



## Solid investment: 2-bedroom apartment in quiet Grazer Platz location



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 293,372.02

#### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Ville:	Berlin
Indicatif régional:	12157
Soumis:	09/11/2025

#### Description:

- Charming 2-Room Apartment in Berlin Steglitz-Schoneberg

This charming 2-room apartment is located in a quiet and green area of the popular Steglitz-Schoneberg district, right next to the Innsbrucker S & U-Bahn station. The surrounding neighbourhood is known for its beautiful historic buildings, lush green parks, community gardens, and its pleasant, welcoming atmosphere.

Within walking distance, you'll find the popular Sommerbad am Insulaner outdoor pool, various sports facilities, and numerous cafes and bakeries - perfect spots to enjoy a relaxed breakfast or a coffee in the sun.



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The location also offers excellent transport connections: the Tempelhofer Feld, Berlin's iconic open space for leisure and recreation, can be reached in about 30 minutes by public transport or just 12 minutes by car. Also nearby is the beloved Marheineke Market Hall, known for its fresh regional products and culinary delights.

The apartment itself features two bright and well-proportioned rooms, situated in a well-maintained Altbau (pre-war building) right next to a garden allotment area. This ensures a particularly quiet and green living environment - ideal for anyone looking for peaceful living with quick access to the city center.

## 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 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

Ready to move in - bright 2-room apartment

Prime location in the green district of Steglitz-Schöneberg

Ring Bahn & U-Bahn at Innsbrucker Platz

S-Bahn Friedenau a short distance away



Several bus lines just minutes away

Quiet yet central

Well-maintained historic building in Southwest Berlin

Nearby Sommerbad am Insulaner outdoor pool

Cafes & bakeries at Grazer Platz

Parks and sports facilities within walking distance

## Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	62 m <sup>2</sup>

## Room details

Total rooms:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.822.129
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