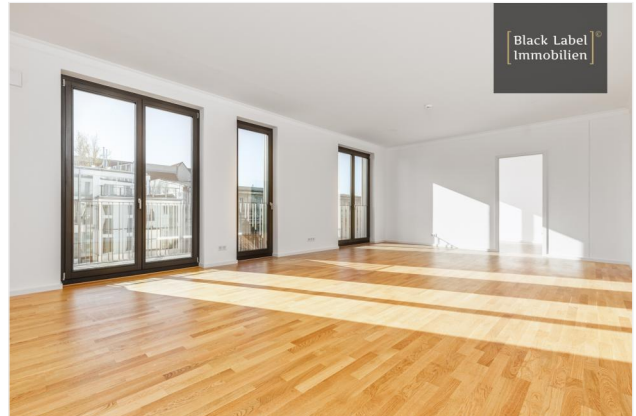
The Kurfuerst is located in the Tiergarten district of the trendy Mitte district. Living here means being in the heart of the city - between the prestigious KaDeWe department stores' and the famous Potsdamer Platz. Both are in the immediate vicinity and within walking distance.

At the same time, there are many green spaces in the surrounding area that are just as suitable for sporting activities as they are for relaxing picnics. The grassy banks of the Landwehrkanal, the parkland of the famous Tiergarten - often referred to as Berlin's equivalent of Central Park in New York City - and Gleisdreieck Park, from which cycle paths lead to the suburbs, are less than a kilometre away.

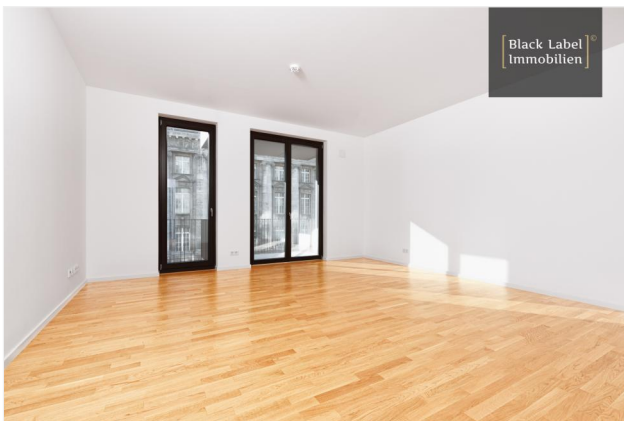




Example view from the balcony



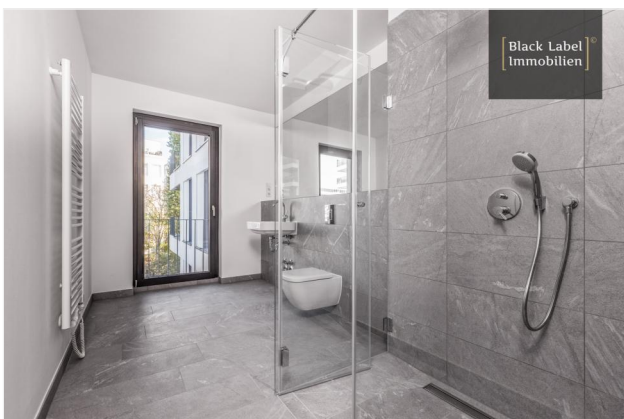
Example living area



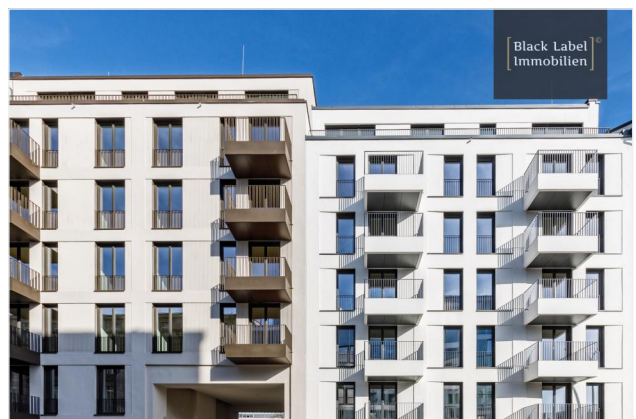
Example bedroom



Courtyardside



Example bathroom



Facade



Grundriss

Floor plan

