



Price: €3,300,000

Bedrooms: -

Bathrooms: 0

M2 Living: 330²

M2 Plot: -

M2 Terrace: -

Address: Berlin,Berlin

First Citiz Berlin presents a unique Duplex Apartment located within walking distance from Kurfurstendamm avenue. The Design Apartment Located in an authentic refurbished period building dating back to 1910, the flat has been exclusively decorated by world-class contemporary artists and designers. The luxury duplex, with a total area of 330 m², is located in a well-kept Art Nouveau building. The classic architecture of the building corresponds to German quality fittings and the modern design of the flat with an artistic touch. Everything in this two-level flat is unique and has been thought through to the smallest detail! This duplex flat is located in Charlottenburg, West Berlin's most elegant district, just a short walk from the famous Kurfurstendamm boulevard with its chic boutiques, architecture, and restaurants. This exclusive area in West Berlin is famous for its beautiful stylish squares such as Olivierplatz, Savignyplatz with famous restaurants, cafes, and luxury shops. The apartment is located in the monumental building of 1918. It is a true architectural gemstone, which embodies the building traditions of the Belle Epoque era: stucco ornaments, high ceilings, richly decorated facade, double lobby, lift, and blossoming garden. The duplex is located on two floors (2nd and 3rd floors), which are connected by an internal wooden staircase. Each floor, approx. 165m² consists of a stunning entrance hall of 50m², 3 large bedrooms (17m² to 29m²), balcony, guest toilet, fitted wardrobes, and a designer bathroom with bath and shower. The open kitchen on the 2nd floor is fully equipped and has an open living/dining room area of 50 m². The kitchen is equipped with exclusive furniture in the shade of "mint ice" and premium class appliances. The flat combines many monumental decorative elements (glazed doors, beautiful stucco decorations, high ceilings, original wooden windows) with unique design and the most modern technical fittings. The flat has the following unique elements: oak parquet with metal and polyurethane floors, infrared heating system from Aelectra, smart home system, acoustic ceilings, and designer interior stairs. The flat is very bright, with many large windows oriented towards both east and west. Our First Citiz Berlin team will be happy to provide you with more detailed information about this project or to arrange a viewing. Fixtures/fittings standards + Elevator, 2 balconies, Cellar + Infrared Heating: Aelectra® Composite Film system + Electric installation : Bussystem free@home by Busch-Jaeger® + Bussystem electrobiological control system + Design built-in

kitchen with Miele® appliances + High ceilings with Heradesign® Acoustic isolation + 1920s phone booths reinvented into reception by Rock The Kasbah® + Flooring: three-layer oak parquet from Brazil

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 non-binding and subject to a commission payment. Upon the signature of a purchase contract for the property, the commission in the amount of 4,64% (incl. 16% VAT) of the notarial purchase price is due by the buyer to First Citiz GmbH. Non-disclosure: This property 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, the above mentioned commission applied to the notary purchase price would be due by you 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.

