

LUXURY – historic building – exclusive living in Charlottenburg-Wilmersdorf incl

Berlin Wilmersdorf, 1. OG for sale

Object ID: Pad_GS



Living area approx.: **173 m²** - Zimmer: **5** - Purchase price: **2,480,000 EUR**



LUXURY – historic building – exclusive living in Charlottenburg-Wilmersdorf incl

Object ID	Pad_GS
Property Type	Apartment
Address	(Wilmersdorf) 10709 Berlin
Floor	1
Etagen im Haus	5
Living area approx:	173 m ²
Zimmer	5
Schlafzimmer	3
Wohn-Schlafzimmer	5
Bathrooms	2
Balconies	1
Heating type	Underfloor heating
Primary energy supplier	Teleheating
Year of construction	1912
Last modernization	2015
Condition	Partly/fully refurbished
Features	Luxury
Features	Balcony, Built-in kitchen, Cellar, Chimney, Guest WC, Lift
Buyer's commission	3,57 Prozent vom Kaufpreis inkl. MwSt vom notariell beurkundeten Kaufpreis, verdient und fällig mit Beurkundung des notariellen Kaufvertrages
Maintenance fees	550 EUR
Buyprice per m ²	14,335.26 EUR
Purchase price	2,480,000 EUR





Objektbeschreibung

This beautifully and stylishly renovated, generously proportioned apartment in a quiet southern location impresses with its luxurious interior.

In addition to five lovely rooms and two high-quality fitted kitchens, the apartment also includes a separate guest toilet and a laundry room. Both the main apartment and the guest/children's apartment have separate and burglar-proof entrance doors from the vestibule.

The floors, walls, and ceilings of the apartment have been specially designed for sound insulation, allowing you to listen to music, practice, or even host loud gatherings without concern.

You can easily reach the respective floor via an elevator. The apartment also features a covered balcony (loggia).

You can store your belongings comfortably in the existing cellar space. Underground parking spaces can be rented nearby.

Features

Stylishly renovated and modernized old apartment (electricity, building services, floor construction, window elements, interior doors, bathrooms, fitted kitchens, built-in furniture newly created in 2017)

- Floor plan, room layout:
Spacious, light-flooded rooms with high ceilings
- Living area: 168 m² / Total area: 173 m²
- Guest apartment with separate kitchen, bathroom, own entrance door
- Elevator (Lift)
- Large basement compartment
- High ceilings
- 2 fully equipped fitted kitchens, cooking island
- Separate laundry room with dryer and washing machine
- 2 bathrooms
- Laundry room with bath, shower
- Guest toilet

GENERAL

- Versailles parquet flooring (dry areas: solid oak, wet areas: solid teak), partly with inlays
- Decorative fireplace made of Carrara marble
- Decorative onyx stone slabs with backlighting
- Ceiling and wall stucco
- Wooden wall panels
- Uniform, tall doors with profile elements, partly with decorated glass elements
- Illuminable cassette stained glass window



FURNITURE

- Wardrobes (built-in furniture), walnut veneer, lighting
- Bookcase with lighting, storage space and drawers
- Shelves / made of solid brass, glass and granite elements
- Bathrooms
- High-quality sanitary ware (Hans Grohe, Duravit)
- Underfloor heating with app function (Devi)
- Towel warmer (hot water, electric)
- Bioethanol fireplace

KITCHENS

- 2 wine refrigerators
- Induction fields, automatic extraction (Bora)
- 2 dishwashers
- Oven, microwave, dish warming compartment
- 2 refrigerators

BUILDING SERVICES

- Gira switch program
- High-quality alarm system with motion detector and app function (Jablotron)
- 5 smoke detectors
- Security camera (entrance area) with app function
- Home cinema with retractable screen and Dolby Surround, integrated media player
- Internet cabling, connections
- Premium ceiling speakers in all rooms, separately controllable and with app function (Heos, Sonos)
- Dimmable ceiling lighting, wall lighting
- Automatic temperature control via thermostats with app function (Tado)

Energy certificate

Energy certificate type	Verbrauchsausweis
Date of issue	15.08.2018
Valid until	08-2028
Year of construction	1912
Primary energy source	Teleheating
Final energy consumption	123.00 kWh/(m ² ·a)
Hot water included	yes





Energy efficiency class

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Location

The property is located in a quiet residential conservation area in close proximity to numerous green spaces (parks). Several bus lines and the U7 subway line operate nearby. In the immediate vicinity, you will find a variety of restaurants, doctors' offices, cafes, bakeries, and the Kurfürstendamm. Also, various fitness studios, bars, fashion stores, as well as the renowned Schaubühne Theater and the exclusive Hotel Provocateur with its restaurant Golden Phoenix, led by the Michelin-starred chef Duc Ngo, are within walking distance within a few minutes.

- Charlottenburg-Wilmersdorf, near Kurfürstendamm
- Traffic-calmed, wide street with a lot of tree population
- Excellent public transport connections (subway, bus)
- South-facing, very bright and sunny
- Nearby parks (playgrounds): Hochmeisterplatz, Olivaer Platz, Preussen Park
- Within walking distance to a variety of restaurants and shopping opportunities (groceries, shopping)
- Underground parking spaces can be rented in the immediate vicinity.





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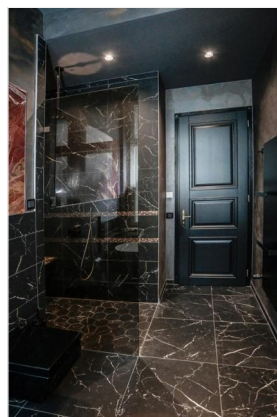


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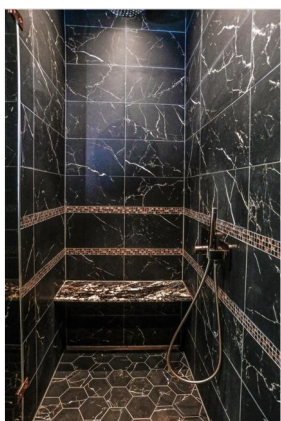




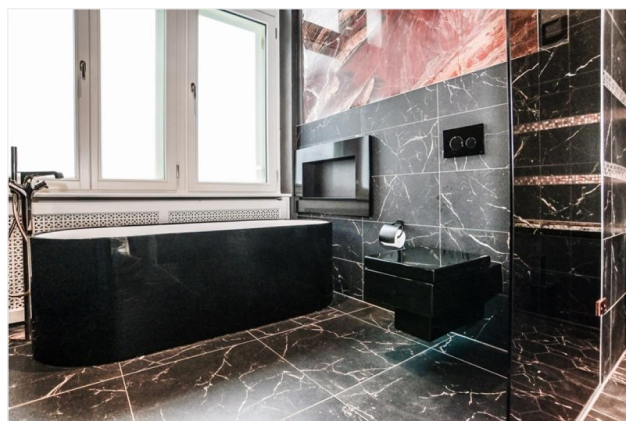
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Grundriss

Grundriss_Möblierungsplan

Wohnung - 10709 Berlin

Grundriss mit Möblierungsplan

