

Reserved – Pied-à-Terre + Parking Space between Savignyplatz and Deutsche Oper

Berlin Charlottenburg, 1. OG for sale

Object ID: HER2



Living area approx.: **38 m²** - Zimmer: **1** - Purchase price: **228,000 EUR**



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Object ID	HER2
Property Type	Apartment
Address	(Charlottenburg) 10625 Berlin
Floor	1
Etagen im Haus	5
Living area approx:	38 m ²
Zimmer	1
Wohn-Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating type	Central heating
Primary energy supplier	Öl
Year of construction	1963
Last modernization	1999
Total parking spaces	1
Parking space	15,000 EUR (Amount: 1)
Features	Außenstellplatz, Balcony, Built-in kitchen, Cellar, Kabel-/Sat-TV
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	200.16 EUR
Buyprice per m ²	5,605.00 EUR
Purchase price	228,000 EUR



Objektbeschreibung

This inviting 38-square-meter apartment on the first floor features a spacious hallway complete with a convenient storage room and stylish mosaic parquet flooring. The living area is generously proportioned and leads to a fully equipped kitchen and a balcony offering an idyllic view of the tranquil green courtyard. The recently renovated bathroom boasts a bathtub.

Included in the offer is a parking space in the courtyard.

The apartment is available immediately and comes furnished. Its central location offers excellent shopping opportunities and provides the ideal tranquility for those seeking a serene oasis in the heart of the city.

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	28.08.2018
Valid until	08-2028
Year of construction	1963
Primary energy source	Öl
Energy demand	107.90 kWh/(m ² ·a)
Energy efficiency class	D





Location

The apartment is situated in a vibrant neighborhood steeped in history and offering an abundance of amenities. This delightful area is adorned with historic buildings and architectural marvels, promising residents an authentic taste of Berlin.

Renowned for its diverse culinary scene, the vicinity boasts a wide array of dining options ranging from traditional German taverns to international cuisines, courtesy of nearby streets like Goethestraße, Pestalozzistraße, and Kantstraße. Cafés and bars beckon you to linger, creating a cozy ambiance ideal for socializing with friends or enjoying a leisurely afternoon.

Shopping opportunities abound, with a mix of charming boutiques, vintage stores, and well-established brands.

For culture aficionados, the area is teeming with historical landmarks waiting to be explored, such as the picturesque Savignyplatz adorned with its quaint cafés and bookshops. Conveniently located subway stations like Ernst-Reuter-Platz and Deutsche Oper (U2) offer easy access to public transportation, facilitating residents' exploration of the city.





Bild 1



Bild 2



Bild 3



Bild 4

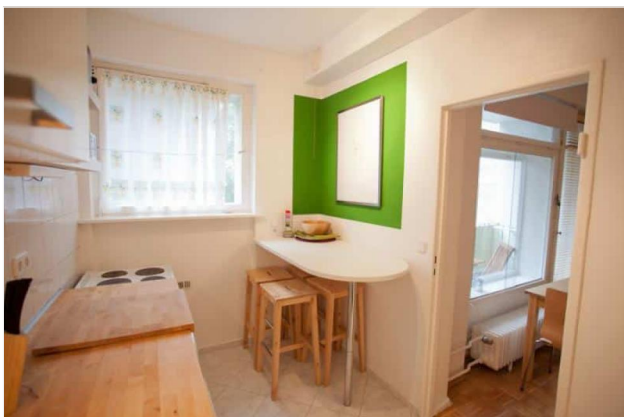


Bild 5



Bild 6

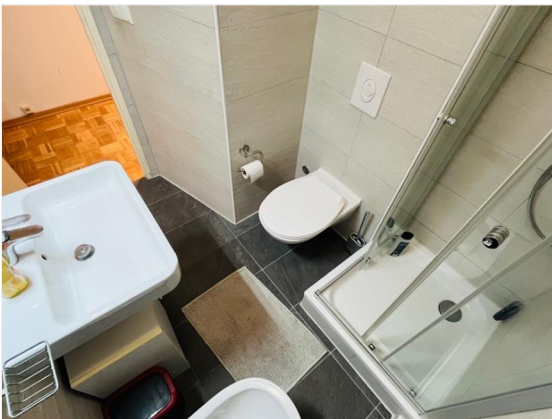




Bild 7



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