

Immediately Available – Dream Apartment in Prime Location of Schöneberg

Berlin Schöneberg, 2. OG for sale

Object ID: BARB6



Living area approx.: **52 m²** - Zimmer: **1.5** - Purchase price: **339,000 EUR**



Immediately Available – Dream Apartment in Prime Location of Schöneberg

Object ID	BARB6
Property Type	Apartment
Address	(Schöneberg) 10781 Berlin
Floor	2
Etagen im Haus	5
Living area approx:	52 m ²
Zimmer	1.5
Schlafzimmer	1
Wohn-Schlafzimmer	1.5
Bathrooms	1
Heating type	Central heating
Primary energy supplier	Gas
Year of construction	1900
Condition	Well maintained
Features	Built-in kitchen, Cellar
Buyer's commission	3,57% Käufer-Provision inkl. MwSt vom notariellen vom notariell beurkundeten Kaufpreis, verdient und fällig mit Beurkundung des notariellen Kaufvertrages
Maintenance fees	219.12 EUR
Buyprice per m ²	6,519.23 EUR
Purchase price	339,000 EUR



Objektbeschreibung

The approximately 52 sqm apartment is located on the 2nd floor in the green courtyard of a well-maintained old building (without an elevator).

The small entrance area features a practical niche for storage, and on the right side, you'll find the spacious bathroom with a shower, washing machine connection, and a large window.

The fully equipped kitchenette is integrated into the living area, which is illuminated by two large windows with insulated glass facing southwest.

The living room retains the charm of the old building with its high ceilings (3.40 m) and wooden floors. From here, you enter the bedroom, which impresses with its spacious layout and various furnishing options.

This room also features wooden floors and is illuminated by a large window, from which you can admire the lovely and quiet courtyard.

The heating and hot water supply are centralized. The apartment is vacant and available immediately.

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	08.08.2014
Valid until	08-2024
Year of construction	1900
Primary energy source	Gas
Energy demand	121.00 kWh/(m ² ·a)
Energy efficiency class	D





Location

The apartment is located in the heart of Schöneberg, one of the liveliest and most popular districts of Berlin. Here you experience a vibrant, cosmopolitan scene, and the area is characterized by quiet streets and beautiful old buildings surrounded by lush gardens and balconies that are always in full bloom. Just around the corner are Barbarossaplatz, Goltzstraße, and Akazienstraße, with their vast selection of international restaurants, bars, boutiques, and attractive venues of Berlin's nightlife. A short walk away is Winterfeldtplatz, where a colorful market takes place twice a week. The U-Bahn station Eisenacher Str. (U7) is only a 4-minute walk away.





Bild 1



Bild 2



Bild 3

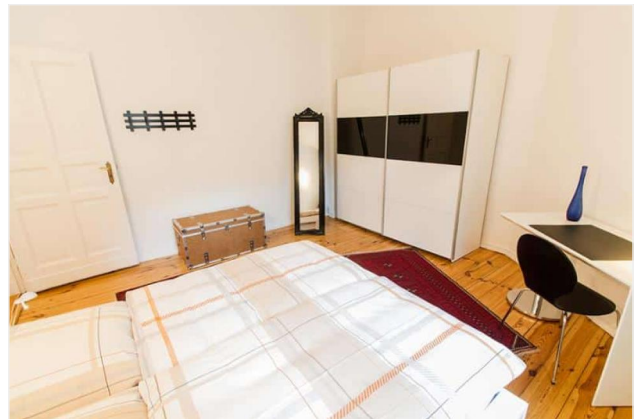


Bild 4



Bild 5

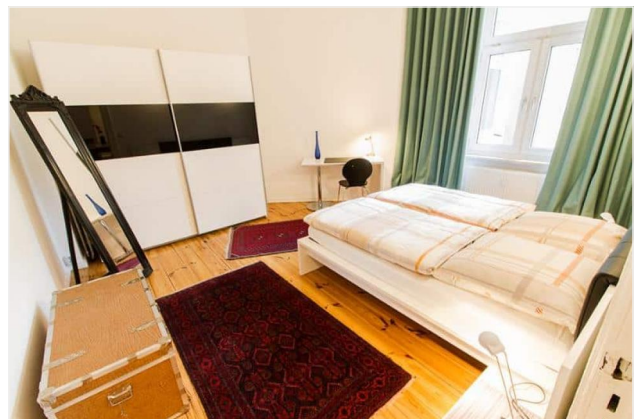


Bild 6





Bild 7



Bild 8



Bild 9



Bild 10

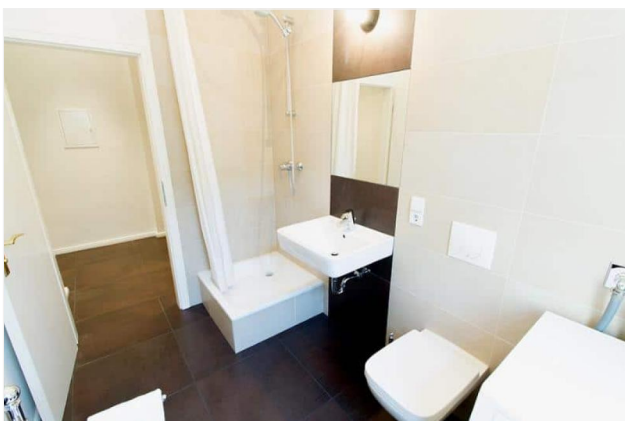


Bild 11

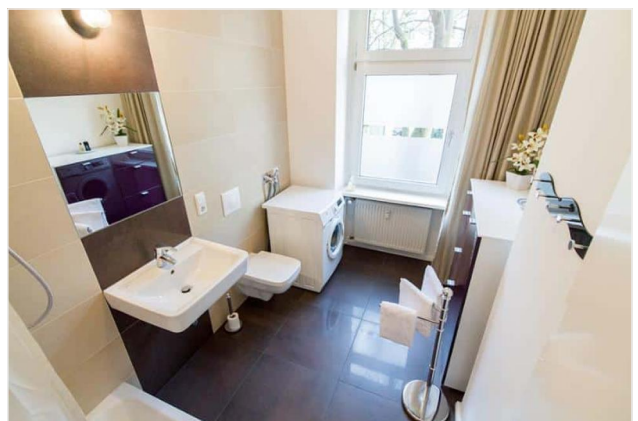


Bild 12





Bild 13



Bild 14



Bild 15



Grundriss

BAR6 - Etage 1 - DGSD3I

