

**Immobilien-Exposé**

**NEAR MEXIKOPLATZ: EXPANSION,  
RENOVATION OR NEW CONSTRUCTION  
POSSIBLE - HOUSE WITH GARAGE  
&POTENTIAL**

**Objekt-Nr.:**

**189089**

# Haus zum Kauf

in 14163 Berlin - Zehlendorf



## Details

### Guest bathroom

Purchase price per m<sup>2</sup>

**9.237 €**

Buyer's commission incl. VAT.

**3,57 %**

Living space (ca.)

**108,15 m<sup>2</sup>**

Rooms

**5**

Floor space (ca.)

**51,25 m<sup>2</sup>**

Total area (ca.)

**159,40 m<sup>2</sup>**

Plot area (ca.)

**607 m<sup>2</sup>**

Number of floors

**2**

Number of bedrooms

**4**

Bathrooms

**1**

Number of parking spots

**1**

Number of separate bathrooms

**1**

Number of terraces

**1**

Construction year

**1973**

Garage purchase price

**0 €**

Number of garages

**1**

Condition

**sanierungsbeduerftig**

Building technique

**Concrete**

Basement

**Yes**

Bathroom

**Tub, Window**

## Description

- end terrace house with a basement
- recessed position
- oil central heating



- garage
- extension / expansion potential or demolition! The owner has received a statement from the building authority that an extension of approx. 80-100 m<sup>2</sup> is possible. The approval for this would have to be coordinated by the purchaser with the building authority and GAGFAH (according to the land register) after the sale and is non-binding
- renovation needed, the house is being sold in the current condition
- the current land value is 1,600 EUR / m<sup>2</sup>

## **Equipment**

- west-facing garden terrace
- spacious living / dining area
- guest toilet
- 4 bedrooms (2 large and two small) upstairs
- bright bathroom with a bath
- spacious room with windows in the basement

## **Other**

The commission of 3.57% of the purchase price (including VAT) is borne by the buyer and is payable to BBI Immobilien GmbH when the purchase contract is concluded. All information according to information of the owner. Information provided without guarantee. The offer is only intended for the recipient. If the offer is passed on to third parties, the recipient of the offer is liable for the commission.

### **WHAT IS YOUR PROPERTY REALLY WORTH?**

We offer a free property valuation by our experts.

Upon request, we will ensure a serious and timely sale.

You can also reach us on weekends on: 030-3277340.

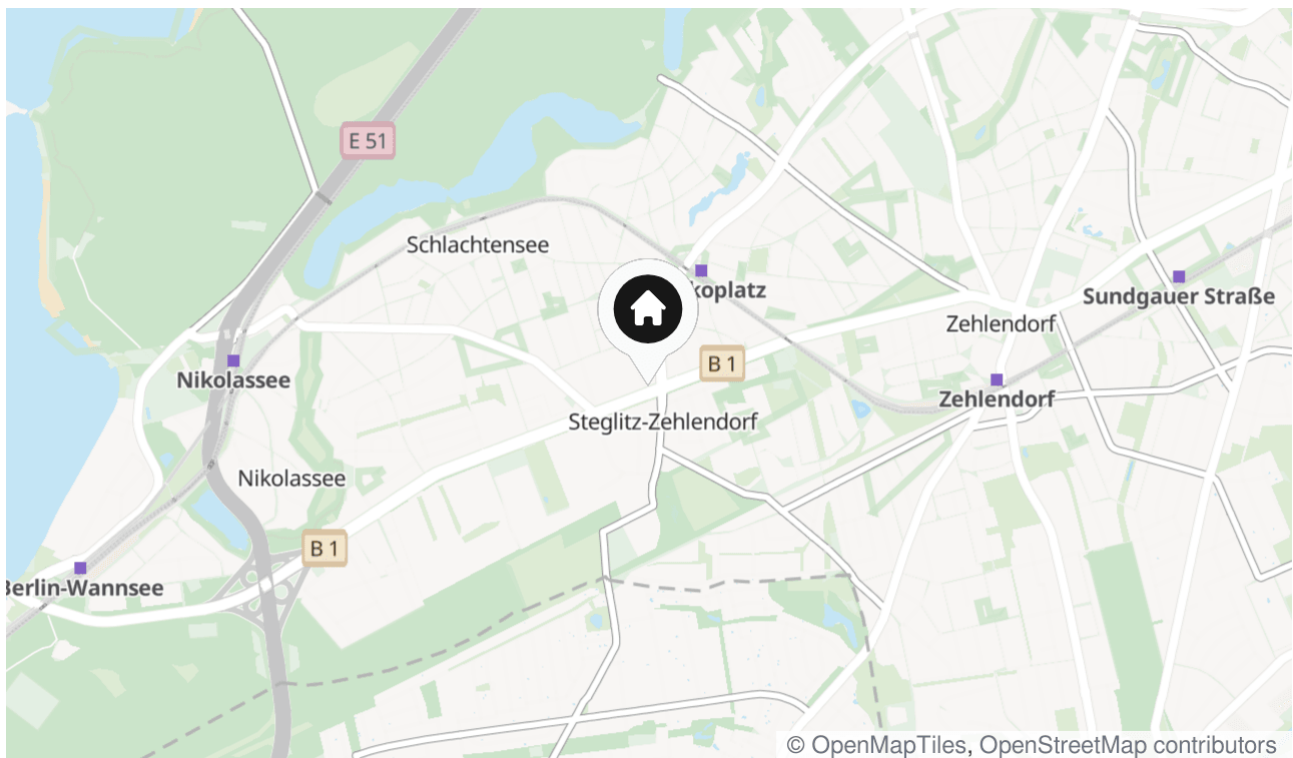
Our office on Kurfürstendamm is open for you 7 days a week.

You can find more interesting, commission-based and commission-free offers from property developers, condominiums to single-family houses and villas (private and commercial use) to high-yield rental houses for investors at [www.bbi-immobilien.de](http://www.bbi-immobilien.de)

## Lage & Umgebung

14163 Berlin - Zehlendorf

- near the museum village Düppel
- very good transport links and infrastructure
- shops, restaurants as well as schools and daycare centers in the immediate vicinity
- bus stop close by
- approx. 700m to the Mexikoplatz S-Bahn station
- not far to the Europarc Dreilinden
- fast connection to the city center or to Potsdam via the AVUS



Die Karte zeigt den ungefähren Standort der Immobilie





Hausansicht (1)



Hausansicht (3)





Hausansicht (4)



Hausansicht (2)





Grundstück (6)



Grundstück (1)





Grundstück (2)



Grundstück (3)





Grundstück (4)



Grundstück (5)





Grundstück (7)

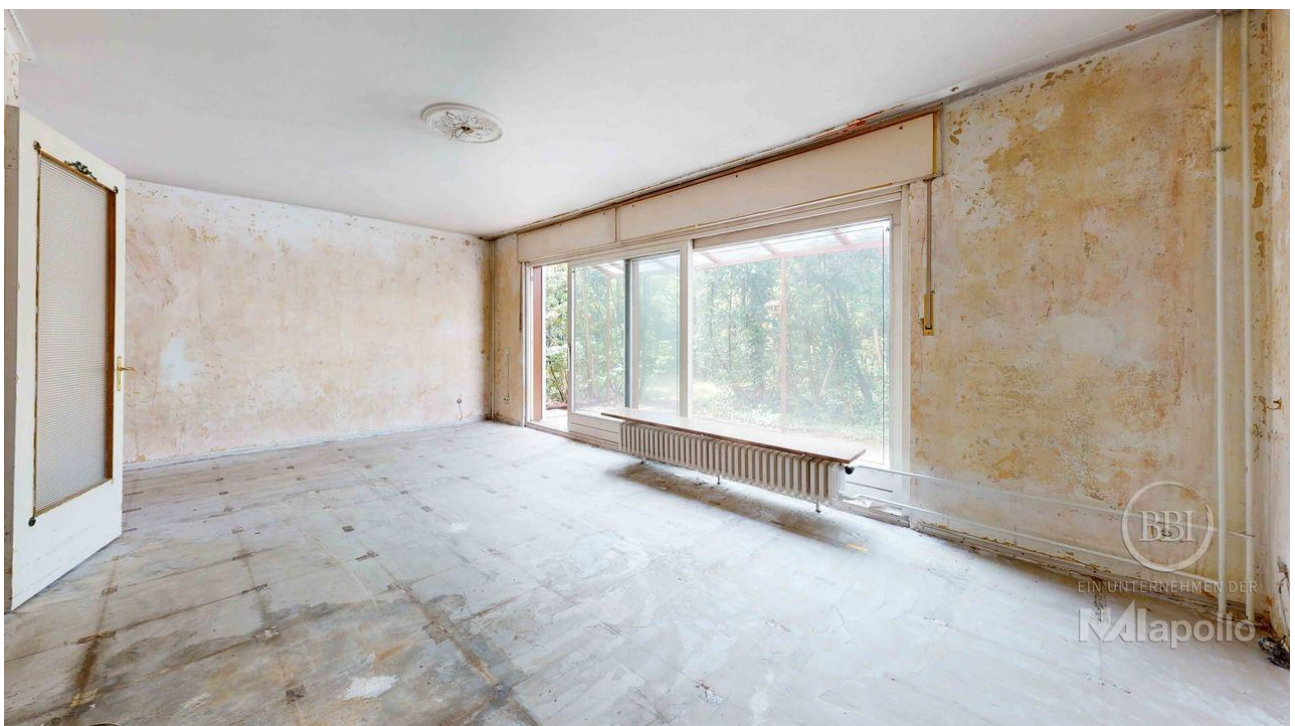


Grundstück (8)





Garagen (2)



Wohnen (3)





Wohnen (2)



Wohnen (1)



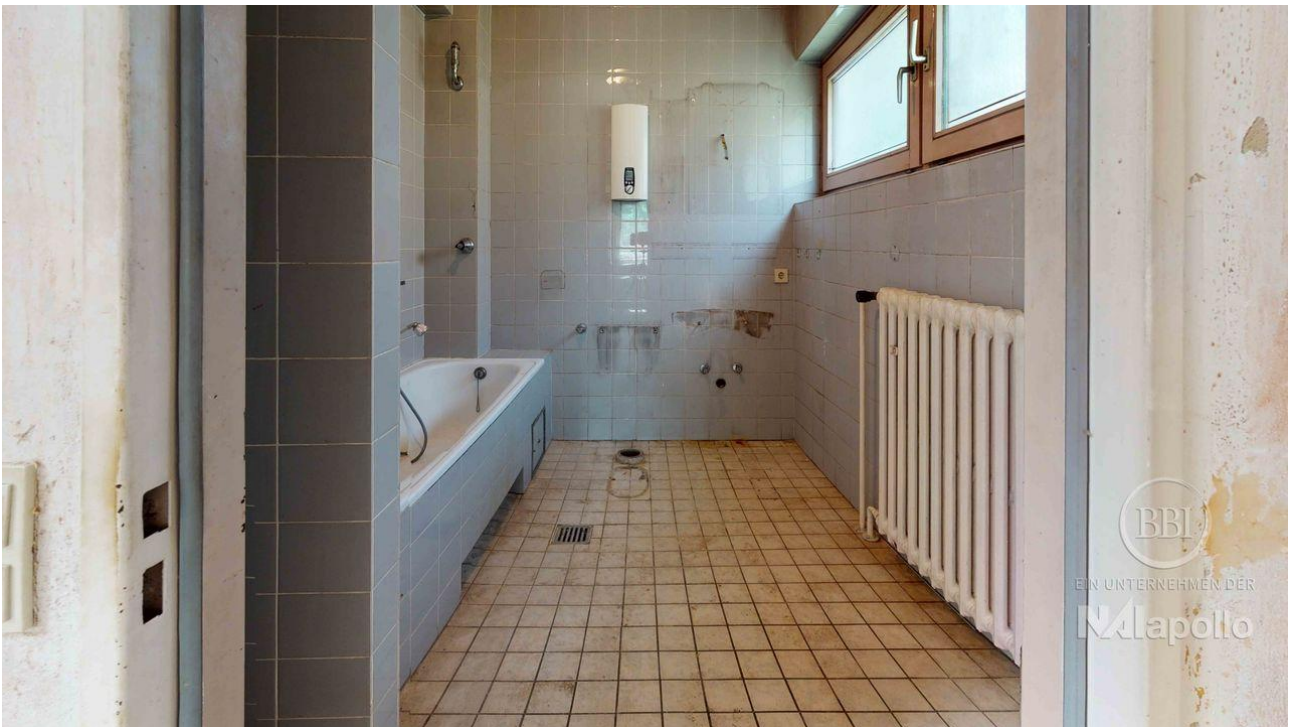


Zimmer (2)

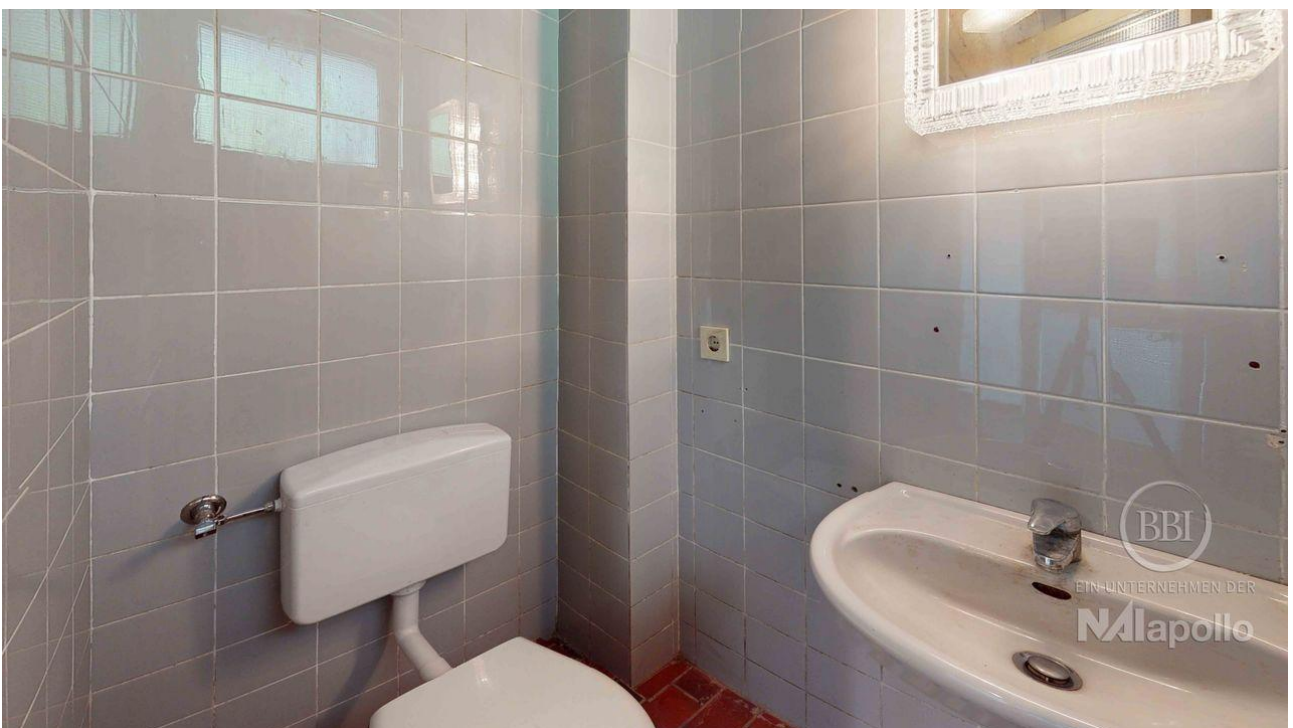


Zimmer (1)



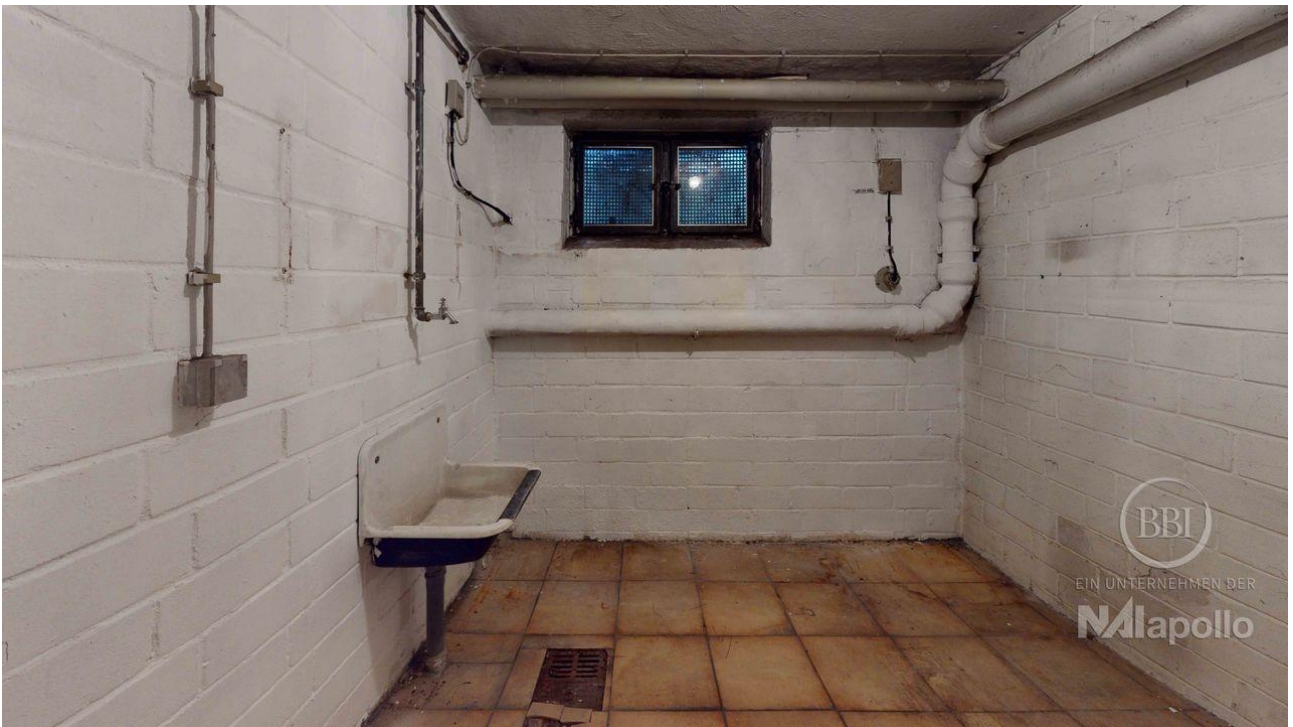


Bad



Gäste-WC





Keller



Keller2



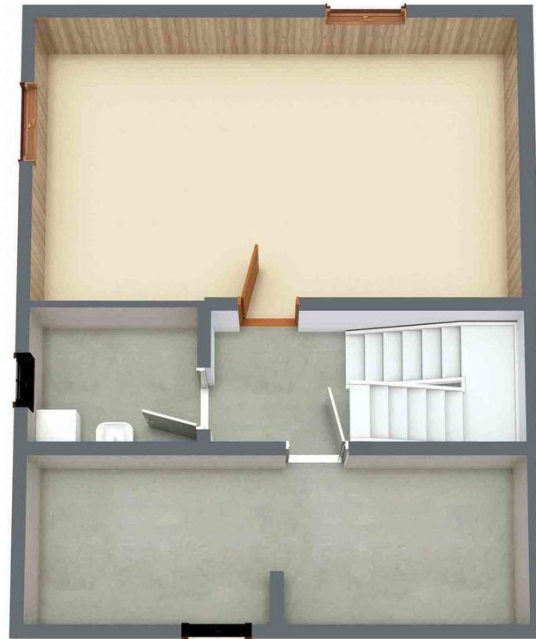


ERDGESCHOSS



OBERGESCHOSS





UNTERGESCHOSS



## Kontakt

### **BBI Immobilien GmbH**

Kurfürstendamm 178-179

10707 Berlin

Telefon: +49 (30) 32773441

E-Mail: [abfrage@bbi-immobilien.info](mailto:abfrage@bbi-immobilien.info)

### **Ihr Ansprechpartner**

Mrs. Davina Walendy

### **Impressum**

[en.bbi-immobilien.de/impressum/](http://en.bbi-immobilien.de/impressum/)

### **Besuchen Sie uns im Internet**

[en.bbi-immobilien.de](http://en.bbi-immobilien.de)

