

Top floor blank for 4 flats with planning permission, lift and rooftop terraces in Ku'damm location

10789 Berlin, Penthouse apartment for sale

Object ID: 7547



Living area approx.: **1,000 m²** - Purchase price: **7,200,000 EUR**



Top floor blank for 4 flats with planning permission, lift and rooftop terraces in Ku'damm location

Object ID	7547
Property Type	Apartment, Penthouse apartment
Address	(Berlin Charlottenburg - Wilmersdorf) 10789 Berlin Berlin
Floor	5
Floors in the house	5
Living area approx:	1,000 m²
Balconies	1
Heating system	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	1893
Features	Luxury
Features	Balcony, Cellar, Chimney, Lift
Subject to commission	Yes
Buyer's commission	7,14% 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.
Purchase price	7,200,000 EUR



Objektbeschreibung

CHARM AND LIFESTYLE

This charming Wilhelminian style house is located a stone's throw from the famous KaDeWe department store in Marburger Straße. The building was constructed in 1893 during the Art Nouveau era as a four-storey residential house with side wings and a garden house and is now a listed building.

The façade impresses with its majestic appearance. The building offers an amazing entrance in the front house with original preserved column-supported vaults, decorative elements in the floor and on the ceilings. Every time you enter the house, the striking art of Art Nouveau envelops you with its large wall mirrors, finely crafted wooden doors as well as the flights of pure marble stairs leading up to the first floor.

The Marburger V property still captivates with the charm of the Wilhelminian period and, with its impressive entrance, warmly welcomes lovers of beautiful living and lifestyle. The top floor of the house is ready to be converted into four luxurious flats for cosmopolitan people. A building permit is being renewed and is part of the sale.

It is planned to build 4 flats with sizes ranging from approx. 190 m² to approx. 428 m² living space. Each of the planned flats has a terrace and additional roof terrace. There are countless design possibilities - whether loft or family flat - there are hardly any limits to your imagination. The supply lines for electricity, water and heating are already upstairs. A wood preservation certificate as well as a structural analysis certificate are also available.

Let us inspire you with a joint viewing.

Features

- Gründerzeit from the year 1893
- listed building
- 4 flats planned
- building permit
- Merging possible
- Lift
- Roof terraces

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.

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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.



Location

IN THE HEART OF THE CITY WEST

The City West around Berlin's fashionable boulevard, the Kurfürstendamm, is and remains an instance of the good life: In the immediate vicinity of numerous boutiques and shops of exclusive international brands, renowned law firms and upscale hotels, life is pleasantly cosmopolitan. The people of Charlottenburg know how to avoid metropolitan stress and attach great importance to a pleasant neighbourhood atmosphere.

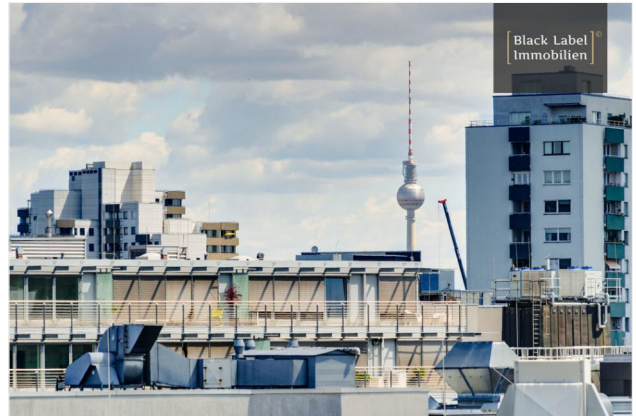
New concepts such as Bikini Berlin make City West an attractive place for a trend- and style-conscious public, combining Charlottenburg flair with serenity and international chic.

Once laid out as a bridle path, later developed into a boulevard and often sung about by Marlene Dietrich, Kurfürstendamm - known to Berliners as Ku'damm for short - has always been a special landmark of the city.





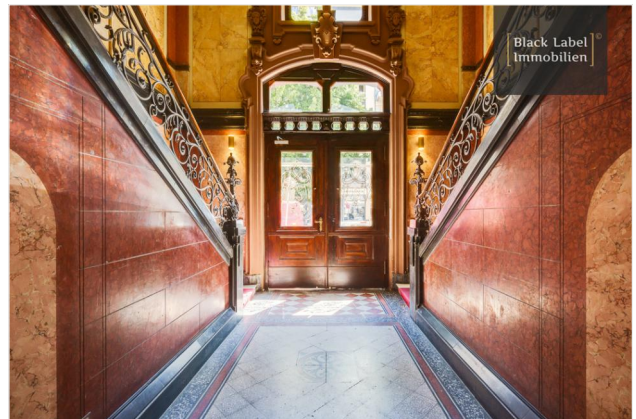
View from the roof



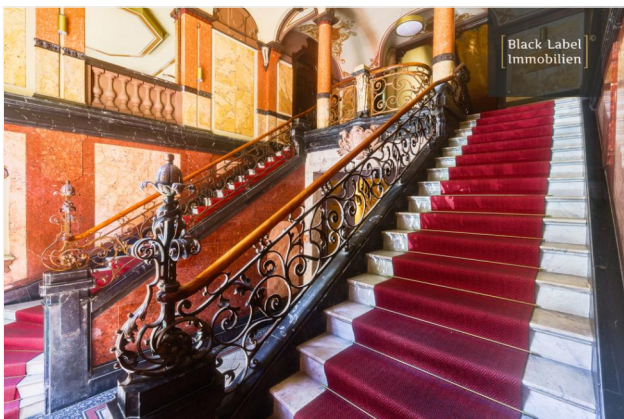
View from the roof



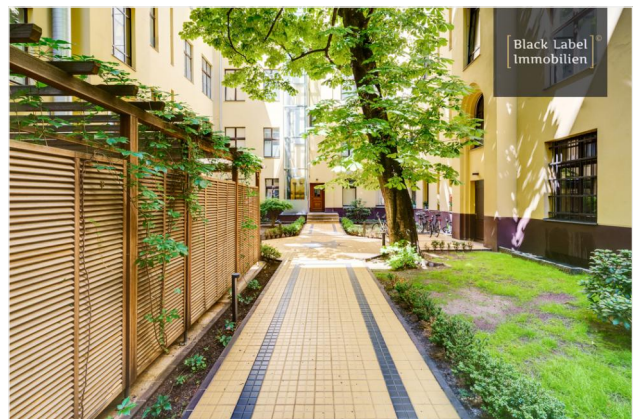
View from the roof



Entree



Staircase

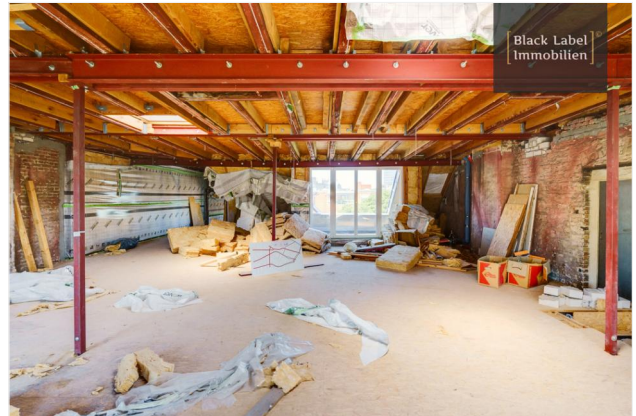


Courtyard

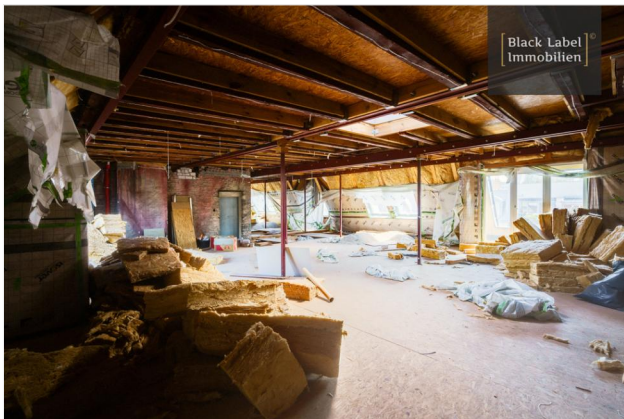




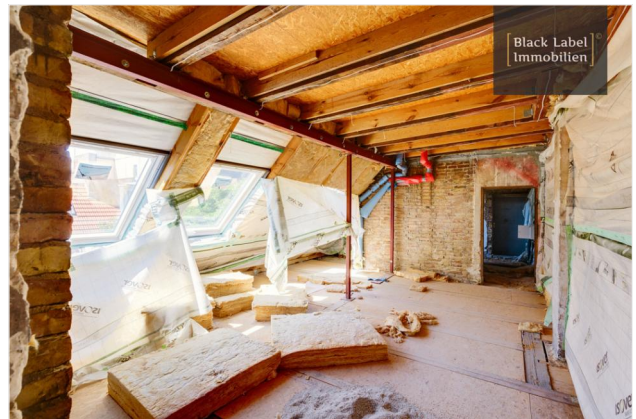
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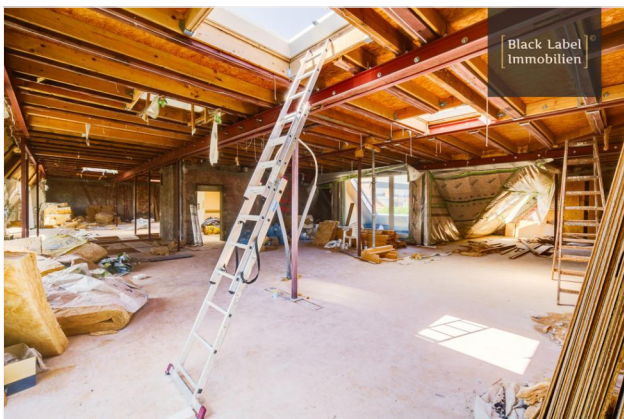
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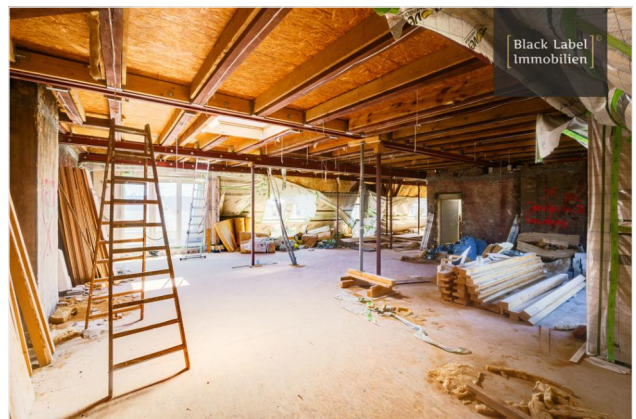
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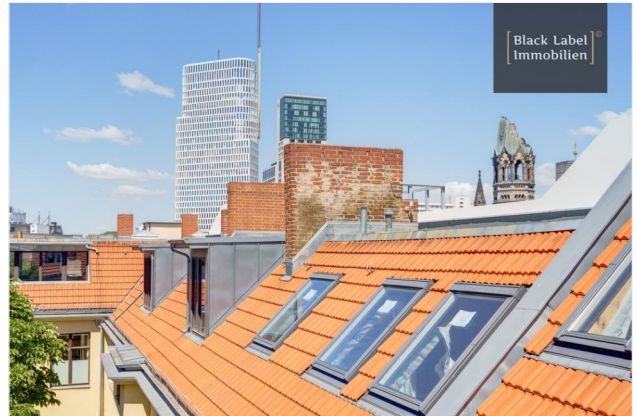
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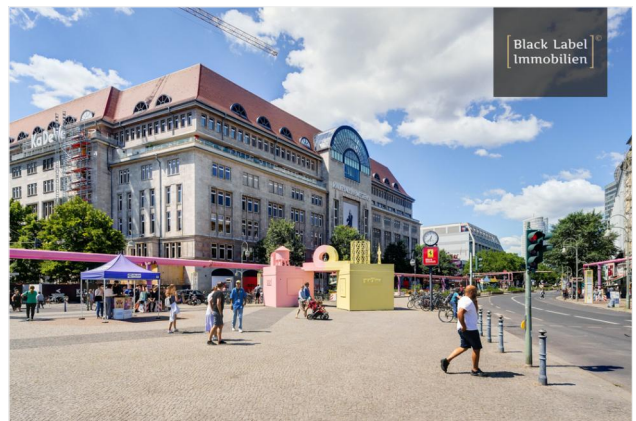
View from the balcony



View



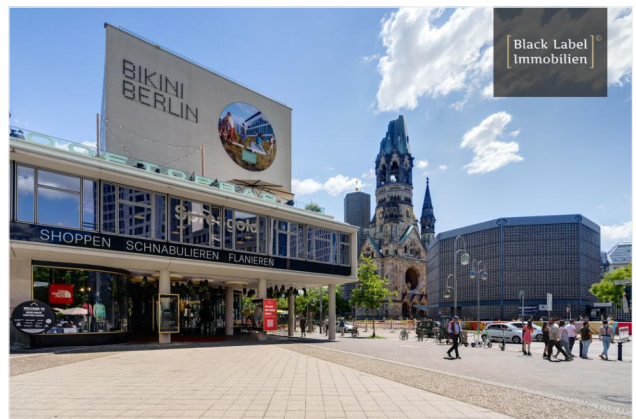
View



Surrounding



Surrounding



Surrounding





Surrounding

