



Price: €1,009,130

Bedrooms: -

Bathrooms: 0

M2 Living: 165<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Berlin,Berlin

The exclusive 4 bedroom apartment is part of a new property development project in Wilmersdorf one of the most elegant residential neighborhoods of West Berlin. The property has an underground car parking, individual basement storage space, bicycle parking spaces, and a nice community garden. This residential neighborhood is reputed for its nice squares like Oliver Platz, parcs like Preussen Park, green areas and parcs like Fennsee lake, as well as plenty of shopping and leisure facilities. The area benefits also from an excellent public transportation connection: S-Bahn Heidelberger Platz and U-Bahn Blissesstr. just next door. Kurfurstendamm, Berlin most famous high street is only 2 stations away from the property. Environment: supermarkets, schools, high school, day-care centers, Volkspark Schoneberg-Wilmersdorf, Fennsee lake is located within 5 minutes walking distance. This exclusive apartment benefits from a floor plan with a double exposure and 2 large balconies on both sides that gives lot of light to the property. It has an entrance hall with storage room, a large living room of ca. 40m<sup>2</sup> with an open kitchen and double access to a balcony of ca. 16m<sup>2</sup>. The apartment has 4 bedrooms: a bedroom of ca. 16m<sup>2</sup> on the living side, a master bedroom of ca.20m<sup>2</sup> with its private bathroom and access to second balcony of 14,6m<sup>2</sup>, a third bedroom of ca. 15m<sup>2</sup> with balcony access as well, a fourth bedroom of ca. 10m<sup>2</sup>. The apartment has 2 bathrooms, one with shower and one with bathtub. The apartment will be ready to move in by end 2020. Interior features: oak wooden floor, underfloor heating, high quality materials for bathrooms, reinforced concrete ceiling, floor to ceiling windows... For a viewing or more information about this exclusive property, please take contact with First Citiz Berlin team. Additional Information Important disclaimer: All information about the property is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. This offer includes all units located in this same real estate sale project for which First Citiz GmbH makes available to the buyer all relevant information including prices and floor plans of all property units. This offer is commission-free as long as the purchase transaction is managed by First Citiz GmbH. The buyer to which this offer is intended has the obligation to accordingly inform First Citiz GmbH of the signature of a purchase contract for any property unit located in this real estate sale project. Should the

buyer not accordingly inform First Citiz GmbH of the signature of a purchase contract for any property located in this real estate sale project, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of the property is due by the buyer to First Citiz GmbH. Non-disclosure: This offer is confidential and only intended to you. Any disclosure to third parties without the written consent of First Citiz GmbH is not allowed and would lead to claims for damages. If you disclose this offer to a third party, with no written consent of First Citiz GmbH, and that this disclosure leads directly or indirectly to a signature of a purchase contract of any property located in this real estate sale project, a commission in the amount of 3,48% (incl. 16% VAT) of the notarial purchase price of that property is due by you 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](#))

