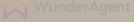



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 €659,000 Sale price	 95.0 m² Living size	 3 Rooms	 2 Bathrooms
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Object-ID: UUFM9P

Beautiful Apartment with terrace and underground car park at Lietzensee

14057 Berlin

- | | |
|---|---|
| <ul style="list-style-type: none">✓ Apartment for Sale✓ Quality of fittings Luxury✓ Lift✓ Kitchen✓ Guest toilet | <ul style="list-style-type: none">✓ Property condition Mint✓ Terrace✓ Cellar✓ Floor Heating✓ Garage |
|---|---|

About property

Property Details

Property class:	Apartment
Property type:	Ground floor
Floor:	0 of 6
Living space:	95.0 m ²
Property condition:	Mint
Quality of fittings:	Luxury
Building year:	2015
Rooms:	3
Bedrooms:	2
Bathrooms:	2

Costs

Sale Price:	€659,000.00
Sales price / m ² :	6,936.84 €/m ²
Buyer commission:	7.14% of the sales price incl. VAT
Commission note:	The total purchase price without parking space is 659.000 €. The purchase price for the Multiparking underground car park is € 60.000. The total purchase price is 719.000 €. The agreed commission, including the value-added tax of the agreed purchase price, is earned and due with the notarial contract conclusion. These must be paid by the buyer to WunderAgent GmbH, Helmerdingstraße 4, 10245 Berlin. This also applies if the purchase price is subsequently reduced or rewinded.

Market rent

Price / m ² :	24.78 €/m ²
Total cold rent:	€2,354.10



Garage

Garage type:	Underground car park
Number of garages:	1
Garage sale price:	€60,000.00

Energy Certificate Details

Date of creation:	from 2014-05-01 (EnEV 2014)
Type:	Demand certificate
Final energy demand:	57.0 kWh/(m ² *a)
Substantial energy:	District heating

Property description

Important: Please get in touch with us to find all relevant Information (full Adress, Images, Property Documents, Numbers and Datas, etc.) in our Document Center.

#####

Welcome in Charlottenburg - This wonderful and well located flat is just a few steps away from the famous Lietzensee.

Your Smart Home - Light control with Amazon Alexa, terminated usage of the floor heating system, video surveillance and much more: Due to the SmartHome-Technology you're able to control your home reasonable and sustainable by remote and time control.

Freedom in the middle of Berlin - by leaving the hall you're reaching the heart of the flat: the generously spaced living room with included dining area, furnished with a luxury kitchen from Dassbach. The floor depth wing doors are creating a light flooded flat and giving you

access to the 27 m² terrace. There's also a big umbrella for sight and privacy protection.

Modern, elegant and practical - going back to the hall you're able to reach the master bathroom as well as the guest's toilet, the bedroom and Hobby-/Children's room. The flat is equipped with high-quality built-in wardrobes, i.e. in the form of a walk-in wardrobe with a built-in safe.

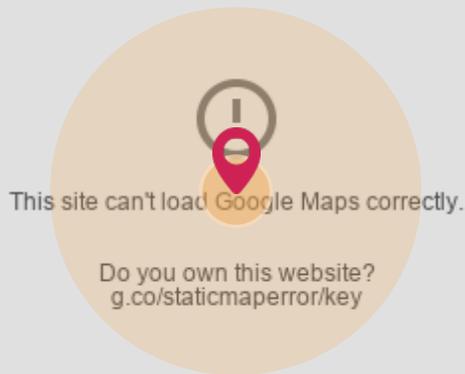
Maximum relaxation with a qualitative look - escape your daily stress. The bathrooms are equipped with all the desired sanitary ware, combined with LED-Spots and warm colored tiles fitted to a very high standard. This is creating a restful atmosphere. Do you prefer a walk-in rain shower or a bathtub? Both are available here.

Exclusive feeling of living, 365 days a year - due to the room ventilation with fresh air supply and the floor heating, you'll always find a pleasant living climate.

Equipment

Important: The flat will be sold only with the underground parking space.

- ++ Huge terrace (27 m²)
- ++ Partly furnished
- ++ Walk-in wardrobe
- ++ Carlift
- ++ Underground Parking Space
- ++ Smarthome (video surveillance inside and outside)
- ++ Electric shutters
- ++ Floor depth windows
- ++ Main Bathroom with bathtub and floor depth shower
- ++ Guest-Toilet with shower
- ++ Generously spaced Living- and Dining Room



Area

Charlottenburg - world famous, because it is the most important part of the West-City and with the Kurfürstendamm, the Wilmersdorfer Straße and the ICC exhibition center also the most popular residential area of Berlin.

Already important personalities have come to know and love Charlottenburg's charm: Carl Friedrich von Siemens, Mendelssohn Bartholdy and Meret Oppenheim, for example, have spoken symbolically about the catch in their hands.

The district of the beautiful Wilhelminian architecture and epicenter of established West Berlin lifestyle is experiencing an impressive renaissance today - the Kurfürstendamm along with its tranquil side streets, the restored Bikini Berlin and the time-honored KaDeWe are once again brought

into the light of the capital's events. Whether Kurfürstendamm, Fasanenstraße or the Savignyplatz: Charlottenburg is the ideal mix of tradition, style, charm and elegance and a proof that in the change is a loving consistency.

Here, like hardly any other in Berlin, consistency and modernity, peace, relaxation and pulsating, stylish city life come together!

Due to the central location of the train stations Zoologischer Garten and Charlottenburg in particular, the infrastructural connection to public transport is ideal. With various S-Bahn lines (S3, S5, S7, S42, S46, S75), subway lines (U1, U2, U7, U9) as well as buses (100, 200, M45, M46, M49, X10 etc .) destinations can be easily reached in all directions of the city.

Location

Charlottenburg - world-famous because it is the most important part of the West-City and with the Kurfürstendamm, Wilmersdorfer Straße and the ICC also the most popular residential area of Berlin. Popular leisure and shopping destinations are the Tauentzienstrasse, the Kurfürstendamm with its side streets as well as the Wilmersdorfer Straße. The range of offers go from the usual chain stores to the most exclusive designer stores.

Miscellaneous

Contact us and make an appointment today with your personal agent!

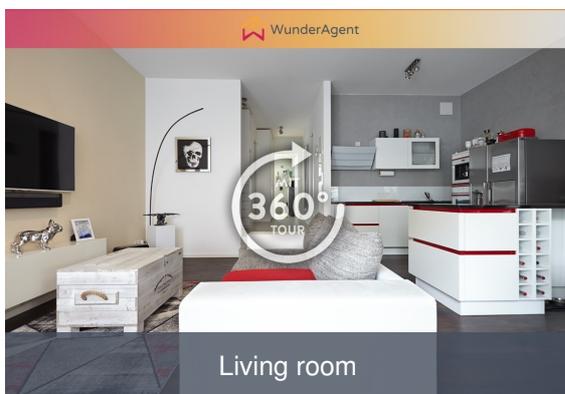
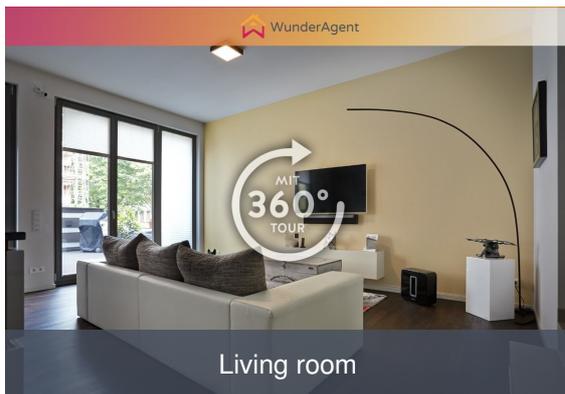
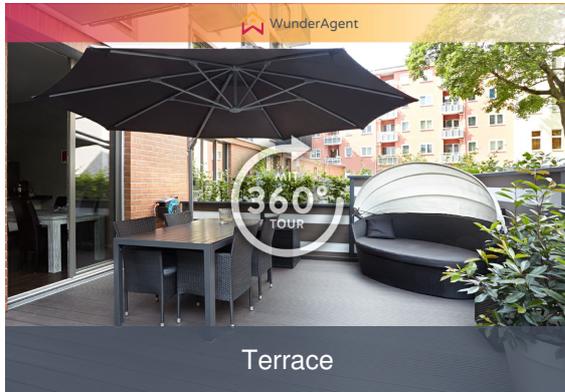
WunderAgent - My partner for rentals and sales!

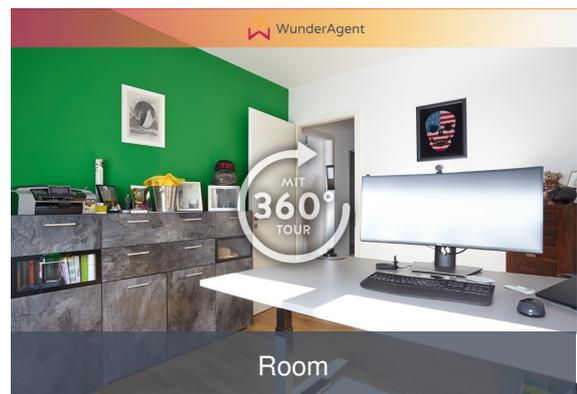
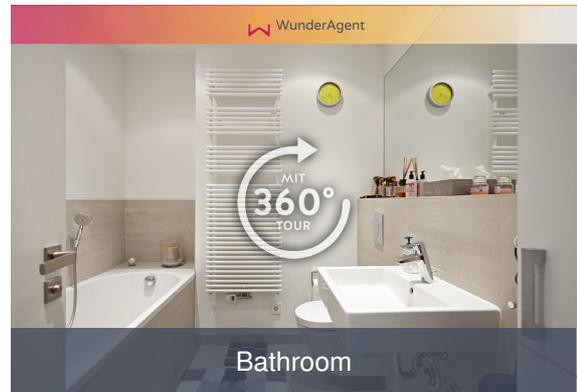
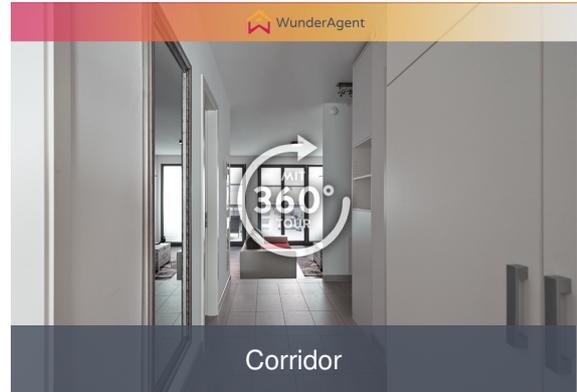
From the furnished 1-room apartment to the multi-family house, we take care of your property.

Note: The present exposé has been produced according to the client's specifications and is only intended for orientation in advance of a visit. All details regarding equipment and details were made by the customer. WunderAgent takes no responsibility for the correctness of the information provided - in particular, for the correct determination of the living space. When inspecting the property

by WunderAgent, all information is checked for plausibility. In case of doubt, we recommend you to make a detailed determination of the indicated living space before you conclude a purchase or lease agreement. We would be pleased to advise you personally. The present exposé is not part of a purchase or leasing contract - it only fulfills preliminary information prior to a visit. Assured details (e.g. correct living space) should be contractually regulated in the purchase or lease agreement with the seller / landlord. If the real estate display indicates that the energy certificate is present during the inspection, this means that no energy certificate is currently available but will be at the inspection at the latest.

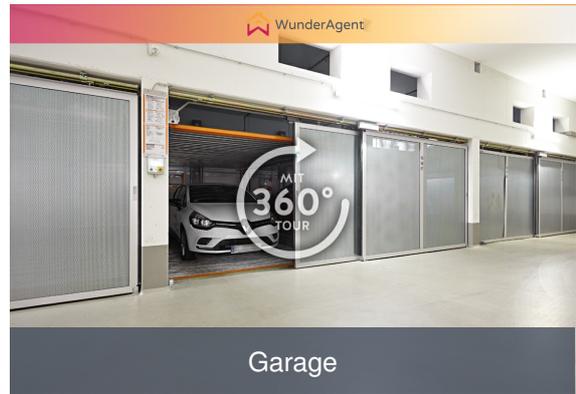
Images







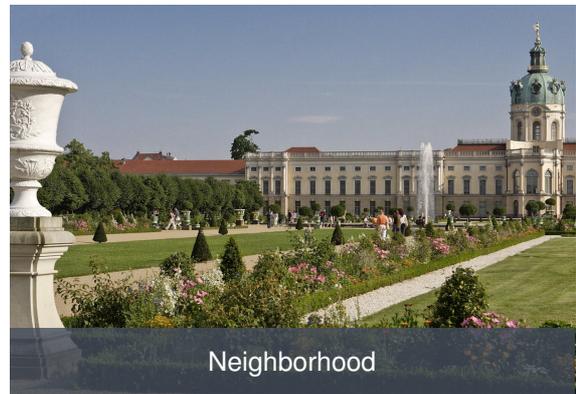
House floor



Garage



House



Neighborhood

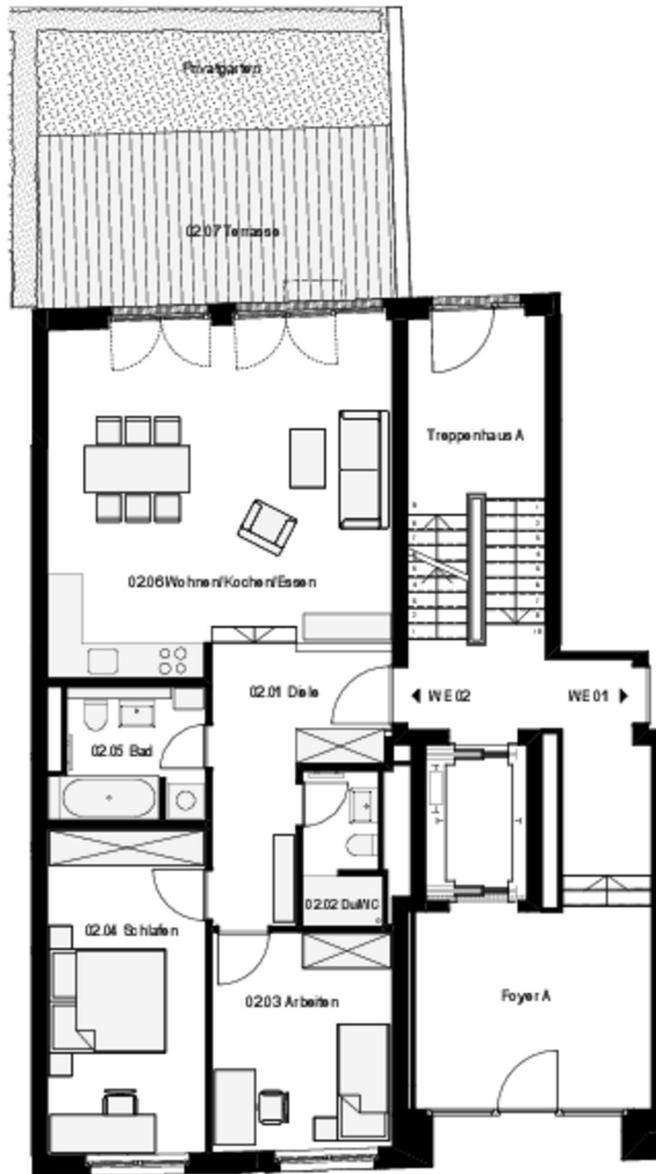


Neighborhood



Neighborhood

Floor plan





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