



# IMLIX

سوق العقارات IMLIX  
https://www.imlix.com/ar/

## Ready to move: 2 Room Apartment with Balcony next to Schlossstrasse

### معلومات الوكيل

اسم: Anna  
البريد الإلكتروني: contact@firstcitiz.com  
اسم الشركة: First Citiz Berlin  
بلد: Germany  
Experience: 2014  
since:  
نوع الخدمة: Selling a Property, Buying a Property  
Specialties: Buyer's Agent, Listing Agent, Consulting  
Property Type: Apartments, Houses, Commercial Property  
هاتف: +49 (30) 417-17274  
Languages: English, French, German, Russian  
موقع الكتروني: https://www.firstcitiz.com



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 373,082.52

### موقع

بلد: Germany  
الدولة / المنطقة / المحافظة: Land Berlin  
مدينة: Berlin  
الرمز البريدي: 12169  
نشر: 18/03/2024  
وصف:

Our latest offer can be found in the southern district of Berlin-Steglitz. The area neighbours both Tempelhof and Dahlem, offering large parks and forests close by for those who love the outdoors. The Teltowkanal passes through the south of Steglitz giving you the perfect place for weekend and evening walks. For those who love the city vibes, you can find one of the best malls in Berlin at Rathaus Steglitz, Das Schloss offers everything from designer brands to young fashion. The local cinema is within walking distance and always has a great program with well selected pictures. For foodies look no further than the local steak house, delivering high quality food, served perfect every time. The S-bahn Sudende offers a direct connection to the city centre.

The apartment comes with two rooms, a separate kitchen, spacious bathroom and large loggia. The living room is very bright with large windows flooding the apartment with an abundance of natural light. A key highlight of the property is the loggia, offering a place in the sun, a relaxing area to enjoying morning



coffees or evening meals. The separate kitchen is spacious with room for both dining and preparing meals. The bathroom has a bathtub and plenty of space. The entrance hall offers coat and shoe storage. The building is outstandingly well kept with a beautiful communal garden.

The First Citiz Berlin team will be happy to provide you with further information or arrange a viewing.

## Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 3,57% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

## City area

Located in the south part of the city, Steglitz is a family, residential and lively district. Although located slightly on the outskirts, Steglitz is relatively well connected, and allows to reach both airports and the central station in less than an hour. Ideal for shopping, Steglitz is home to several very modern shopping malls. The street Schlossstrasse is particularly lively, lined with shopping and pedestrian streets. As far as culture is concerned, Steglitz is not to be outdone in particular thanks to the Haus am Waldsee, international venue for contemporary art. It is also a neighborhood with interesting architecture, mixing art deco buildings, bourgeois buildings and original contemporary constructions. Situated near famous Berlin lakes such as Wannsee and Schachtensee, Steglitz is the ideal area for lovers of space and nature.

By loading the map, you agree to Google's privacy policy.  
[Learn more](#)

[Load map](#)

[Always unblock Google Maps](#)

The displayed property location is approximate

## Features and Amenities

Ready to move in two room apartment

Large sunlit loggia

Bright spacious rooms

Separate kitchen with space for dining and meal preparation



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

Close to parks and the Teltowkanal

Excellent shopping at Das Schloss

Large cellar storage space

Well kept communal garden

### مشارك

غرف نوم:

الحمامات:

تشطيب قدم مربع:

Floor Number:

1

1

57.49 م

1

### Room details

Total rooms:

Indoor Features:

2

Fitted kitchen

### Lease terms

Date Available:

### Contact information

IMLIX ID:

IX5.557.820

