



Price: €209,000
Bedrooms: -
Bathrooms: 0
M2 Living: 45²
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

The apartment is located in Moabit, a popular and central district of Berlin. Shops for daily needs and a diverse gastronomic offer are within walking distance and leave almost nothing to be desired. Leisure and recreational opportunities can be found on the nearby Spree shore with its many sandy beach cafes or in the Tiergarten. The apartment benefits from good transport links (several bus lines are practically on the doorstep). The underground station Turmstrasse (U9) is about 600 meters away. To Zoologischer Garten you only need 2 stations. The five-storey residential and commercial building consists of front building, side wing and garden shed. The building was built in 1919. It is a classic old period building in the well-kept state with balconies / loggias and French balconies. According to the declaration of division, the attachment of elevators and balconies is possible. Additional Information Important disclaimer: All information about the property is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. This offer is subject to a commission payment. Upon the signature of a purchase contract for the property, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of the property is due by the buyer to First Citiz GmbH. This property is being offered as part of a real estate sale project. This offer includes all units located in the same real estate sale project for which First Citiz GmbH makes available to the buyer all relevant information including prices and floor plans of all units. In the case of the purchase of another unit located in the same real estate sale project as this property, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of that unit is due by the buyer to First Citiz GmbH. Non-disclosure: This offer is confidential and only intended to you. Any disclosure to third parties without the written consent of First Citiz GmbH is not allowed and would lead to claims for damages. If you disclose this property offer to a third party, with no written consent of First Citiz GmbH, and that this disclosure leads directly or indirectly to a signature of a purchase contract of the property or any other unit located in the same real estate sale project, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of the property or that unit is due by the you to First Citiz GmbH. Any dispute arising from this offer shall fall within the competence of the court of Berlin in

Germany. City area Tiergarten-Moabit, in West Berlin, is a family and residential district, with plenty of tourist attractions. The Tiergarten Park, a veritable forest in the city and one of the biggest parks in Berlin, is located between the Brandenburg Gate and the Siegessäule, a column of victory that is reminiscent of that of the Bastille. The park has a huge zoo, as well as several lakes and cafes. Along the avenue of June 17 is held weekly a renowned antiques market, which attracts many Berliners. Close to the Brandenburg Gate is the German Parliament, whose glass dome contrasts with the old building. It is nestled in the heart of an amazing futuristic district on the banks of the River Spree. Behind the park of Tiergarten is located the famous castle of Bellevue, residence of the Chancellor. Well served by several metro lines, Tiergarten provides easy access to other parts of Berlin. Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))

