



## Ready to Move-in! Spacious South-Facing 2-Room Altbau in Guntzelkiez Wilmersdorf



### Agent Info

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Naam:             | Anna                                                                |
| E-mailadres:      | <a href="mailto:contact@firstcitiz.com">contact@firstcitiz.com</a>  |
| Bedrijfsnaam:     | First Citiz Berlin                                                  |
| Mistlampen:       | Germany                                                             |
| Experience since: | 2014                                                                |
| Service Type:     | Selling a Property,<br>Buying a Property                            |
| Specialties:      | Buyer's Agent, Listing Agent, Consulting                            |
| Property Type:    | Apartments, Houses, Commercial Property                             |
| Telefoon:         | +49 (30) 417-17274                                                  |
| Languages:        | English, French, German, Russian                                    |
| Website:          | <a href="https://www.firstcitiz.com">https://www.firstcitiz.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 448,134.94 |

### Locatie

|                             |             |
|-----------------------------|-------------|
| Aanbevolen Auto Onderdelen: | Germany     |
| Staat/Regio/Pronvincie:     | Land Berlin |
| Postcode:                   | 10717       |
| Geplaatst:                  | 07-09-2026  |
| Omschrijving:               |             |

- Located in a beautifully preserved classic Berlin Altbau, this elegant third-floor apartment offers a harmonious blend of timeless architectural charm and comfortable living. High ceilings, original wooden floors, and ornate plasterwork create a sense of light and space, while large windows throughout the home bathe each room in natural daylight.

The apartment features a generous living room, a tranquil bedroom, a stylishly updated kitchen, and a bright, well-proportioned bathroom. Each space has been thoughtfully arranged to maintain the building's historic character while providing modern comfort. From the decorative ceiling details to the warm wood tones underfoot, the apartment radiates a cozy and welcoming atmosphere.

Situated in the sought-after district of Wilmersdorf, the property enjoys a prime location with excellent access to public transport. It's only about a 5-minute walk to the U7 at Blissestrasse and the U9 at Berliner Strasse — super convenient for getting around the city!



. The area is dotted with local cafes, bakeries, shops, and restaurants, as well as weekly markets offering fresh regional produce.

Green spaces such as Volkspark Wilmersdorf and Preussenpark are nearby, offering the perfect escape for leisurely walks, picnics, or morning jogs. Whether you're looking for culture, cuisine, or quiet relaxation, this well-connected and vibrant neighborhood offers it all.

A truly delightful residence for anyone seeking classic Berlin elegance in a peaceful yet central location.

For further information or to arrange a viewing, please contact our First Citiz team.

## 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 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.

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

## Features and amenities

Ready to move!

Located in a classic Berlin Altbau with elegant original features

Beautiful natural light - West facing wide open views



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Bright third-floor apartment with high ceilings and wooden floors

Spacious living room and a cozy, quiet bedroom

Modern, well-equipped kitchen and bright bathroom

Excellent public transport connections just steps away

Close to parks like Volkspark Wilmersdorf and Preussenpark

Surrounded by cafes, bakeries, shops, and local markets

Gebouwd: 1908

## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 1                   |
| Badkamers:                  | 1                   |
| Afgewerkte vierkante meter: | 61.3 m <sup>2</sup> |
| Floor Number:               | 3                   |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 2              |
| Indoor Features: | Fitted kitchen |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.922.615

