



## Ready to move near Ku'Damm: Bright 3-room apartment for sale with lift



### Agenten-Info

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Name der Firma:	First Citiz Berlin
Land:	Deutschland
Erfahrung seit:	2014
Art der Dienstleistung:	Immobilien verkaufen, Immobilien kaufen
Spezialgebiete:	Buyer's Agent, Listing Agent, Beratung
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien
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Sprachen:	English, French, German, Russian
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 525,436.81

#### Standort

Land:	Deutschland
Staat/Region/Provinz:	Berlin
Postleitzahl:	10707
Veröffentlicht:	07.05.2025

#### Beschreibung:

This charming 2,5-room apartment is located in the heart of Berlin's desirable Charlottenburg-Wilmersdorf district, known for its picturesque cobbled streets, vibrant cafes, boutiques, and cultural attractions. The area is also home to peaceful green spaces, like the protected Schlossgarten, offering a perfect blend of urban living and tranquility. With a wealth of shopping, dining, and art galleries nearby, it's a truly dynamic neighborhood.

The apartment is situated on the 2nd floor of a well-maintained modern building. It features a bright, generous living room and two bedrooms.

The property benefits from excellent public transport links, including the nearby U7 underground line, providing quick access to all parts of the city. The apartment is sold vacant and ready to move in, offering a fantastic opportunity for anyone looking to settle in this vibrant and well-connected neighbourhood.



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For more information about this upscale apartment or to arrange a viewing, please get in touch with First Citiz team on 0049 3041717274 or via Email at: [contact@firstciztiz.com](mailto:contact@firstciztiz.com)

## 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

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 Kurfürstendamm 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.

The displayed property location is approximate

## Features and amenities

Ready to move in!

Located close to Ku'Damm

Nice & lively area with cobbled streets, cafes, boutiques, and art galleries

Optimal floorplan with 2 bedrooms

Nearby green spaces, including the protected Schlossgarten

Well-connected to public transport (U7 )

Bright living room with a generous and open feel

Gebaut: 1938



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## Allgemein

Badezimmer:	1
Fertige m <sup>2</sup> :	62.31 m <sup>2</sup>
Stockwerk Nummer:	2

## Gebäudedetails

Gebäude-Ausstattung:	Elevator
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX6.896.764
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