



## For Sale! 3-room apartment with balcony near Schloss Charlottenburg



### Информация об агенте

|                    |   |
|--------------------|---|
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### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 395,000 |

### Местоположение

|                  |               |
|------------------|---------------|
| Страна:          | Германия      |
| Область:         | Берлин        |
| Город:           | Шарлоттенбург |
| Почтовый индекс: | 10587         |
| Добавлено:       | 17.06.2024    |

#### Описание:

This charming flat is no more than 15 minutes from Schloss Charlottenburg, the deutsche Oper, the Zoologischer Garten and the banks of the Spree. Situated in the heart of a residential district, it offers direct access to numerous supermarkets and restaurants.

The 69m<sup>2</sup> flat is on the 3rd floor of a well-maintained building. It features a wide hallway leading to two large, bright bedrooms and a smaller one, ideal for home-office or children's room. The fully-equipped kitchen and bathroom with shower are both very practical. The property also has a lovely balcony overlooking the courtyard.

Within a 10-minute radius you will find the U7 (Richard-Wagner-Platz) as well as the U2 (Ernst-Reuter-



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Platz and Deutsche Oper), which provides quick access to Zoologischer Garten, Potsdamerplatz and Alexanderplatz.

The property is ready to move in and is ideal for a couple or family.

## 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 3,57% (incl. 19% VAT) of the notarial property sale price, is due 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 Kurfurstendamm 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 in !

Near the famous Deutsche Oper and Schloss Charlottenburg

Balcony

Optimal layout with separate kitchen

Spacious entrance

Well-maintained building

Close to the Spree



Numerous green spaces and leisure facilities nearby

## Общие

Спальни: 2  
Готовые кв.м.: 68.63 кв м  
Floor Number: 3

## Room details

Total rooms: 3  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.835.245

