

Sunny ground floor gem with garden share to the east side

14476 Potsdam, Ground floor apartment for sale

Object ID: AP_H5_WE05



Living area approx.: **36.76 m²** - Rooms: **2** - Purchase price: **309,048 EUR**



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Object ID	AP_H5_WE05
Property Type	Apartment, Ground floor apartment
Address	(Brandenburg - Potsdam) 14476 Potsdam Brandenburg
Floor	EG
Floors in the house	4
Living area approx:	36.76 m²
Area approx.	38.81 m²
Property approx.	19 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Loggias	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	2023
Features	Luxury
Total parking spaces	1
Parking space	33,500 EUR (Amount: 1)
Features	Außenstellplatz, Cellar, Garden usage, Lift, Loggia, Parkettboden, Shower, tiled floor
Buyer's commission	COMMISSIONFREE for the buyer
Purchase price	309,048 EUR



Objektbeschreibung

Cleverly designed on a total of approx. 36.67 m², you enter this unit through an entrance area into the hallway with sufficient space for your wardrobe, in order to then directly reach the centre of the ground floor flat with a generous atmosphere: a kitchen-dining room with approx. 17 m². From here you can reach the bedroom, which is connected to the loggia, as well as the garden area of approx. 19 m². Here you can enjoy your morning coffee in the sun when the weather is nice. The modern bathroom with ground-level shower completes this crisp 2-room flat.

This retreat will provide you with a stylish home.

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

Characterised by its multitude of world-famous castles, lakes and parklands, Potsdam is a place of great cultural and historical significance. The cosmopolitan metropolis captivates with its unique past and exciting history. Today, the city fascinates with its friendly liveliness and unmistakable flair.

"Am Park" now offers a unique living experience - with direct access to the popular Volkspark Potsdam, the project enables a grandiose centre of life in the middle of greenery and thus guarantees a high feel-good factor. Originally created for the Federal Horticultural Show, the well-known Volkspark delights with its variety of impressive trees and beautiful plants.

With the renowned Potsdam University of Applied Sciences, the Leonardo da Vinci School and also the Bornstedter Feld II primary school, first-class educational institutions can be found in the immediate vicinity of the project. Shopping facilities for daily needs are also within walking distance in just a few minutes. The project is excellently connected to public transport by a frequently used tram line. The restored old town can be reached in 10 minutes, the main railway station as a transport hub in only 20 minutes.





Residential complex



Residential complex



Residential complex



Residential complex



Residential complex



Residential complex





Residential complex



Site map



Grundriss

Floor plan

