



Price: €750,000
Bedrooms: -
Bathrooms: 0
M2 Living: 130²
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

The apartment is located in one of the most central districts of Berlin. This location is known for its beautiful streets. Unlike the rest of Berlin, it is a bit more quiet and traditional, which is ideal for families. The many boutiques, cafes, restaurants and cultural events offer numerous opportunities for leisure activities. Especially the Kurfurstendamm, which is not far from the apartment, is very popular due to its versatility and is considered the most famous street in Berlin. It offers various shopping options, such as the KaDeWe or numerous boutiques. The district is ideal for families, as there are many schools, also international schools, and a wide range of activities for children and young people. Playgrounds, galleries, theaters, sport clubs and much more can be found in Wilmersdorf in large numbers. The district is also very green, next to the idyllic Fennsee you will find the beautiful Volkspark Wilmersdorf, which is ideal for walks, sports or relaxation. Also, the Preussenpark is very close, such as the Ludwigkirchplatz, which is only a 12-minute walk from the apartment. Furthermore, the area benefits from a very good connection to public transportation: S-Hohenzollerndamm (Circular Railway, S45, S46), U Blissestrasse (U7), U Konstanzer Strasse (U7) and U Hphenzollernplatz (U2 and U3) are reachable within a 10 to 20 minute walk. In addition, the underground station Fehrbelliner Platz is only a 3 minutes walk away. To Kurfurstendamm you only need 2 stations with the underground. The 4-room apartment is located in the front building of a charming old building on the 3rd floor. It has a living space of approx. 130 m² and consists of a spacious living room with a balcony and a large dining area, three bedrooms, a modern fitted kitchen with a cooking island and a bathroom with a bathtub. The property, which is located in a quiet side street, benefits from a lot of natural light and the spacious room design with high ceilings, which create a very pleasant and homely atmosphere. In addition, it is equipped with herringbone parquet in the living room and an original wooden floor in the bedrooms and the kitchen, which provides an even more cozy living atmosphere. The apartment is sold as a vacant property and is ready to move in. To organize a property viewing or for any information concerning property prices in Berlin and property purchase process in Germany, the First Citiz Berlin team stays at your disposal. Fixtures/fittings standards Balcony Fitted kitchen high ceilings herringbone parquet in the livingroom original wooden floor in the bedrooms and the

kitchen bathtub Additional Information 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, the commission in the amount of 6,96% (incl. 16% VAT) of the notarial purchase 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](#))

