



Vacant 4-Room Apartment with Balcony Close to Lietzensee, Charlottenburg



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,232,664.44

Location

Pays:	Allemagne
État/Région/Province:	Berlin
Ville:	Charlottenburg Bezirk
Indicatif régional:	14057
Soumis:	05/10/2026

Description:

- This impressive and generously proportioned apartment is located in one of Charlottenburg's most attractive residential areas, directly beside the greenery of Lietzenseepark. Combining the elegance of a historic Berlin building with spacious interiors and abundant natural light, the property offers a particularly appealing home in the heart of City West.

Situated on the third floor and conveniently accessible by lift, the apartment immediately stands out for its high ceilings, large windows and beautiful wooden flooring throughout. The generous proportions and period character create a bright, elegant atmosphere across the entire home.

The spacious living room forms the centre of the apartment. With plenty of room for both comfortable seating and dining areas, it is ideal for relaxing, entertaining or spending time with family and friends.



Large windows allow natural light to pour into the room, while the adjoining balcony provides a pleasant outdoor space and adds to the open, airy feeling of the apartment.

There are three well-sized bedrooms, offering excellent flexibility for family living, guest accommodation or home-office use. Each room benefits from the apartment's impressive ceiling height and generous windows, giving the property a wonderful sense of space and light.

The bathroom is attractively designed and offers both a separate shower and bathtub, providing comfort and practicality for everyday living.

The apartment is located within a beautiful historic building dating from the late 19th century, with many of the architectural qualities associated with Berlin's classic period properties. Elegant proportions and distinctive building details give the property a character that is increasingly difficult to find.

The location is another major highlight. Lietzenseepark is just outside, offering peaceful walking paths, mature trees, landscaped green spaces and attractive views around the lake. It is an ideal setting for morning walks, jogging, relaxing outdoors or simply enjoying some greenery while remaining in the centre of Berlin.

The surrounding Charlottenburg neighbourhood provides an excellent range of everyday amenities. Supermarkets, bakeries, cafes, restaurants, pharmacies and local shops can all be found within easy reach. The wider City West area also offers a broad selection of shopping, dining and leisure opportunities.

Public transport connections are very convenient, with underground, S-Bahn and bus services nearby, making it easy to travel throughout Berlin. The location also offers good connections towards the Messe, central Charlottenburg and the major shopping and business areas of western Berlin.

With its three bedrooms, beautiful living room, balcony, high ceilings, wooden floors, large windows and outstanding park-side location, this is a wonderfully spacious Berlin apartment combining period charm, comfort and an exceptional Charlottenburg setting.

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.

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

Features and amenities

Vacant Spacious three-bedroom apartment

Beautiful living room with direct balcony access

High ceilings and elegant period proportions

Wooden flooring throughout the apartment

Large windows providing excellent natural light

Bathroom with both bathtub and separate shower

Third-floor position with convenient lift access

Historic late-19th-century building with striking architectural features

Excellent location directly beside Lietzenseepark

Very good access to shops, cafes, restaurants and public transport

Année: 1908

Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	136.07 m ²
Floor Number:	3

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

Building Amenities:

Elevator

Lease terms

Date Available:

Contact information

IMLIX ID:

IX9.033.592

