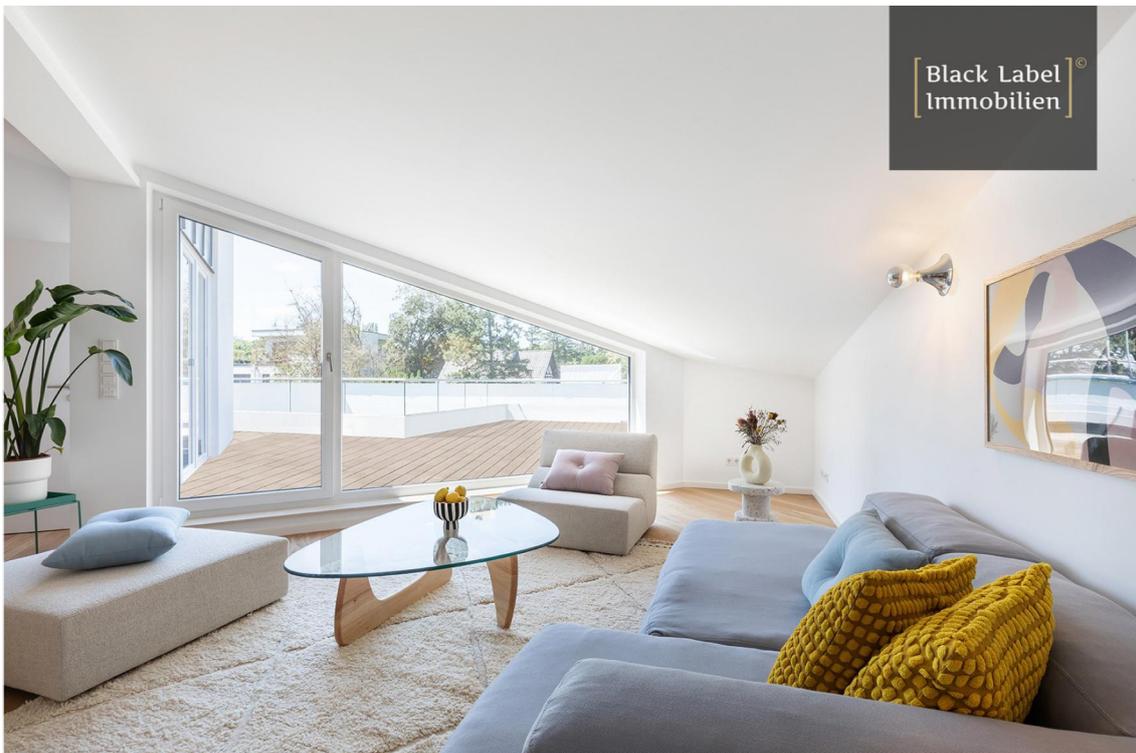


Top floor, 5 rooms, approx. 82m² outdoor area – Directly at Grunewald

14055 Berlin, Penthouse apartment for sale

Object ID: RA4_WE06_1



Living area approx.: 158 m² - Rooms: 5 - Purchase price: 1,590,000 EUR



Top floor, 5 rooms, approx. 82m² outdoor area – Directly at Grunewald

Object ID	RA4_WE06_1
Property Type	Apartment, Penthouse apartment
Address	(Berlin Charlottenburg - Wilmersdorf - Westend) 14055 Berlin Berlin
Floor	2
Floors in the house	2
Living area approx:	158 m ²
Area approx.	200 m ²
Balcony/Terrace space approx	74 m ²
Rooms	5
Schlafzimmer	3
Bathrooms	2
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Air/water heating pump
Year of construction	1990
Last modernization	2022
Features	High-end
Total parking spaces	1
Features	Balcony, Bathtub, Cellar, Lift, Parkettboden, Shower, Storage room, tiled floor
Subject to commission	Yes
Buyer's commission	3,57% 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	632 EUR
Purchase price	1,590,000 EUR



Objektbeschreibung

The penthouse flat offered here is comfortably located on the 2nd floor and will delight with a great room layout, exceptional terrace areas and high living comfort.

The highlights of this flat include:

- New roof insulation
- Real wood parquet flooring in country house style with underfloor heating
- High-quality sanitary fittings
- Terrace flooring made of Bangkirai, WPC or Larch
- New windows with triple insulating glazing
- Spectacular terraces with approx. 74m² of usable space and wonderful views of the countryside

Features

The high-quality renovation measures on the common property include:

- Installation of a highly efficient heat pump-gas hybrid heating system
 - String renovation
 - New house electrics
 - Facade renovation
 - Redesign of the outdoor facilities by a landscape architect
 - Parking spaces with e-charging stations (subject to availability, €40,000 each)
-
- Advised completion of this flat is Q4 2022
 - Advised completion of the whole project is Q3 2023

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
Valid until	24.08.2032
Gebäudeart	Wohngebäude
Year of construction	1990
Primary energy source	Luftwärmepumpe
Energy demand	45.30 kWh/(m ² ·a)
Energy efficiency class	A

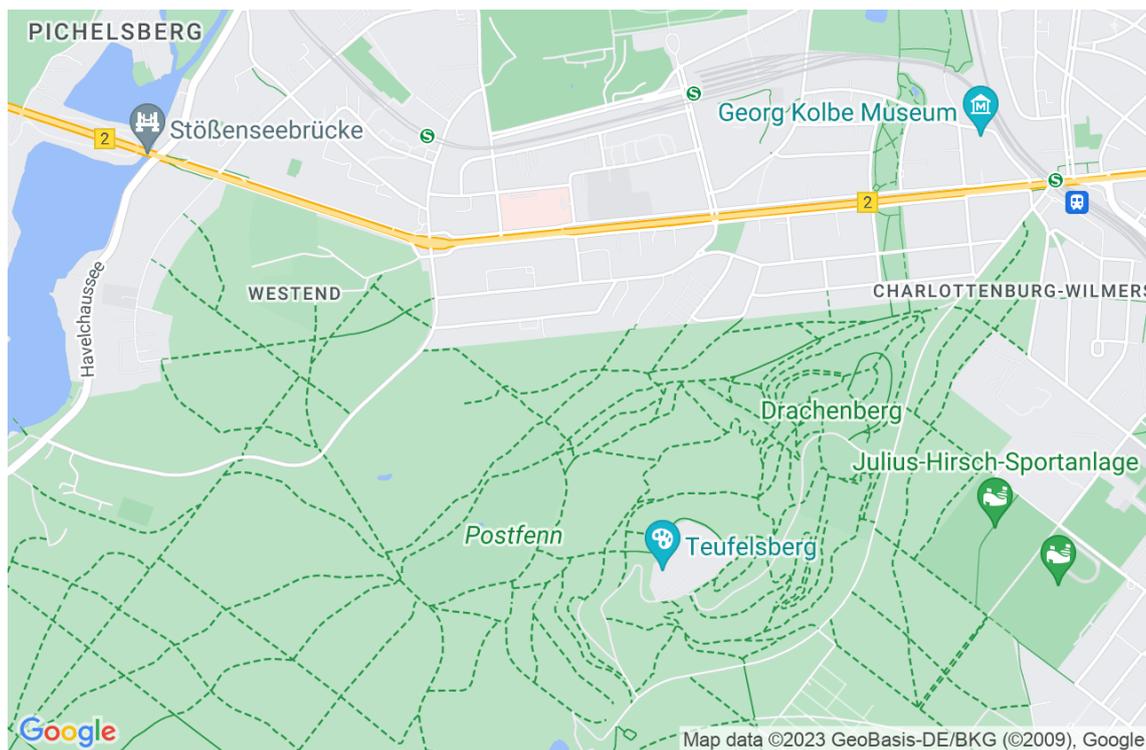


Location

The architect's villa on offer here is located in a wonderfully idyllic residential area directly on the northern edge of the enchanting Grunewald forest. The more than 3,000 hectares of woodland and forest impress with a variety of recreational and leisure opportunities as well as cultural highlights for real adventurers: the climbing tower, the viewing platform and art gallery "Teufelsberg" or the Drachenberg are within walking distance.

Schools, daycare centres and shops for daily needs are also in the immediate vicinity.

The Teufelssee lake or the Havel river to the west of Grunewald invite you to take beautiful walks and swim. The historic Olympic Stadium is located north of Rauschener Allee. The connection to the public transport network is ideal: in just a few minutes on foot you can reach the S-Bahn station Heerstraße and the Olympic Stadium. The motorway is only a few minutes' drive away.





Wohnbereich



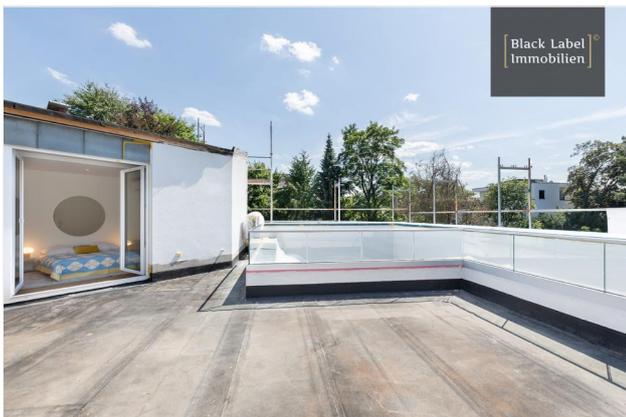
Wohnbereich



Essbereich



Zimmer 1



Terrasse



Terrasse



[Black Label Immobilien] ©



Zimmer 2



Bad 1



Bad 2



Zimmer 3



Villa



Villa garden view



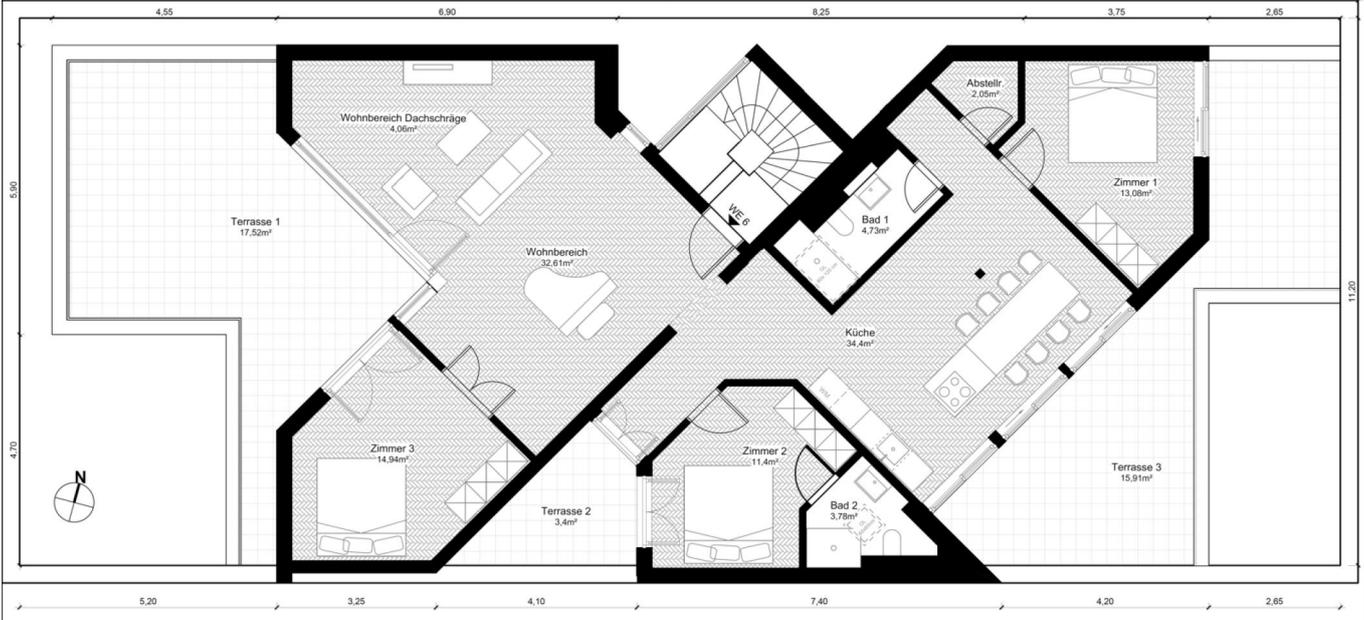


Villa entrance area



Grundriss

Floor plan



Grundriss

Grundriss

