



## Prime Location! Elegant 4-Room New-Build Apartment by Ku'damm



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,519,867.39

#### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Ville:	Berlin
Indicatif régional:	10785
Soumis:	13/01/2025

#### Description:

This beautiful new construction project is located near Kurfurstendamm, in the most popular area of Berlin. The popular Winterfeldmarkt, with regional products ranging from fresh food to handmade jewelry, is just a ten-minute walk away. Another highlight is the proximity to two of Berlin's much-visited green spaces: the Grosser Tiergarten and the Park am Gleisdreieck.

The area offers many shopping opportunities, such as numerous boutiques, galleries, new startups, charming cafes, long-established restaurants, an excellent local supply and an optimal public transport connection. The subway station Kurfurstenstr. with the line U1 and U3 can be reached in a few minutes on foot.

This spacious 4-room apartment is located on the 2nd floor of a new building and has an area of 112m2.



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It consists of a spacious living and dining area with an open kitchen with access to the balcony, three cozy bedrooms. In addition, the apartment has two modern bathrooms, a utility room and a storage room.

Your First Citiz Berlin team will be happy to provide you with information about the available units, floor plans and financing options.

## 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

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 Rudolf-Wilde 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.

Die ungefähre Position der Immobilie auf Google Maps ansehen (Link auf externe Website)

## Features and amenities

Brand new apartment | Ready to move-in!

Fully furnished with design kitchen

No buyer brokerage fee (provisionsfrei) | Purchase directly from the developer

Top central location close to Ku'Damm

Energy saving property (B-class Efficiency)



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Bright apartment with floor-to-ceiling insulated windows

Large dining balcony & Lift access

Upscale property with distinguished architecture

High quality oak parquet flooring with underfloor heating

Stunning bathrooms with natural stone tiling

Cosy internal courtyard with private kids' playground

Nouveau: Oui  
Année: 2020

## Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 111.68 m<sup>2</sup>  
Floor Number: 2

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/watch?v=tCbla82DI4k>

## Contact information

IMLIX ID: IX6.554.157



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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