



Price: €723,240  
Bedrooms: -  
Bathrooms: 0  
M2 Living: 123<sup>2</sup>  
M2 Plot: -  
M2 Terrace: -  
Address: Berlin,Berlin

This new real estate project is located in Wilmersdorf one of the most exclusive residential areas in West Berlin. The cozy residential neighborhood is famous for nice squares like Oliver Platz, parks like Preussen Park, and green areas like Fennsee lake. There is plenty of shopping and leisure facilities nearby. The area benefits also from an excellent public transport connection: S-Bahn Heidelberger Platz and U-Bahn Blissesstr. are within a walking distance. Kurfurstendamm, the most luxurious and iconic street of Berlin, is only three stations away from the property. 59 apartments are being built on a land plot of ca. 1,843 m<sup>2</sup>, with floor plans ranging from 36 and 160 square meters. Ca. 4,850 square meters of living space is created, spreading over a front and rear building of seven floors each. The property has an optional underground car parking, bicycle parking spaces, a nice interior garden. Interior features include the oak wooden floor, underfloor heating, high-quality materials, reinforced concrete ceiling. Situated on the ground floor, the two-bedroom apartment has a living size of ca. 123,00 m<sup>2</sup>. The floorplan consists of an entrance hall, a spacious living room, two bedrooms, terrasse, kitchen, and a bathroom with a bathtub. To organize a property viewing or for any information concerning property prices in Berlin and property purchase process in Germany, First Citiz Berlin team stays at your disposal. Fixtures/fittings standards High-quality, classic materials in warm shades, and timeless features. In the living area, an oak wooden floor is used. High doors provide a generous sense of space and allow smooth transitions between the individual living areas. The massive walls are cleaned and get a bright paint, on any other decor is omitted. In the bathrooms, large-format tiles on the wall and floor are offered in different color variants. Retaining bathroom ceramics, such as the washbasin and WC by Duravit "Starck3", stand for clear, geometric shapes. Just as timeless are the bathroom fittings made of stainless steel by Hansgrohe with their puristic lever handles. In addition, all showers are installed floor-level and thus ensure pleasant comfort. Additional Information All information about the property and the property development project 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. 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 Kurfurstdendamm 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](#))

