



## Ready to move: 3/4 room apartment with balcony near Tiergarten & Kudamm



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 680,201.08

### Ubicación

País:	Alemania
Estado/Región/Provincia:	Berlín
Ciudad:	Berlín
Código postal:	10787
Publicado:	24/06/2026

#### Descripción:

- Situated in one of the most sought-after pockets of Berlin's distinguished western district, this beautifully presented first-floor apartment offers refined city living in a prime residential setting. The area is known for its sophisticated atmosphere, wide tree-lined streets, and elegant architecture, making it one of the more luxurious addresses in West Berlin. Just moments away, the world-renowned Kaufhaus des Westens (KaDeWe) provides exceptional shopping, while the famous Kurfurstendamm offers designer boutiques, fine dining, cafes, and cultural attractions. Excellent transport connections, including multiple bus routes and nearby U-Bahn and S-Bahn lines, ensure effortless access to the rest of the city.

The apartment itself is modern, stylish, and meticulously maintained. Offering two well-proportioned bedrooms and two contemporary bathrooms, the layout is both practical and elegant. A spacious living



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area forms the heart of the home, filled with natural light and providing direct access to a generously sized balcony, perfect for relaxing or entertaining. The separate kitchen is fully equipped and included in the sale, thoughtfully designed with quality fittings and ample storage, ideal for everyday living as well as hosting guests.

High-quality flooring runs throughout the apartment, complementing the well-designed interior and enhancing the overall sense of comfort and sophistication. The property also benefits from underground parking and a large private basement storage room, providing convenience and valuable additional space. The building itself maintains an excellent community atmosphere and is well cared for, reflecting the quality of the surrounding neighbourhood.

Nature lovers will appreciate the close proximity to the expansive Tiergarten, Berlin's most famous park. Offering vast green spaces, walking paths, and peaceful retreats, it provides the perfect balance to vibrant city life. Combining luxury surroundings, outstanding amenities, and a prime location, this apartment represents a rare opportunity to secure a home in one of West Berlin's most desirable residential areas.

#### 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 2,975% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

#### City area

Schöneberg is a contrasting district, both exuberant and residential, located in West Berlin. It's known for the KaDeWe, the historical luxury department store of Berlin, built at the beginning of the 20th century. The imposing town hall is lined with a square where one is one of the largest open-air markets in Berlin every week. Nearby, the large RudolfWilde Park offers a pleasant walk, with its small baroque chateau located on the lake. Nollendorfplatz is a very lively area with its restaurants, bars and street concerts in summer. There are also many art galleries on Potsdamerstrasse, like Kunstpalais. Schöneberg is well served by public transport, notably thanks to the underground train which some Art Nouveau resorts is worth to be visited. Several well-preserved Art Deco buildings are located in Schöneberg, which cohabit with buildings from the 1950s and luxury new built projects. ater, cabarets, bars ...), like around Akazienstrasse.

#### Features and amenities

- Prime West Berlin location near KaDeWe, Kurfurstendamm & Tiergarten
- 2/3 spacious bedrooms
- Two modern bathrooms
- Large, bright living area with direct balcony access



Generous balcony ideal for relaxing or entertaining  
Fully equipped, included kitchen  
High-quality flooring and contemporary design  
Underground parking space  
Large private basement storage room  
Excellent building community  
Fabricado: 1972

### **Común**

Dormitorios: 2  
Baños: 2  
Pies cuadrados terminados: 90.88 m2  
Floor Number: 1

### **Room details**

Total rooms: 3  
Indoor Features: Fitted kitchen

### **Building details**

Building Amenities: Elevator

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.626.073

