



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Ready to move in! - Freshly renovated 3-room flat with balcony

### معلومات الوكيل

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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 689,000

موقع  
بلد: Germany  
الدولة / المنطقة / المحافظة: Land Berlin  
مدينة: Berlin  
الرمز البريدي: 12169  
نشر: 10/06/2024  
وصف:

Welcome to your new home in Berlin Steglitz! This exquisite flat offers you an outstanding location and the opportunity to incorporate your personal ideas into the design. The flat is currently undergoing extensive refurbishment, giving you the opportunity to design your dream home according to your own wishes.

The flat will have two modern bathrooms and the living and dining area offers plenty of space for cosy get-togethers. A balcony invites you to enjoy the sun and let your gaze wander over the green streets of Steglitz. The flat combines modern living comfort with the flair of an old building and offers you the opportunity to make your dream home come true.

The famous Schlosstrasse, which invites you to stroll and shop, is only a few minutes' walk away. The Schlosstrasse underground station is just 900 metres away. With various train and bus lines in the



immediate vicinity, the building is optimally connected to public transport.

Arrange a viewing appointment with the First Citiz team today to see this unique offer for yourself!

## Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Together with Zehlendorf, Steglitz can be described as Berlin's green lung. It is a very informal district with a good mix of age groups. Schlosstrasse is a real tourist magnet because it offers large and small shopping opportunities with the 'Schloss', the 'Schlosstrassen Centre', the 'Boulevard Berlin' and many retail outlets. A cultural highlight of the district is the Schlossparktheater, which is directed by Dieter Hallervorden. Volkspark Steglitz is a popular green space that offers plenty of room for jogging, relaxing, playing and picnics. Other special features for nature lovers include the Botanical Garden, the open-air museum 'Domane Dahlem' and the Peacock Island. Architecturally, the office building complex known as the 'Kreisel', the planetarium at the Insulaner and the 'Bierpinsel', a tower with a former restaurant in the style of pop architecture, are particularly interesting in Steglitz. Overall, Steglitz is recognisable as the original Berlin, which was not yet taken over by large, dominant skyscrapers.

Die ungefähre Position der Immobilie auf Google Maps ansehen (Link auf externe Website)

## Features and Amenities

Fully refurbished & Ready to move in!

Historic old building

Completely new electrics

Modern bathrooms with high-quality fittings

Grohe fittings & heated towel rail

Classic floorboards

Modern windows



Cellar compartment available

Schlossstrasse within walking distance

**مشترك**  
غرف نوم: 2  
الحمامات: 1  
تشطيب قدم مربع: 95 م  
Floor Number: 3

### Room details

Total rooms: 3

### Lease terms

Date Available:

### Contact information

IX5.815.474

IMLIX ID:

