



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



### Agent Info

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
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| Service Type:     | Selling a Property,<br>Buying a Property                            |
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| Property Type:    | Apartments, Houses, Commercial Property                             |
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### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 1,610,072.95 |

### Locatie

|                             |             |
|-----------------------------|-------------|
| Aanbevolen Auto Onderdelen: | Germany     |
| Staat/Regio/Pronvincie:     | Land Berlin |
| Postcode:                   | 10785       |
| Geplaatst:                  | 04-03-2026  |
| Omschrijving:               |             |

- 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

Schöneberg is a contrasting district, both exuberant and residential, located in West Berlin. It's known for the KaDeWe, the historical luxury department store of Berlin, built at the beginning of the 20th century. The imposing town hall is lined with a square where one is one of the largest open-air markets in Berlin every week. Nearby, the large Rudolf-Wilde Park offers a pleasant walk, with its small baroque chateau located on the lake. Nollendorfplatz is a very lively area with its restaurants, bars and street concerts in summer. There are also many art galleries on Potsdamerstrasse, like Kunstpalais. Schöneberg is well served by public transport, notably thanks to the underground train which some Art Nouveau resorts is worth to be visited. Several well-preserved Art Deco buildings are located in Schöneberg, which cohabit with buildings from the 1950s and luxury new built projects (ater, cabarets, bars ...), like around Akazienstrasse.

Die ungefähre Position der Immobilie auf Google Maps ansehen (Link auf externe Website)



## 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

Gebouwd: 2013

## Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 3                  |
| Badkamers:                  | 2                  |
| Afgewerkte vierkante meter: | 154 m <sup>2</sup> |
| 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: | IX8.230.104 |
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