


Price: €3,300,000

Bedrooms: -

Bathrooms: 0

M2 Living: 330²
M2 Plot: -

M2 Terrace: -

Address: Berlin,Berlin

This unique maisonette apartment with plenty of space for creativity is located in the immediate vicinity of Kurfurstendamm. With a living space of approx. 330 m², the apartment extends over 2 floors of a well-maintained architectural building. Here, the classic architecture of a period building meets high-quality artistic furnishings. It exudes a very special charm that is ideally suited for galleries or exhibitions, for example. The building: The period building was built in 1918. The apartment is therefore has all the features that were particularly well-known and popular for the time, such as high ceilings with beautiful stucco, glass double doors, original wooden windows, a classically decorated facade, a double entrance hall and a flowered communal garden. The apartment: The maisonette is located on the 2nd and 3rd floors of the building. The two levels are connected by a wooden staircase inside the apartment, but both also have a separate entrance. It is equipped with a mixture of oak parquet and metal and polyurethane floors, has an infrared heating system from Aelectra®, a smart home system and acoustic ceilings. Each floor of approx. 165 m² consists of an approx. 50 m² large reception hall, which leaves a special impression, 3 large bedrooms (17 m² to 29 m²), a balcony, a guest toilet, built-in storage cupboards and a designer bathroom with bathtub and walk-in shower. The open kitchen on the 2nd floor is fully equipped with high-quality appliances and has a spacious open reception / dining area of 50m². It is artistically decorated in the color turquoise. For more information about this property, please get in touch with our First Citiz Berlin team. 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. 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](#))

