



Vacant 4-room apartment with two balconies near Potsdamer Platz and Gleisdreieck



Informazioni sull'Agente

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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,480,437.63

Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Land Berlin
Cap:	10785
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Descrizione:

- Situated in one of Berlin's most dynamic and well-connected neighborhoods, this exceptional fifth-floor residence offers refined living between the vibrant districts of Tiergarten and Schöneberg. Just moments from the expansive greenery of Gleisdreieck Park, the location perfectly balances urban energy with tranquil open space. From the main balcony, you enjoy an unobstructed view across the park's sweeping lawns, walking paths, and contemporary landscaping — a rare perspective that brings light, air, and greenery directly into your daily living environment.

The surrounding area is renowned for its excellent infrastructure and lifestyle amenities. Within walking distance, the acclaimed Mall of Berlin at Leipziger Platz offers over 300 shops, international brands, fine dining, and everyday conveniences. The legendary KaDeWe on Tauentzienstrasse, one of Europe's most prestigious department stores, is only 10 minutes away, offering gourmet food halls and luxury shopping. For daily needs, numerous organic supermarkets, bakeries, and neighborhood cafes line the nearby



streets, creating a lively yet residential atmosphere.

Connectivity is exceptional. The nearby U-Bahnhof Gleisdreieck provides direct access to the U1 and U2 lines, linking you quickly to Kurfurstendamm, Potsdamer Platz, and Alexanderplatz. Potsdamer Platz itself is reachable within minutes, offering cinemas, theatres, restaurants, and corporate hubs. Several bus routes and easy road access ensure seamless mobility throughout the city, while Berlin Central Station can be reached conveniently for national and international travel.

The apartment itself is thoughtfully designed for sophisticated modern living. Spanning four generous rooms, it features three well-appointed bedrooms that provide both comfort and privacy. Two luxurious, fully equipped bathrooms — each fitted with both a bathtub and a walk-in shower — are finished to a high standard with premium materials and contemporary fixtures. The kitchen is exquisitely designed and fully equipped with high-end appliances, offering both functionality and refined aesthetics for everyday living or entertaining guests.

The spacious living and dining area forms the heart of the home, filled with natural light and opening onto the main balcony with its stunning park views. A second balcony offers additional outdoor space, ideal for morning coffee or quiet relaxation. Located on the fifth floor, the apartment benefits from pleasant elevation and privacy, while the building's lift ensures effortless access. An underground parking space completes the offering, providing secure and convenient parking in this highly sought-after central location.

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

The Tiergarten district is undoubtedly one of the most prestigious residential areas in Berlin. Centrally located between the government district and City West, it combines a peaceful atmosphere with a genuine capital-city vibe.

The relaxed atmosphere is characterised by wide streets, classic historic buildings and modern residential complexes. At the same time, its proximity to embassies and institutions fosters an international, upscale environment.

Day-to-day amenities are easily accessible, with numerous shopping options, restaurants and services around Potsdamer Platz and along Strasse des 17. Juni. Families will also appreciate the wide range of schools and daycare centres in the area.



Transport links are excellent: Berlin-Mitte can be reached in just a few minutes and Berlin Brandenburg Airport is about 30 minutes away. Major business districts are also quickly accessible.

The Grosser Tiergarten offers one of the largest inner-city green spaces. Well-known landmarks such as the Brandenburg Gate and the Reichstag complement the neighbourhood, lending the area additional prestige.

From an investor's perspective, Tiergarten stands out due to its high demand, stable property values and limited supply in a central location - factors that speak to long-term security and substance.

Features and amenities

- Prime location directly by Gleisdreieck Park with open green views
 - Fifth-floor position with lift access
 - Four-room layout with three spacious bedrooms
 - Two high-end bathrooms, each with bathtub and walk-in shower
 - Exquisitely designed, fully equipped premium kitchen
 - Large living and dining area filled with natural light
 - Two private balconies, including park-facing main balcony
 - Underground parking space included
 - Excellent public transport via U1 and U2 lines nearby
 - Walking distance to Mall of Berlin and Potsdamer Platz
- Costruito: 2013

Comune

- Camere da letto: 3
- Bagni: 2
- Finito piedi quadrati: 153.07 mq
- Floor Number: 5

Room details

- Total rooms: 4
- Indoor Features: Fitted kitchen

Building details

- Building Amenities: Elevator

Lease terms

- Date Available:

Contact information

- IMLIX ID: IX8.655.408



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