



Investment! Studio Apartment in Top Location Savignyplatz Charlottenburg



Informazioni sull'Agente

Nome:	Anna
E-mail:	contact@firstcitiz.com
Nome della ditta:	First Citiz Berlin
Nazione:	Germany
Experience since:	2014
Tipo di servizio:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting
Property Type:	Apartments, Houses, Commercial Property
Telefono:	+49 (30) 417-17274
Languages:	English, French, German, Russian
Sito web:	https://www.firstcitiz.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 140,000

Posizione

Nazione:	Germany
Stato / Regione / Provincia:	Land Berlin
Città:	Charlottenburg Bezirk
Cap:	10625
Pubblicato:	15/07/2026

Descrizione:

- This rented studio apartment represents an outstanding opportunity to acquire an immediately income-producing property in one of Berlin's most established and desirable residential locations. Sold subject to the existing tenancy, the apartment allows an investor to benefit from rental income from the outset while securing a compact asset in the heart of Charlottenburg's prestigious City West.

The property is positioned close to Savignyplatz, an area characterised by elegant architecture, mature tree-lined streets and a sophisticated mixture of cafes, restaurants, galleries and independent boutiques. Berlin's official city portal describes the Savignyplatz neighbourhood as one of the capital's most sought-after residential areas, noted for its distinctive cultural and bohemian atmosphere.

Excellent public transport connections significantly strengthen the apartment's rental appeal. Savignyplatz



S-Bahn station is served by the S3, S5, S7 and S9 lines, providing convenient connections towards Zoologischer Garten, Berlin Hauptbahnhof, Friedrichstrasse, Alexanderplatz and other major employment and university locations. Uhlandstrasse underground station offers the U1 as well as the M19, M29, X10, 109 and 110 bus services, creating fast links throughout western and central Berlin.

The shopping and leisure infrastructure is exceptional. The Kurfurstendamm, Berlin's best-known shopping boulevard and highest-turnover retail location, offers flagship stores, luxury boutiques, department stores, restaurants and cafes. The nearby side streets—including Uhlandstrasse, Fasanenstrasse and Bleibtreustrasse—provide further specialist shops, premium retailers and everyday services. Kantstrasse and the streets surrounding Savignyplatz are particularly well known for their extensive international restaurant scene, bookstores and independent businesses. Bikini Berlin, the Europa-Center, Zoologischer Garten and KaDeWe are also easily accessible.

Despite the central location, residents enjoy excellent access to green spaces. The landscaped gardens of Savignyplatz provide an attractive neighbourhood retreat, while Lietzenseepark offers waterfront paths, lawns, cafes, playgrounds and recreational areas. The Tiergarten and the extensive grounds of Schlosspark Charlottenburg are also within convenient reach.

For capital investors, this is a particularly compelling combination: an existing tenancy, a highly lettable studio format, first-class transport connections and an address within an internationally recognised prime Berlin neighbourhood. The apartment is ideally positioned as a long-term hold in a mature micro-location with enduring appeal to professionals, commuters, students and urban tenants seeking central City West living.

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

Tenanted studio apartment with immediate rental income

Prime Charlottenburg location near Savignyplatz

Highly sought-after City West investment area

Excellent S-Bahn connections from Savignyplatz

Convenient access to U-Bahn and multiple bus routes

Close to Kurfurstendamm, Kantstrasse and Bleibtreustrasse

Excellent shopping, dining and everyday amenities nearby

Surrounded by cafes, restaurants, boutiques and galleries

Near Savignyplatz gardens, Lietzenseepark and Tiergarten

Attractive long-term investment with strong rental demand

Costruito: 1956

Tenanted: Sì

Comune

Camere da letto: 1

Bagni: 1

Finito piedi quadrati: 38.82 mq

Room details

Total rooms: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.709.434



IMLIX

Mercato Immobiliare IMLIX

<https://www.imlix.com/it/>

