



## Ready to move 2-room apartment in the heart of Charlottenburg



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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 477,343.58

### Τοποθεσία

Χώρα:	Germany
Νομός/Περιοχή/Επαρχία:	Land Berlin
Πόλη:	Charlottenburg Bezirk
Ταχυδρομικός κωδικός:	10587
Δημοσιεύθηκε:	02/04/2025

#### Περιγραφή:

This stunning 2-room apartment is located in an exclusive area of Charlottenburg, directly on the picturesque waterfront. The apartment offers the perfect combination of modern living and a peaceful, idyllic setting. Situated in a well-maintained building, the open living space creates a bright, airy atmosphere. The spacious rooms provide ample space for relaxation and entertaining.

The apartment features a modern bathroom, along with additional amenities that enhance the overall living experience.

Excellent public transport connections, including several bus lines nearby, offer quick access to central points in Berlin.



Surrounded by a variety of shops, supermarkets, and charming cafes, everything you need is just a few steps away. The area also boasts numerous restaurants, bars, and cultural attractions, making this location especially attractive for urban enthusiasts.

For nature lovers, the nearby Tiergarten and Charlottenburg Palace are just a short walk away. The picturesque walking and cycling paths along the waterfront also offer ideal opportunities for outdoor activities and relaxation in nature.

With its modern design, spacious layout, and prime location, this apartment presents an exceptional opportunity for those who wish to enjoy both urban living and nature.

For more information or to schedule a viewing, our team at First Citiz is happy to assist you.

## Additional Information

All information regarding the property is based on details provided by the seller and/or their representatives. This offer is confidential and intended solely for the recipient. Any further distribution must be approved by First Citiz GmbH. However, we cannot guarantee the accuracy or completeness of the information. Errors and prior sale are possible. Some photos and visualizations are merely examples and are non-binding. This offer is non-binding and subject to commission. Upon the conclusion of a purchase agreement for the property, a commission of 2,975% (including 19% VAT) of the notarial purchase price is payable by the buyer to First Citiz GmbH.

## City area

Charlottenburg-Wilmersdorf is the most exclusive district of West Berlin. The area has a rich historical background dating to the 17th century and hosts several monuments like the memorial church and the Charlottenburg castle. The most known landmark in the district is the Kurfürstendamm high street (Ku'damm for Berliners) with numerous shopping centres like KadeWe department store and luxury brand stores. The area has several walking zones with large green stone-paved streets and nice squares like Oliver Platz and Savigny Platz where one can find countless cafe, bars local and international speciality restaurants. The unique cultural scene in the neighbourhood dates back to the golden 20s and hosts numerous art galleries, exhibitions, theatres, museums and Opera venues. upper-class residential district hosts several green areas like Lietzensee lake, Zoologischer Garten, Fennsee Volkspark, and it's close to the nautical lakes' region of Wannsee where West Berliners love to spend their summertime.

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

## Features and amenities

Ready to move !

Beautiful 2-room apartment in the heart of Charlottenburg

Exclusive location in City West



Excellent public transport connections

Well-preserved old building with authentic wooden floorboards

Close to the zoo, ideal for relaxation in nature

Perfect for discerning city dwellers who seek historical charm and modern comfort

Κατασκευάστηκε: 1915

## Κοινά

Κρεβατοκάμαρες: 1  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 61.86 τ.μ  
Floor Number: 5

## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.845

