



## Berlin Central Station: New furnished serviced apartment for sale in Mitte



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
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| Experience since: | 2014  |
| Tipo di servizio: | Selling a Property,<br>Buying a Property                            |
| Specialties:      | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:    | Apartments, Houses, Commercial Property                             |
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### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 247,869.32 |

#### Posizione

|                              |             |
|------------------------------|-------------|
| Nazione:                     | Germany     |
| Stato / Regione / Provincia: | Land Berlin |
| Città:                       | Berlin      |
| Cap:                         | 10557       |
| Pubblicato:                  | 19/02/2024  |

#### Descrizione:

Located in a newly built complex in the center of Berlin, this apartment has numerous advantages. Residents have great access to all parts of the city via the Berlin central station, situated within walking distance. The convenient location provides instantaneous access to all Berlin hotspots (Alexanderplatz, Potsdamer Platz, Reichstag, Tiergarten, etc.).

The district is famous for its historical landmarks and the abundance of leisure facilities. Residents have quick access to numerous restaurants and cafes, museums and galleries, shopping malls, and iconic Berlin boulevards.

The fully equipped studio apartment is on the fourth floor with the total living space of ca.24,4m2. The apartment is very practical and well designed. It includes a fitted kitchen with appliances, a comfortable



bed sofa, a TV, and a writing desk. The bathroom is equipped with high-quality materials. The living area is large, and the apartment offers a fitted storeroom. In addition, the residence offers high-living standards for residents with a concierge service in the lobby, co-working space with high-speed wireless internet, a fitness studio, and a modern bistro.

This apartment represents an excellent investment opportunity in a highly sought-after area with strong housing demand.

To organize a property viewing or for any information concerning a property viewing in Berlin, First Citiz Berlin team stays at your disposal.

## 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

Mitte is the central and historical district of Berlin dating back to the 12th century. It's also a business district of Berlin, a destination of choice for tourists and also a lively neighborhood with countless bars, restaurants and art galleries. The Museum Island includes five high-quality national museums, including the Pergamonmuseum and the Alte Nationalgalerie. Nearby is the Unter den Linden, which connects the baroque cathedral to the famous Brandenburg Gate. Checkpoint Charlie, a former border post between the east and west, is a must visit. The Alexanderplatz district is an important connection point for Berlin transport. One can notably visit the famous tower of the television, emblem of the city. Mitte is a vibrant neighborhood that has attracted a number of high-profile companies, including Rocket Internet. The area attracts today international investors with high-end real estate construction and renovation projects.

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## Features and Amenities



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Top location, close to Berlin Central Station

Lobby, Gym, co-working space & conciergerie service

Fully furnished with equipped Kitchen

High Rental Potential & no rental limit for investors

Serviced Apartment ideal for short term rentals

Modern new-building from 2020 with A Class Energy Efficiency

Underfloor heating

Nice open view

Very high speed internet

## Comune

|                        |          |
|------------------------|----------|
| Bagni:                 | 1        |
| Finito piedi quadrati: | 24.34 mq |
| Floor Number:          | 4        |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 1              |
| Indoor Features: | Fitted kitchen |

## Building details

|                     |          |
|---------------------|----------|
| Building Amenities: | Elevator |
|---------------------|----------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX5.494.807 |
|-----------|-------------|

