



## Exciting Renovation Opportunity: Bright 3-Room Apartment with Balcony & Parking near Schloss Charlottenburg



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 393,796.32

### Τοποθεσία

Χώρα:	Germany
Νομός/Περιοχή/Επαρχία:	Land Berlin
Πόλη:	Charlottenburg Bezirk
Ταχυδρομικός κωδικός:	10589
Δημοσιεύθηκε:	30/04/2025

### Περιγραφή:

This charming 3-room apartment is located in the heart of Berlin's desirable Charlottenburg 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 3rd floor of a well-maintained modern building, offering a spacious 72m2 layout. It features a bright, generous living room, two large bedrooms, and a well-appointed kitchen with plenty of work space. The spacious balcony is perfect for enjoying morning coffee, while the well-lit



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bathroom adds to the apartment's overall appeal.

The property benefits from excellent public transport links, including the nearby U7 underground line and Ringbahn S41/S42, 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.

## 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 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.

The displayed property location is approximate

## Features and amenities

Located in the vibrant Charlottenburg district of Berlin

A fantastic opportunity for creative buyers - ready for updates and personal touches

Close to cobbled streets, cafes, boutiques, and art galleries

Nearby green spaces, including the protected Schlossgarten

Well-connected to public transport (U7 and Ringbahn S41/S42)

Spacious 72m2 layout on the 3rd floor of a modern building



Bright living room with a generous and open feel

Two large, airy bedrooms perfect for comfort and relaxation

Well-appointed kitchen with ample workspace

Balcony ideal for enjoying morning coffee or relaxation

Sold vacant and ready to move in, perfect for immediate occupancy

Κατασκευάστηκε: 1961

## Κοινά

Κρεβατοκάμαρες: 2

Μπάνια: 1

Τελειωμένα τετραγωνικά 72.33 τ.μ

πόδια:

Floor Number: 3

## Room details

Total rooms: 3

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.888.233

