



## Prestigious 4-room family home with 3 balconies next to Kurfurstendamm & SavignyPlatz



### Information de l'agent

Nom:	Anna
courriel:	<a href="mailto:contact@firstcitiz.com">contact@firstcitiz.com</a>
Nom de compagnie:	First Citiz Berlin
Pays:	Allemagne
Expérience since:	2014
Type de service:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property
Téléphone:	+49 (30) 417-17274
Languages:	English, French, German, Russian
Site web:	<a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 2,806,198

### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Ville:	Charlottenburg Bezirk
Indicatif régional:	10625
Soumis:	13/01/2025

### Description:

- The property is located in one of the most sought-after residential addresses in Charlottenburg and embodies the lifestyle of City West like hardly any other street. Trendy shopping and food concepts give new impulses and enrich the established restaurants and shops. Savignyplatz, a traditional location for Berlin's intellectuals and creative people, is just a few meters away. The Technical University and the University of the Arts are also within walking distance - as is the world-famous Kurfurstendamm. Idyllic squares such as Olivaer Platz & Savignyplatz or fantastic green spaces such as the Tiergarten are in the immediate proximity.

The area also benefits from good public transport connections: the S-Bahn station Savignyplatz and the U-Bahn Uhlandstrasse, Wilmersdorfer Strasse or Ernst-Reuter-Platz are just a few minutes' walk away. Alexanderplatz can be reached in just 15 minutes by S-Bahn from Savignyplatz.



This prestigious 4-room family home is located on the 5th floor of a luxurious building. The floorplan offers approx. 182 m<sup>2</sup> of living space and consists of a spacious living room of approx. 74 m<sup>2</sup> combined with an open-plan kitchen and dining room, three large balconies, a garderobe, a guest toilet, a prental suite with private bathrooms, two large bedrooms, and three bathrooms covered with large format marble tiles with bathtub and walk-in shower.

Our team at First Citiz Berlin will be happy to provide you with further information about this apartment or to arrange a viewing.

## Additional Information

All information about this property and this real estate 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. Some photos and property visualizations are illustrative examples and non-binding. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. This offer includes all units located in the same real estate project for which First Citiz GmbH makes all relevant information available, including units' price lists, floor plans and list of still available units for sale. The recipient of this offer has the obligation to inform First Citiz GmbH of the conclusion of a purchase contract for this property or any other property located in the same real estate project.

## 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.

## Features and amenities

- Very high-end new apartment near Kurfurstendamm
- Prestigious location 2 steps from Savigny Platz with its many restaurants, terraces and cafes
- Charlottenburg's most sought-after residential area
- Distinguished architecture by Brenner & Krohm Architects
- Noble materials and best German construction quality
- 3x bathrooms all equipped with large format Marble tiles
- 3x large balconies
- Natural wood floors with integrated underfloor heating



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Multi-glazed windows from floor to ceiling for more light  
Landscaped community garden  
Elevators, cellars and basement parkings  
No brokerage fees (directly from the developer)

Nouveau: Oui  
Année: 2021

## Commun

Chambres: 3  
Salle de bains: 3  
Pied carré fini: 182.29 m<sup>2</sup>  
Floor Number: 5

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.554.154

