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Maisonette for sale

Apartment For Sale



**Price:** €849,600

**Bedrooms:** -

**Bathrooms:** 0

**M2 Living:** 104<sup>2</sup>

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Berlin,Berlin

Discover this splendid condominium at the heart of Berlin, surrounded by wonderful architecture of foreign embassies and cultural landmarks of German capital.

The project has six buildings, each with a unique facade and interior design. The exclusive and luxurious materials are used in the construction of buildings: natural stone, wood, and masonry. The design of the project takes inspiration from the surrounding with its old townhouses and monumental buildings like the Markisches Museum in the Kollnischer Park. The project dissolves in the environment, creating a meaningful connection between tradition and modernity.

Located on the ground and first floors, this duplex has a living size of ca. 100,00 m<sup>2</sup>. The ground floor has an entrance hall, a spacious living room with an open kitchen, a bathroom, and a storage room. Connected by a convenient ladder, the first floor has two bedrooms, a balcony, a bathroom with a bathtub, and a storage room.

To organize a property viewing or for any information concerning property prices in Berlin and property purchase process in Germany, First Citiz Berlin team stays at your disposal.

Fixtures/fittings standards

133 residential units on 6 floors

Small, compact and larger apartments, spacious penthouses and townhouses

1 to 5 rooms, apartment sizes about 33 to 160 sqm

Purchase price: 263,000 € - 1,383,500 €

Price / m2 from 6.242 €

Grand lobby and lifts

Balconies, terraces and gardens to the leafy courtyard

Noble oak floors

underfloor heating

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 is subject to a commission payment. Upon the signature of a purchase contract for the property, the commission in the amount of 5,8% (incl. 16% VAT) of the notarial purchase price is due by the buyer to First Citiz GmbH.

Non-disclosure:

This property 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 property 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 the property, the above mentioned commission applied to the notary purchase price would be due by you to First Citiz GmbH.

City area

The location near the river Spree is unique: Central and urban, yet quiet and atmospheric, it offers the best of everything.

In the middle of the metropolis, you can enjoy peace and relaxation, feel at home with plenty of room for your personal lifestyle and a relaxed start to the day. Jogging along the Spree, breathe in the fresh morning air, have breakfast in the favorite cafe around the corner and leave all stress outside. Gain distance from busy days and yet be aware of the proximity to the liveliest part of Berlin.

Between culture, history and politics appreciate every comfort. The most important embassies, renowned employers and exciting cultural institutions are in close proximity. Exclusive gourmet restaurants, bars and shopping facilities are within walking distance.

