

Immobilien-Exposé

**EXCLUSIVE NEW BUILDING IN CENTRAL
LOCATION "AM WINTERFELDT".
COMPLETION 2024!**

Objekt-Nr.:
189848-0

Wohnung zum Kauf

in 10781 Berlin - Schöneberg



Details

Purchase price per m²

10.838 €

Living space (ca.)

33,97 m²

Rooms

1

Total area (ca.)

33,97 m²

Plot area (ca.)

6.017 m²

Garden area (ca.)

2.707 m²

Category

Luxury

Location in the property (Floor)

0

Number of floors

7

Bathrooms

1

Number of parking spots

79

Number of residential units

219

Number of commercial units

8

Number of terraces

1

Construction year

2022

Underground car park parking spot purchase price

56.000 €

Number of underground car park parking spots

79

Condition

First time occupation

Development

fully developed

Basement

Yes

Elevator

Passengers

Description

- prime location and historical location
- a total of 219 residential and 8 commercial units
- 50% of the apartments are barrier-free

- high quality equipment is provided
- underground car park with 79 parking spaces, purchase price € 56,000 per parking space
- cellar compartments, bicycle, stroller and wheelchair rooms

Equipment

- elevators from the underground car park to the penthouse level
- all apartments with balcony, exclusive penthouses with large terraces, ground floor apartments with small gardens
- underfloor heating in the residential units
- gas-powered combined heat and power unit
- air conditioning and chimney installation possible in the penthouses (optional)

Other

This property is being offered without any additional buyer's commission. We have concluded a fee-based brokerage contract with the owner and are representatives of the seller's interests, so that no brokerage contract subject to commission is concluded with a prospective buyer.

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.

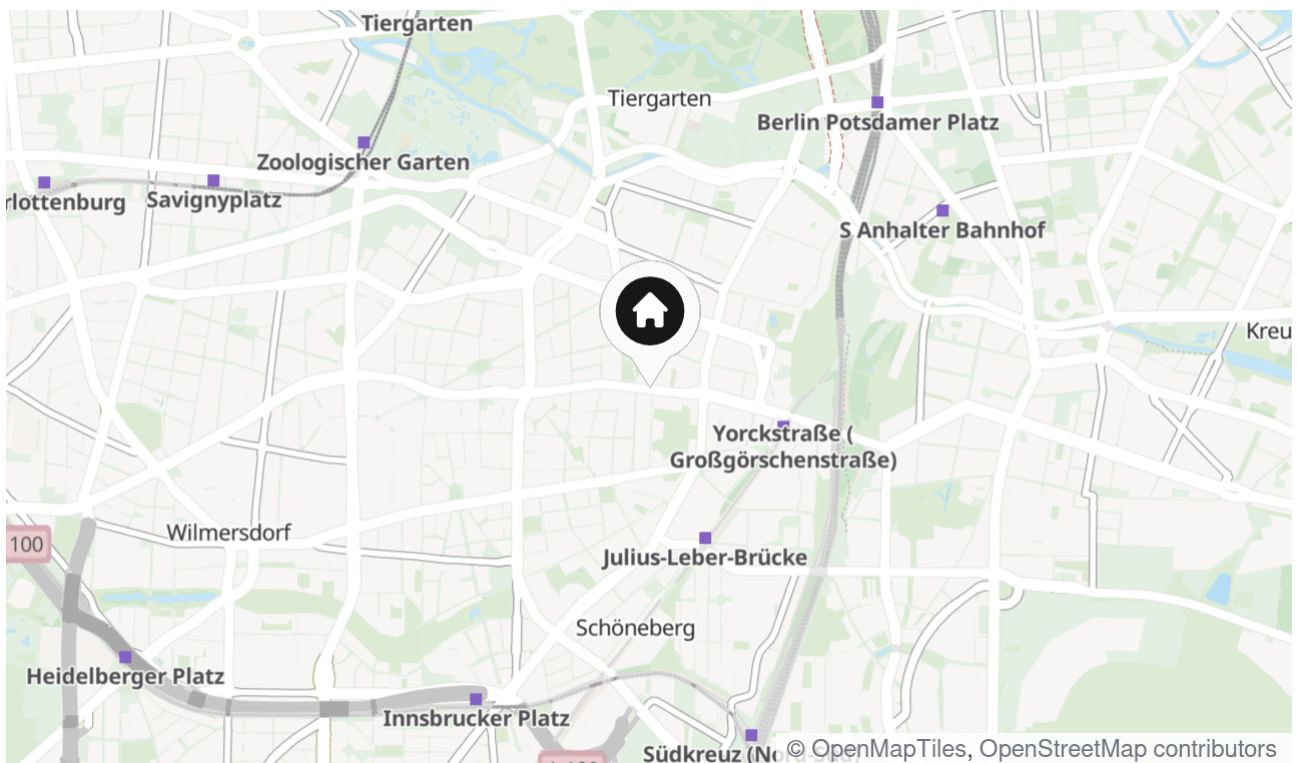
Our office on Kurfürstendamm is open for you 7 days a week.

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

Lage & Umgebung

10781 Berlin - Schöneberg

- exposed location in the diverse and beautiful district of Schöneberg
- near Winterfeldtplatz with its famous weekly market, in the immediate vicinity of the Akazienkiez
- central location with excellent connections to public transport
- 3 underground stations (U1, U2, U3, U4, U7) with direct connections to Zoologischer Garten, Potsdamer Platz and Alexanderplatz can be reached on foot
- optimal infrastructure
- numerous cafés, restaurants and all kinds of shops in the immediate vicinity, e.g. around Nollendorfplatz
- KaDeWe, "Tauentzien" and Kurfürstendamm can be reached quickly



Die Karte zeigt den ungefähren Standort der Immobilie

Energieausweis

Endenergiebedarf
72,27 kWh/(m²*a)

Befeuerungsart
Gas

Heizungsart
Underfloor heating

Wesentlicher Energieträger
GAS

Gültig bis
16.11.2031





Visualisierung (6)



Visualisierung (5)



Visualisierung (1)



Visualisierung (2)



Visualisierung (3)



Visualisierung (4)



Nollendorf Platz



Winterfeldtmarkt



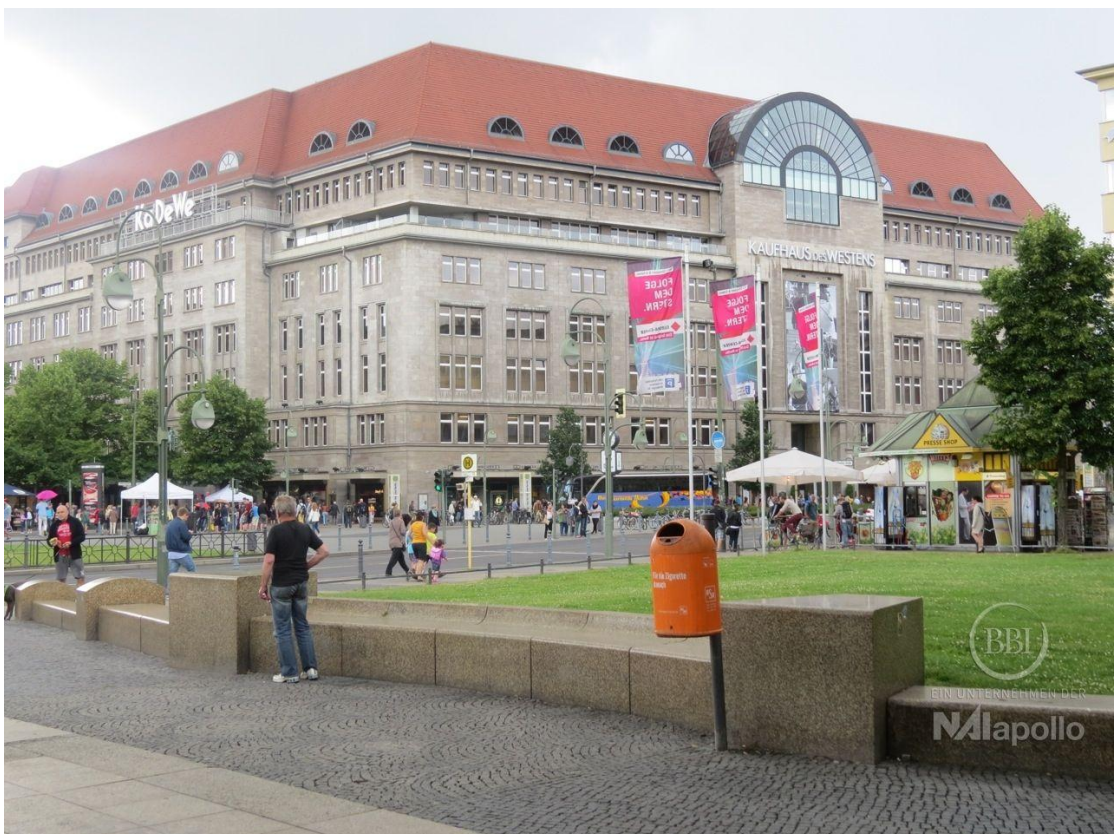
Winterfeldtmarkt



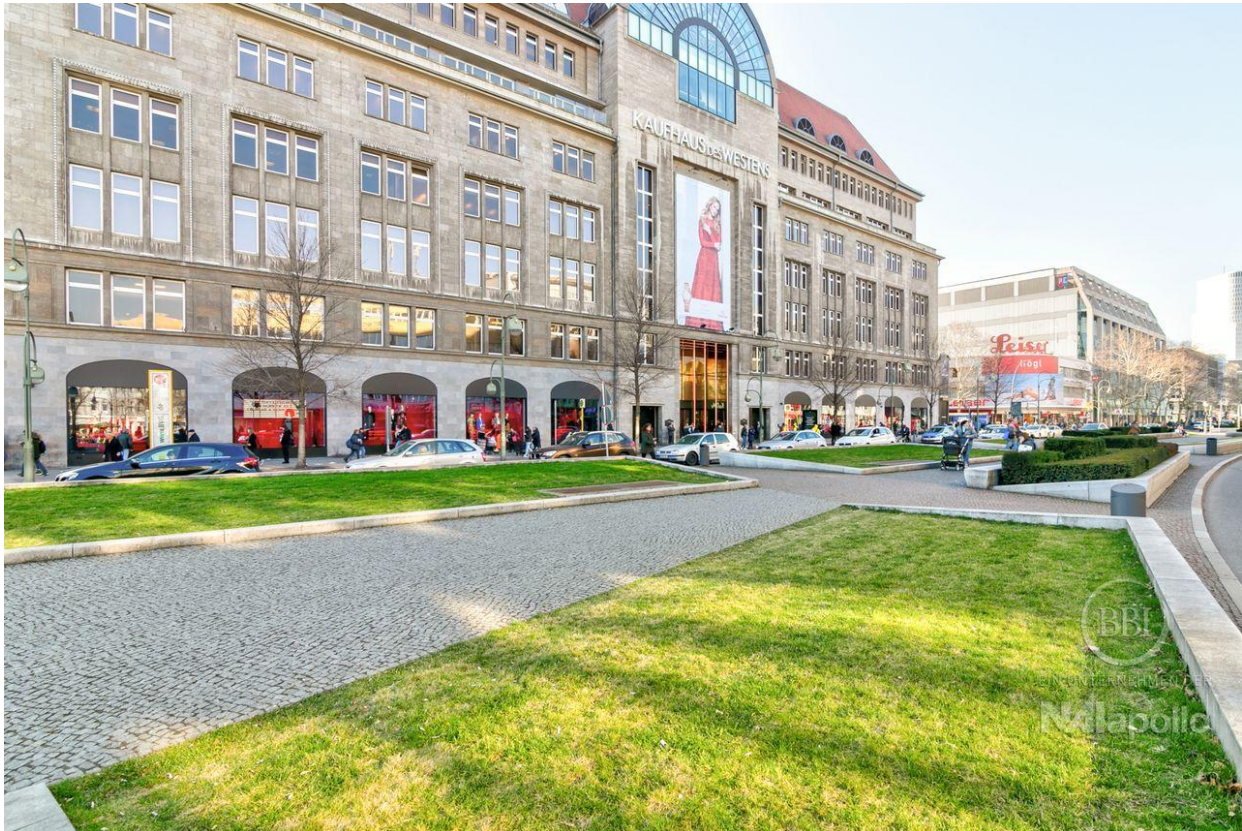
Cafe Einstein



Zwölf-Apostel-Kirche



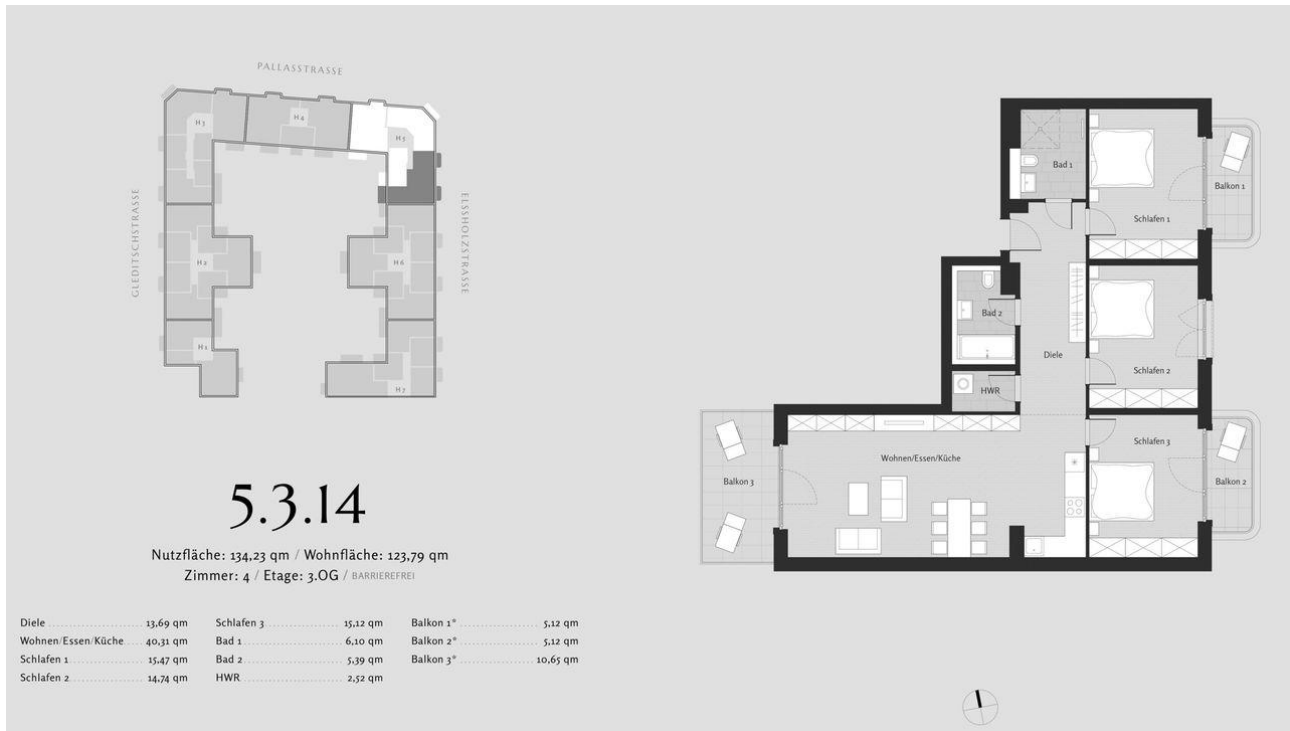
KADEWE



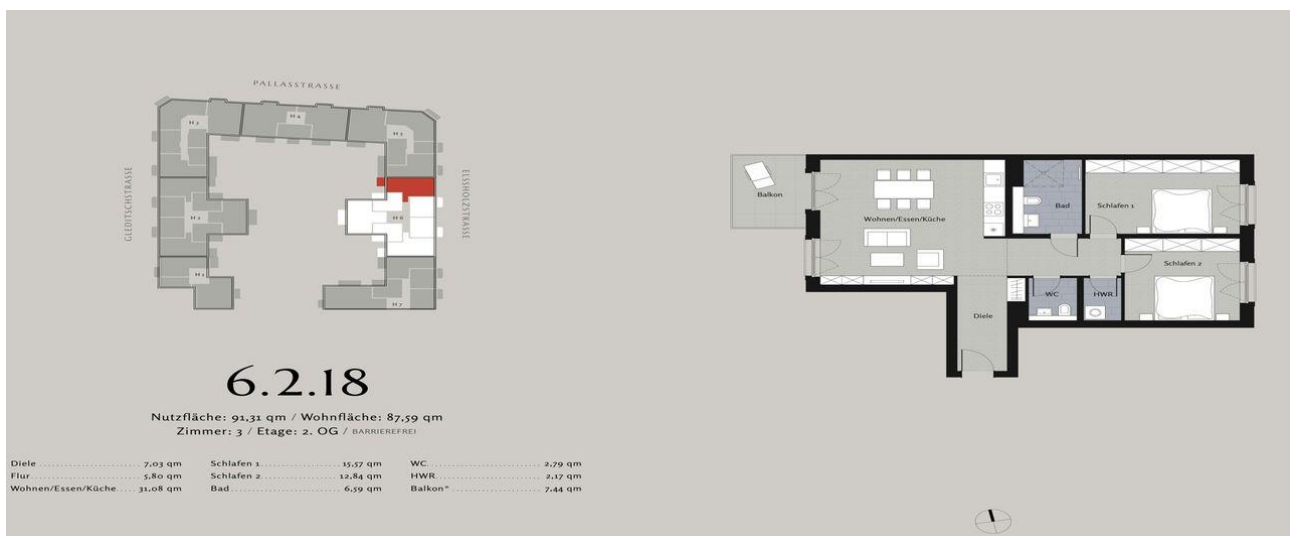
Kadewe



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WE 6.2.18



WE 6.6.42

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Impressum

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