



## Vacant 2-Room Apartment near Lietzensee Park in Berlin-Charlottenburg



### Ügynök információ

|                      |                                                                     |
|----------------------|---------------------------------------------------------------------|
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| Cégnév:              | First Citiz Berlin                                                  |
| Ország:              | Germany                                                             |
| Experience since:    | 2014                                                                |
| Szolgáltatás típusa: | Vásárlás vagy eladás, Otthon vásárlás                               |
| Specialties:         | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:       | Apartments, Houses, Commercial Property                             |
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### Hirdetés részletei

|           |             |
|-----------|-------------|
| Ingatlan: | Eladó       |
| Ár:       | EUR 295,000 |

### Elhelyezkedés

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|------------------------|-----------------------|
| Ország:                | Germany               |
| Állam/Régió/Tartomány: | Land Berlin           |
| Város:                 | Charlottenburg Bezirk |
| Irányítószám:          | 10625                 |
| Feladta:               | 2026. 08. 24.         |
| Leírás:                |                       |

- This charming period apartment is situated in a central and highly sought-after location in Berlin-Charlottenburg. The well-established neighborhood combines classic Berlin period architecture with a diverse urban lifestyle. Numerous cafes, restaurants, bakeries, supermarkets and independent shops can be found in the immediate surroundings. Savignyplatz, Kantstrasse and Kurfurstendamm are also within easy reach and offer a wide variety of shopping, dining and leisure opportunities.

The apartment impresses with its classic period charm and bright, welcoming rooms. Beautiful wooden floorboards create a warm and inviting atmosphere throughout the living areas. A particular highlight is the characteristic tiled stove, which further emphasizes the historic character of the apartment. Large windows provide plenty of natural light and contribute to a pleasant living environment.

The separate fitted kitchen is functionally designed and offers ample worktop space and storage for



everyday needs. The modernized bathroom features a contemporary design and is equipped with a shower with glass enclosure as well as a wall-mounted WC. The well-planned layout provides a comfortable separation between the different living areas.

The well-maintained building ensemble also contributes to the attractive overall impression. The landscaped inner courtyard provides a peaceful contrast to the urban surroundings and also offers bicycle storage facilities.

Public transport connections are excellent. Savignyplatz S-Bahn station, as well as additional bus and U-Bahn connections, can be reached quickly, providing convenient access to central Berlin and other parts of the city. At the same time, the surrounding area offers numerous opportunities for leisure and recreation. Lietzensee Park is located nearby and, with its green spaces and walking paths, provides an ideal setting for relaxing outdoors.

The combination of classic period charm, wooden floorboards, a tiled stove, a modern kitchen and bathroom, and the sought-after Charlottenburg location makes this apartment an attractive home in the heart of Berlin's City West.

## 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 Kurfürstendamm 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



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Well-maintained period apartment with classic Berlin charm

Bright, generously proportioned living spaces

Large windows providing plenty of natural light

Separate, modern fitted kitchen

Quiet, landscaped inner courtyard

Bicycle storage facilities in the courtyard

Well-maintained period building ensemble

Attractive combination of historic charm and modern features

High recreational value thanks to the proximity to Lietzensee Park

Built: 1903

## Gyakori

|                    |          |
|--------------------|----------|
| Hálósobák:         | 1        |
| Fürdőszobák:       | 1        |
| Kész négyzetméter: | 45.98 nm |
| Floor Number:      | 2        |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 2 |
|--------------|---|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.845.773 |
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