



## Ready to move! Modern Furnished 2-Room Apartment next to Kurfurstendamm in Prime West Berlin Location



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 313,332.85

### Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Land Berlin
Cap:	10707
Pubblicato:	13/05/2025

### Descrizione:

This stylish and fully furnished apartment offers a rare opportunity to enjoy comfort and convenience in the heart of Berlin's elegant Wilmersdorf district. Situated on the 4th floor of a well-maintained building with lift access, the apartment features a bright living room, a separate sleeping area, a modern kitchen, and a clean, functional bathroom. The space is thoughtfully designed to provide a relaxed and elegant atmosphere, perfect for both living and entertaining.

The location is exceptionally well-connected. Just a short walk away, you'll find U-Bahn stations like Adenauerplatz (U7) and Konstanzer Strasse (U7), offering direct access to Berlin's city center, universities, and major business districts. Several bus lines, including the M19 and 109, provide additional convenience for daily commutes or weekend outings.

For shopping enthusiasts, the apartment is minutes from Kurfurstendamm (Ku'damm) - Berlin's most



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famous shopping boulevard. Here, you'll find everything from high-end fashion labels and designer boutiques to department stores like KaDeWe, as well as popular retail chains, bookstores, and specialty shops. Grocery shopping is also hassle-free, with Edeka, Lidl, and organic supermarkets nearby.

Green spaces are plentiful in this part of the city. Just a short stroll away is Preussenpark, a local favorite perfect for sunbathing, jogging, or enjoying the popular Thai street food market on weekends. Volkspark Wilmersdorf is also close by, offering beautifully landscaped trails, playgrounds, and quiet spots for relaxation.

Combining excellent transport links, top-tier shopping, proximity to lush parks, and the added convenience of a lift-accessed fourth-floor location, this apartment is a perfect blend of urban sophistication and everyday comfort—ideal for anyone looking to make a home in one of Berlin's most desirable neighborhoods.

For more information or to schedule a viewing, our team at First Citiz is happy to assist you.

## 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

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.

The displayed property location is approximate

## Features and amenities

Fully furnished - move-in ready with tasteful decor



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- Located on the 4th floor with convenient lift access
  - Bright living room and separate sleeping area
  - Modern kitchen and well-maintained bathroom
  - Excellent transport links - close to U7 and major bus lines
  - Minutes from Kurfurstendamm shopping and dining
  - Walking distance to supermarkets and daily amenities
  - Near Preussenpark and Volkspark Wilmersdorf
  - Quiet, elegant neighborhood in central West Berlin

Ideal as a stylish home or investment property  
Costruito: 1959

### Comune

Camere da letto: 1  
Bagni: 1  
Finito piedi quadrati: 43 mq  
Floor Number: 4

### Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

### Building details

Building Amenities: Elevator

### Rental details

Furnished: Sì

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.915.152



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