

# Sunny views: Functional 2 room flat with balcony in Berlin Steglitz exudes brightness

12169 Berlin, Apartment for sale

Object ID: 9284



Living area approx.: **55 m<sup>2</sup>** - Rooms: **2** - Purchase price: **289,000 EUR**





## Sunny views: Functional 2 room flat with balcony in Berlin Steglitz exudes brightness

Object ID	9284
Property Type	Apartment
Address	(Berlin Steglitz-Zehlendorf - Steglitz) 12169 Berlin Berlin
Floor	1
Floors in the house	4
Living area approx:	55 m <sup>2</sup>
Balcony/Terrace space approx	3 m <sup>2</sup>
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating system	Single-storey heating system
Primary energy supplier	Gas
Year of construction	1957
Last modernization	2023
Condition	Fully refurbished
Features	High-end
Features	Balcony, Bathtub, Cellar, Daylit bathroom, Garden usage, Laminatboden, Storage room, tiled floor
Subject to commission	Yes
Buyer's commission	3,57% including VAT
Maintenance fees	246 EUR
Purchase price	289,000 EUR





## Objektbeschreibung

For sale is a bright and practical 2-room flat with balcony in Berlin Steglitz. The flat is located on the 1st floor of a multi-family house built in 1957 and has a living space of approx. 52m<sup>2</sup>. The flat was renovated in 2023 and now has a light laminate floor and trowelled walls.

Particularly noteworthy is the balcony, which is accessible from the living room and where you can relax in peace and enjoy the sun. The daylight bathroom has a towel radiator and a bathtub. This is a wonderful place to relax and unwind.

All rooms are directly accessible from the hallway, which makes for an optimal room layout. The flat is perfect for singles or couples looking for a cosy and practical flat. Do not hesitate and arrange a viewing appointment 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





Energieausweistyp	Bedarfsausweis
Issued on	18.11.2013
Valid until	02.04.2030
Gebäudeart	Wohngebäude
Year of construction	1957
Primary energy source	Gas
Energy demand	104.00 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	D





## Location

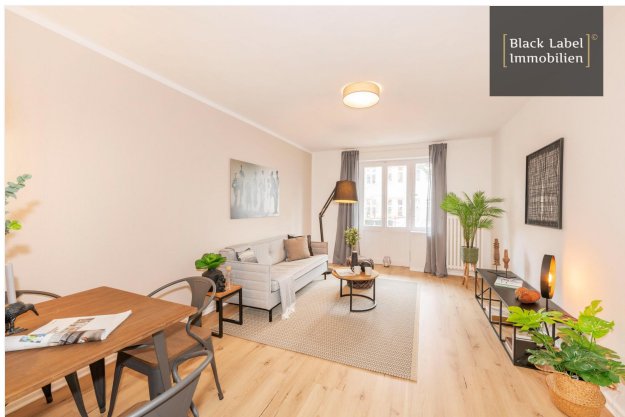
This flat in Berlin Steglitz is located in one of the most beautiful streets in the area and offers a great mix of living, shopping and relaxing. The street is characterised by historic buildings and modern new buildings that blend harmoniously together. Here you will find a variety of cafés and restaurants that invite you to linger and enjoy - simply everything your heart desires - from boutiques and fashion shops to supermarkets and drugstores. There are also numerous shops here for daily needs, such as bakeries and pharmacies.

Particularly noteworthy are the numerous green oases in the area. The nearby Steglitzer Stadtpark invites you to go for a walk or a jog and also offers numerous sports facilities such as a skate park, a football pitch and a tennis court. Not far away are also the Schlosspark Theatre and the Berlin Steglitz City Museum, which are a real highlight for culture enthusiasts.

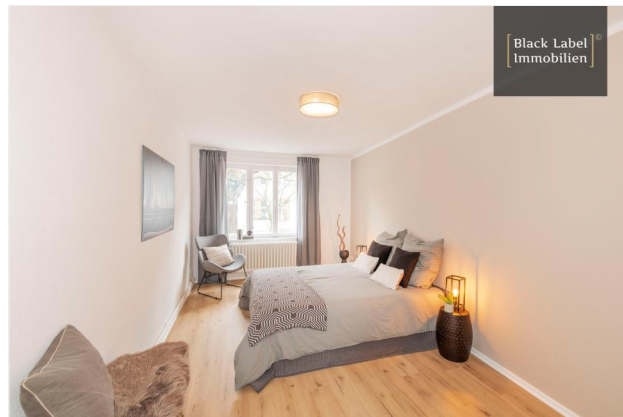
The flat also has excellent public transport connections. The "Rathaus Steglitz" underground station is only a few minutes' walk away and offers connections to the U9 and U10 underground lines. Buses and trams also run regularly in the immediate vicinity.







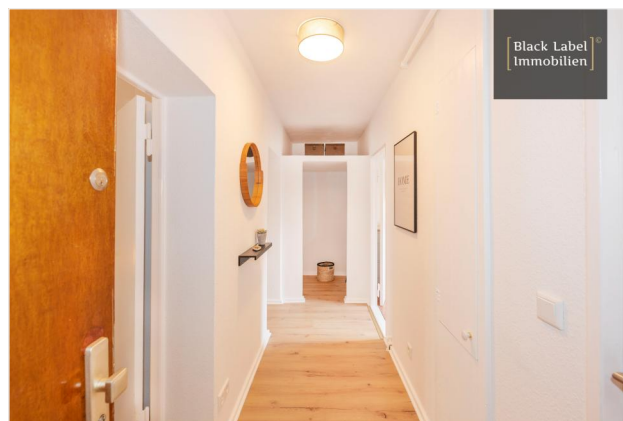
Livingroom



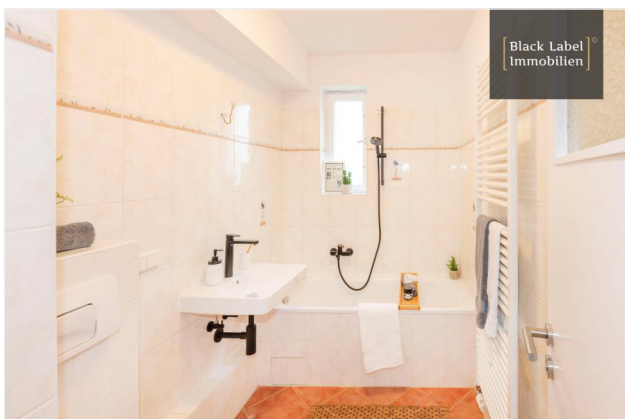
Bedroom



Balcony



Corridor



Bathroom



Kitchen







Garden



Facade



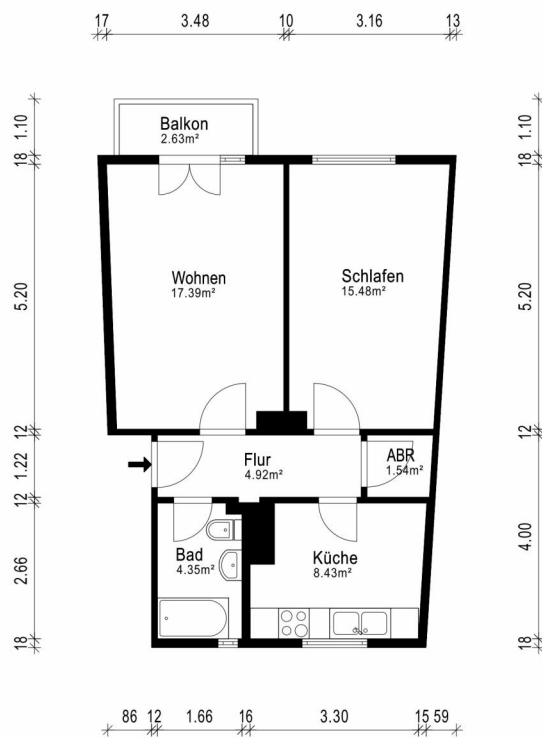
Facade





## Grundriss

Floor plan



Gebäude Etagenwohnung	
Ort/Straße 12169 Berlin	
Planinhalt 1. Obergeschoss rechts	
Maßstab 1:100	Datum 17.03.2023
Objekt-Nr.	Plan-Nr. 1

