

Very spacious new apartment – Berlin Mitte near the Gendarmenmarkt

10117 Berlin, Apartment for sale

Object ID: 5400_1



Living area approx.: **139.61 m²** - Rooms: **4** - Purchase price: **1,290,000 EUR**



Very spacious new apartment – Berlin Mitte near the Gendarmenmarkt

Object ID	5400_1
Property Type	Apartment, Holiday property
Address	(Berlin Mitte - Mitte) 10117 Berlin Berlin
Floor	6
Floors in the house	7
Living area approx:	139.61 m²
Area approx.	151.12 m²
Balcony/Terrace space approx	15.35 m²
Rooms	4
Schlafzimmer	2
Bathrooms	2
Balconies	1
Heating system	Teleheating
Year of construction	2001
Available from	immediately
Features	Accessible, Balcony, Bathtub, Built-in kitchen, Cellar, Guest WC, Lift, Parkettboden, Shower, Storage room, Suitable vacation property
Subject to commission	Yes
Buyer's commission	3.57% of the purchase price incl. 19% statutory 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 agreement with the seller in the same amount.
Maintenance fees	600 EUR
Purchase price	1,290,000 EUR



Objektbeschreibung

The apartment offered here for sale offers the unique opportunity of an absolutely central yet secluded location in one of the most popular residential areas of Berlin - Berlin Mitte. The residential building was built in 2010.

The spacious apartment with its 143m² is equipped with high quality materials, parquet wood floors and underfloor heating provide a pleasant living atmosphere. The numerous windows create a bright, open ambience. An absolute highlight is the large south-east terrace. The modern kitchen and the adjoining dining area offer enough space for a cozy get-together. Furthermore, the apartment has two interior bathrooms, one of which is equipped with a bathtub. Included is a practical storage room as well as a cellar, in order to optimally store everything that should not be in the field of vision. Through the passenger elevator you can reach your new home on the 6th floor without thresholds.

Features

- Wood parquet
- underfloor heating
- 2 inside bathrooms
- storeroom

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. The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

Energieausweis

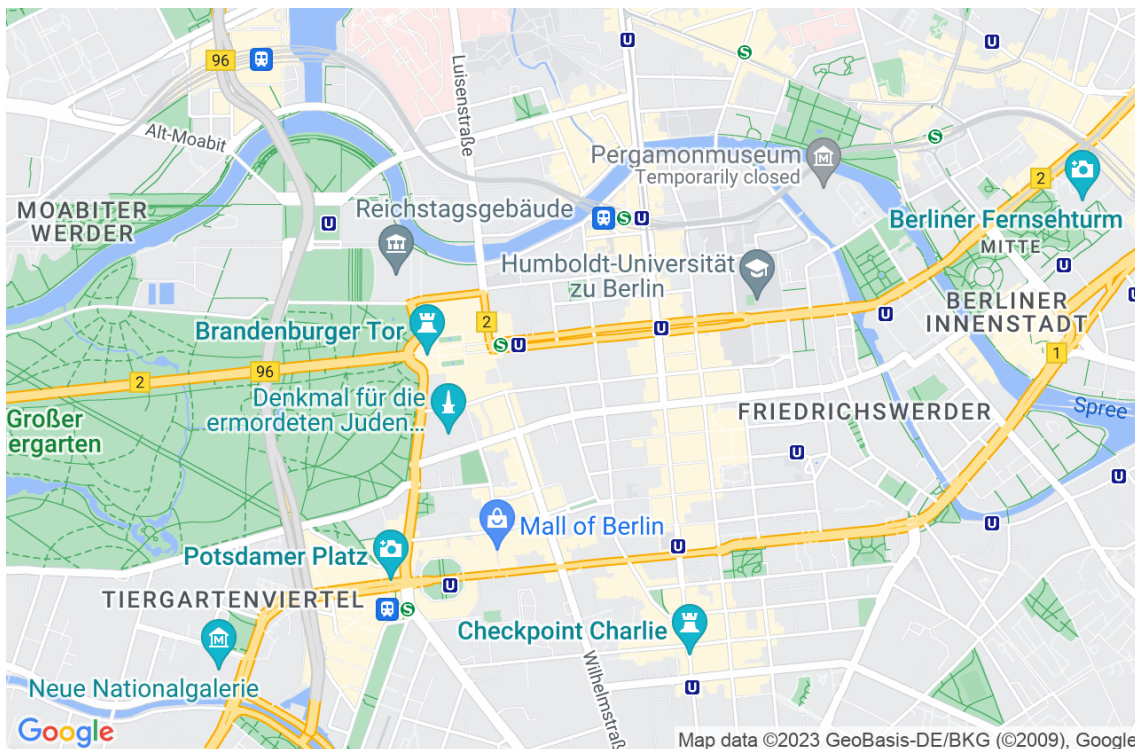


Energieausweistyp	Verbrauchsausweis
Issued on	13.07.2020
Valid until	12.07.2030
Gebäudeart	Wohngebäude
Year of construction	2001
Primary energy source	Fernwärme
Final energy consumption	53.00 kWh/(m ² ·a)
Energy efficiency class	B



Location

Only a few minutes walk from the city park "Großer Tiergarten" and Potsdamer Platz is this apartment building built in 2010. Here you are in the heart of Berlin, in close proximity to the boulevard Friedrichstraße and Unter den Linden and within walking distance to the Gendarmenmarkt and the government district. In the immediate vicinity you can reach the subway stations Mohrenstraße and Stadtmitte, from where you can explore the entire city.





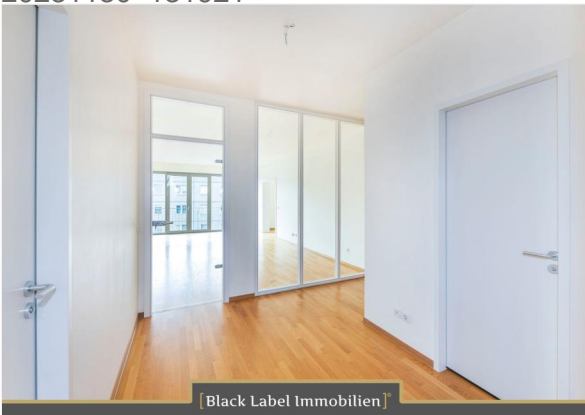
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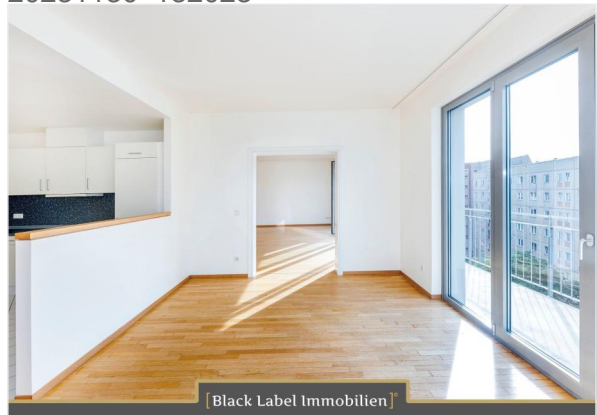


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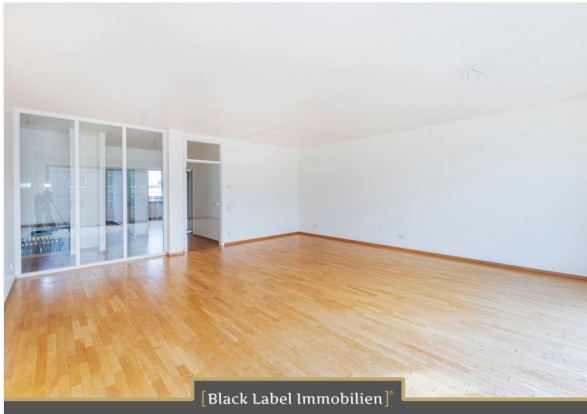
View to the living room

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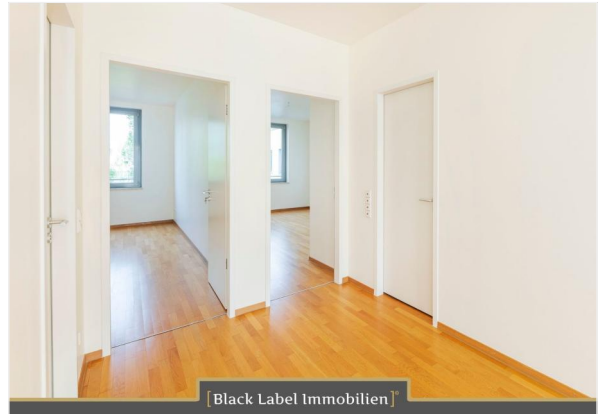


Dining area

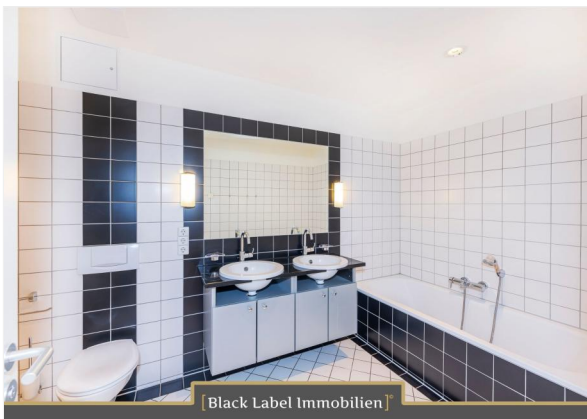




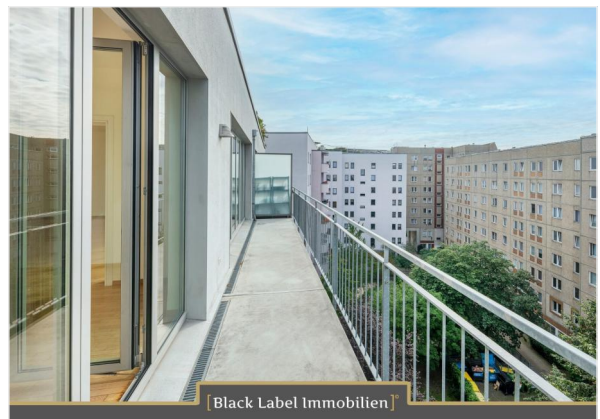
Living area



Bedroom and childrens room



Bath with bathtub



Big terrace



View



Inner courtyard





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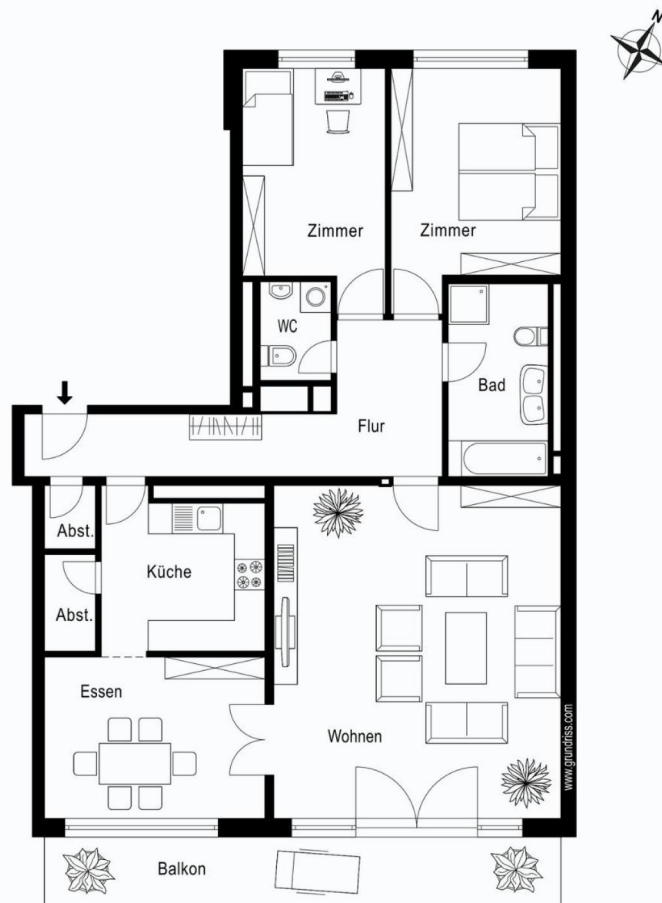


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Grundriss

Floorplan



Grundriss

possible floor plan

