

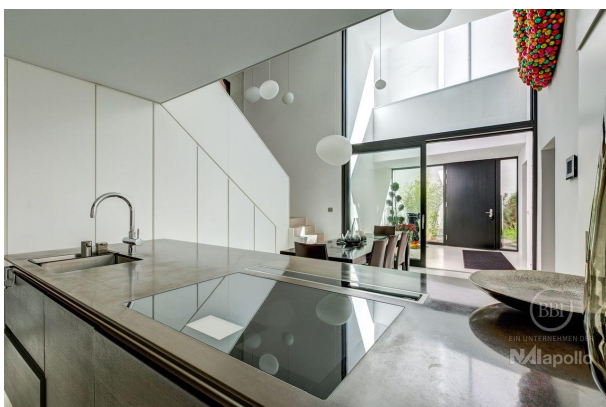
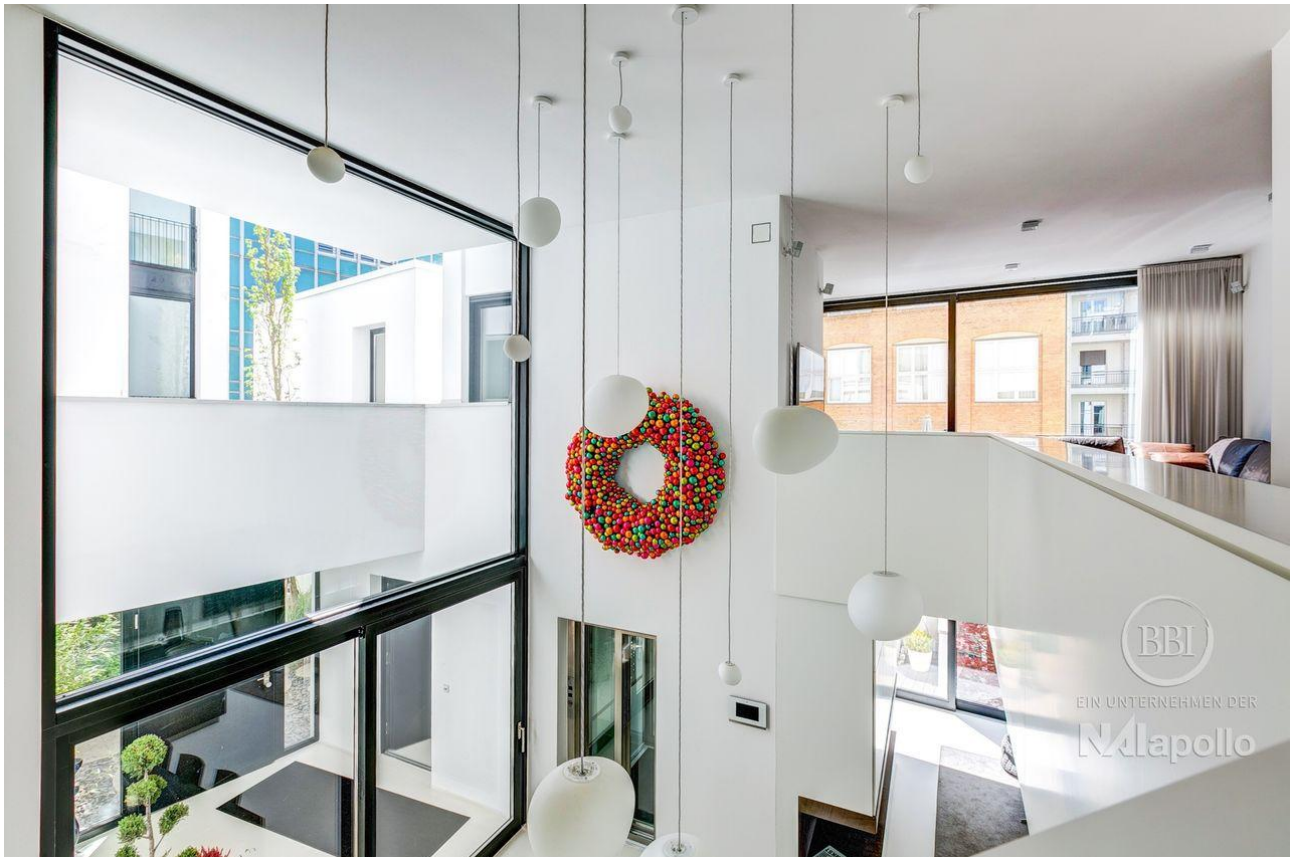
**Immobilien-Exposé**

**SPECTACULAR LUXURY TOWNHOUSE  
DIRECTLY AT THE HISTORICAL CITY WALL**

**Objekt-Nr.:**  
**191174**

# Haus zum Kauf

in 10179 Berlin - Mitte (Ortsteil)



## Details

### Guest bathroom

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

**19.967 €**

Buyer's commission plus VAT.

**3,57 %**

Living space (ca.)

**300 m<sup>2</sup>**

Rooms

**6**

Total area (ca.)

**300 m<sup>2</sup>**

Number of floors

**5**

Number of bedrooms

**3**

Bathrooms

**3**

Number of parking spots

**2**

Number of separate bathrooms

**2**

Number of terraces

**7**

Construction year

**2013**

Underground car park parking spot purchase price

**75.000 €**

Number of underground car park parking spots

**2**

Condition

**in new condition**

Basement

**No**

Elevator

**Passengers**

## Description

- 5 storey townhouse with luxury amenities
- exclusive building ensemble by multi-award-winning architect Sohrab Zafari
- district heating
- 2 underground parking spaces for € 75,000 each can be purchased optionally

## Equipment

- private elevator
- 7 unique terraces, including 1 roof terrace with a magnificent view of the TV tower
- underfloor heating and cooling
- open gallery with a ceiling height of approx. 6 m
- exclusive fireplace
- high-quality natural stone floors and wooden floorboards
- luxury fitted kitchen with XXL appliances
- high-quality bathroom fittings
- Sauna with outdoor area
- Smart Home, etc. with alarm system, camera surveillance, Bose sound system and much more

## Other

The commission of 3.57 % of the purchase price (incl. 19 % VAT) is borne by the buyer and is payable to BBI Immobilien GmbH after conclusion of the purchase contract. All information according to the information of the owner. Information is without guarantee Errors and omissions excepted! The offer is for the recipient only. In the event of a transfer of these documents to a third party, the offeree is then liable for the commission.

### WHAT IS YOUR PROPERTY REALLY WORTH?

We offer a free assessment of your own property by our experts.

On request we ensure a serious and timely sale.

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

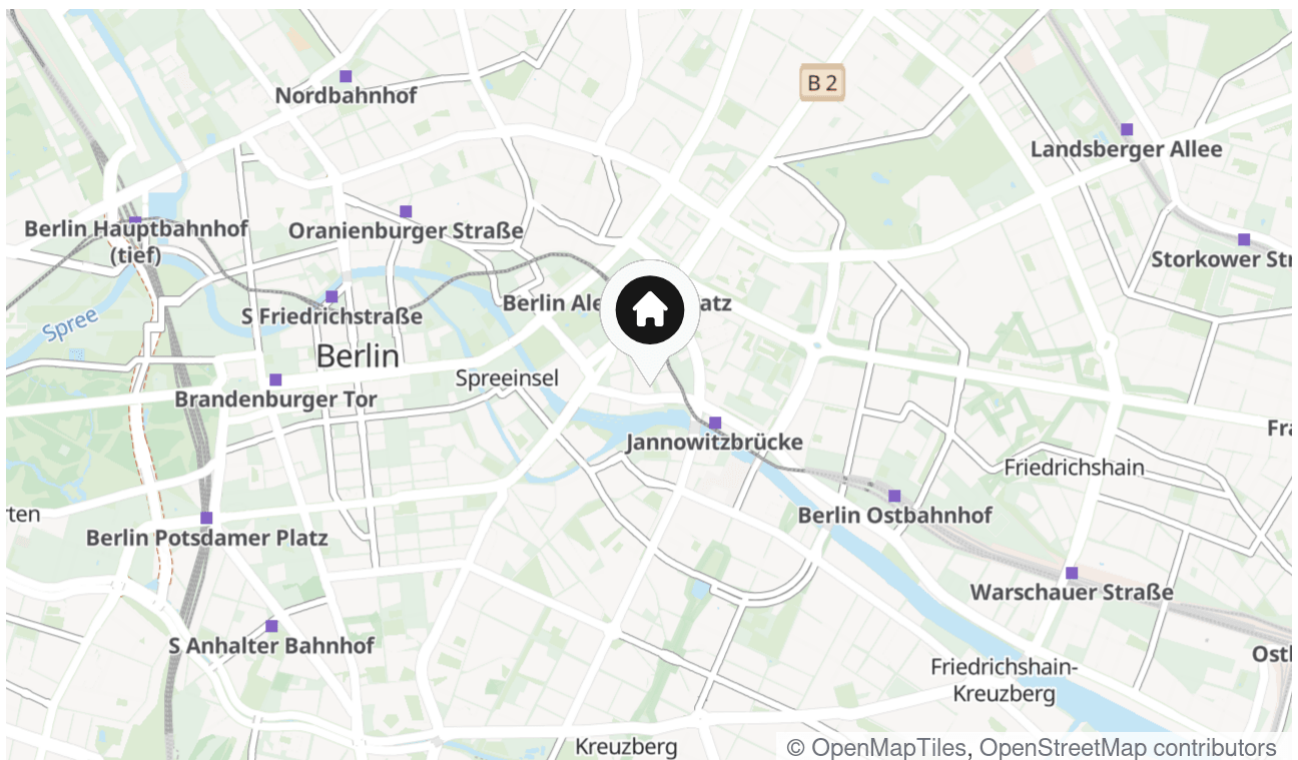
Our office at Kurfürstendamm is open 7 days a week.

Other interesting and commission-free offers from developers, condominiums to single-family homes and villas (private and commercial use) to high-yielding rental homes for investors, can be found at [www.bbi-immobilien.de](http://www.bbi-immobilien.de)

## Lage & Umgebung

10179 Berlin - Mitte (Ortsteil)

- coveted location in the Mitte district
- only a few minutes to the Nikolaiviertel, the Fischerinsel or the Molkenmarkt
- it is only a stone's throw to the Spree
- despite the central location, you live here exceptionally quiet due to the absolutely quiet side street
- shops of all kinds and a variety of restaurants in the immediate vicinity
- very good transport links by city train/subway, bus and tram
- approx. 250 m to the underground station Klosterstraße



Die Karte zeigt den ungefähren Standort der Immobilie

# Energieausweis

Endenergieverbrauch

**146,50 kWh/(m<sup>2</sup>\*a)**

Energieverbrauch inkl. Warmwasser

**Nein**

Befeuerungsart

**District heating**

Heizungsart

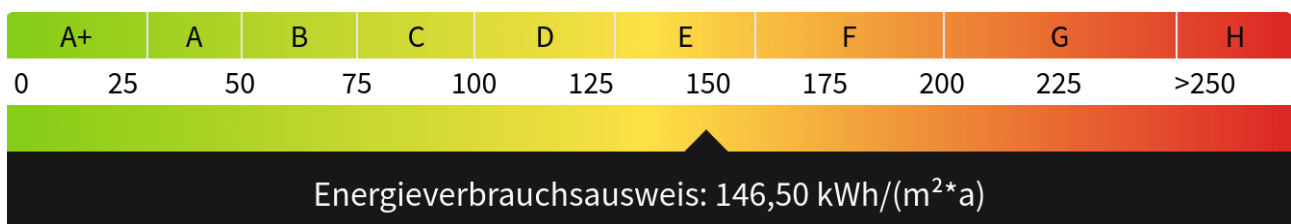
**Underfloor heating**

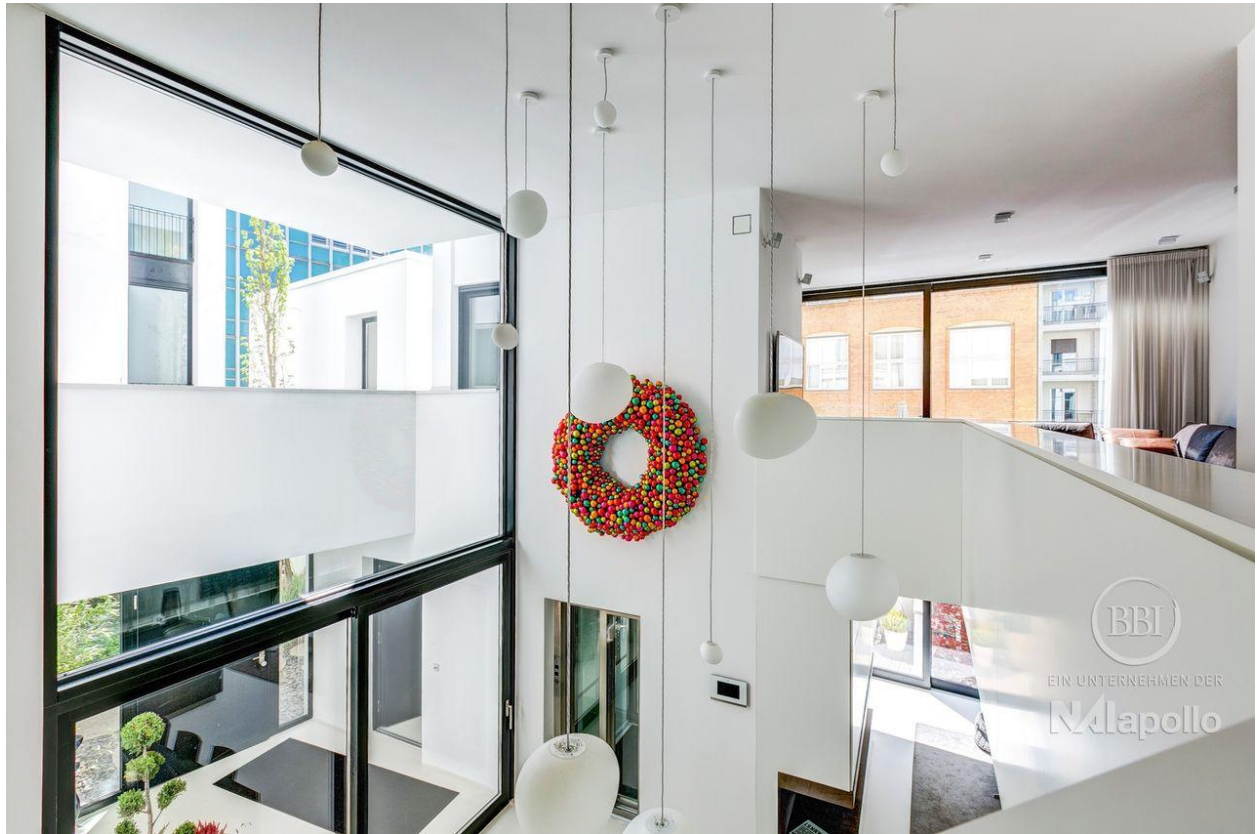
Wesentlicher Energieträger

**FERN**

Gültig bis

**01.01.1970**





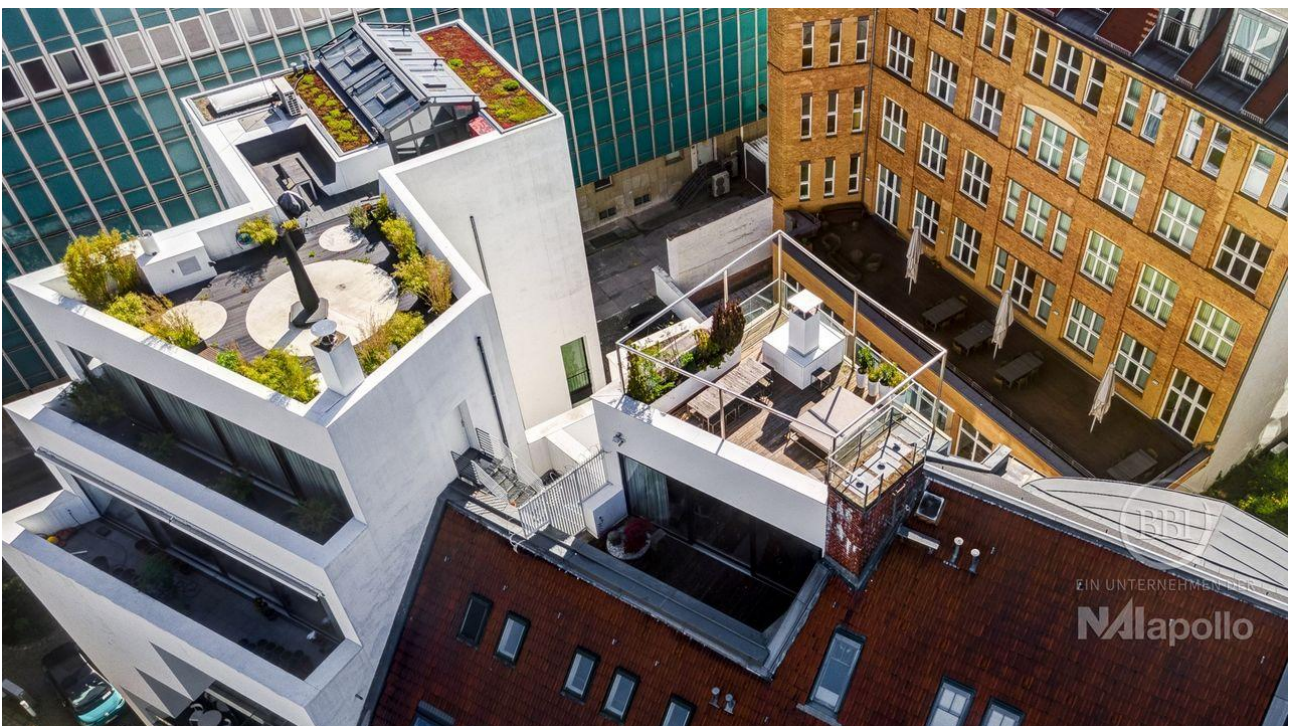
Blick von oben



Küchenbereich



Drone-Draufsicht

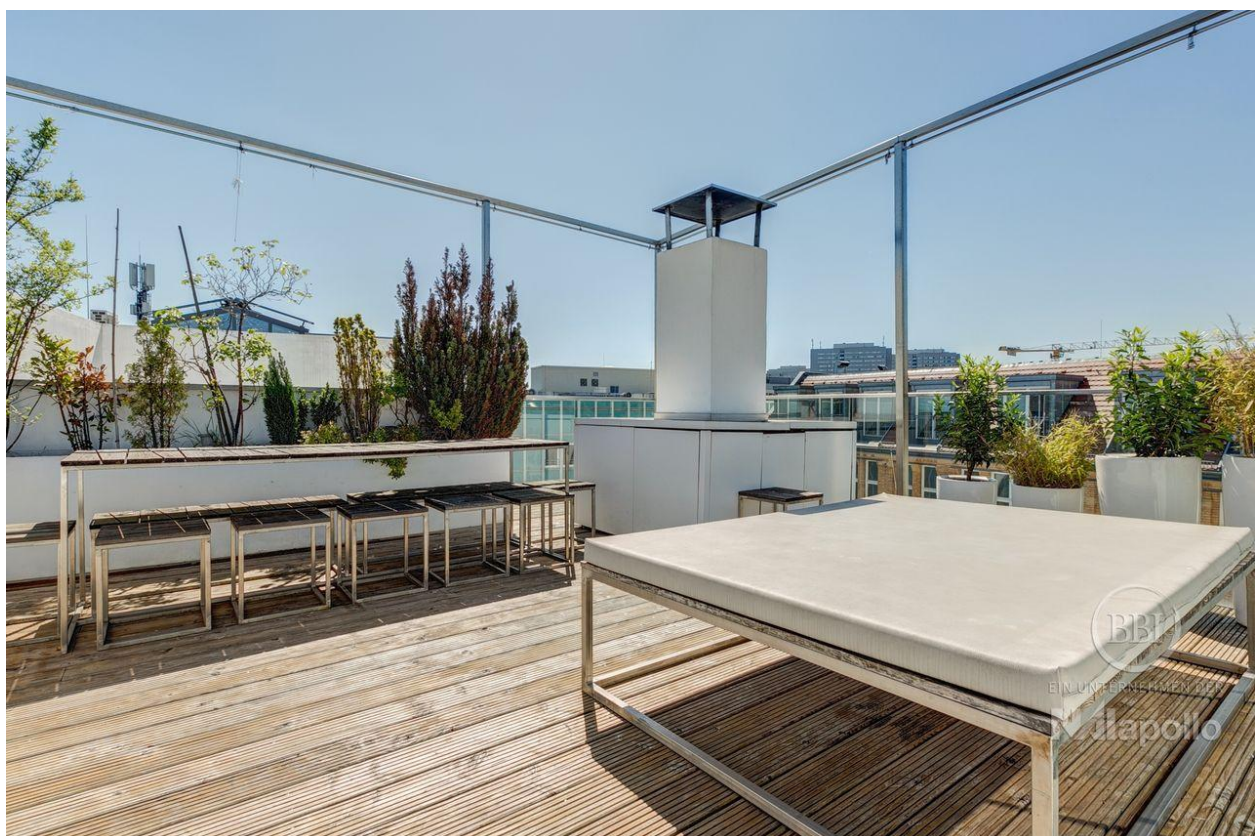


Drone-Ansicht





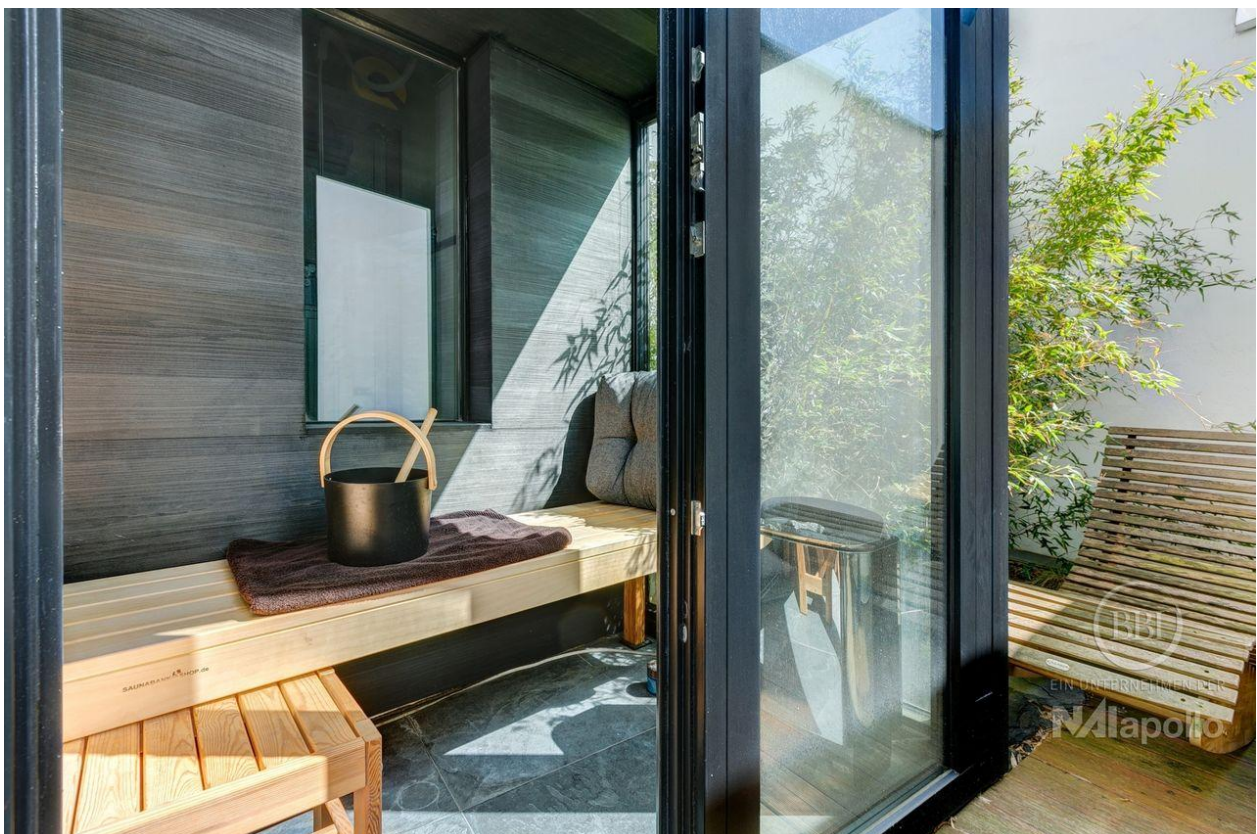
Eingang



Dachterrasse1



Dachterrasse2



Sauna



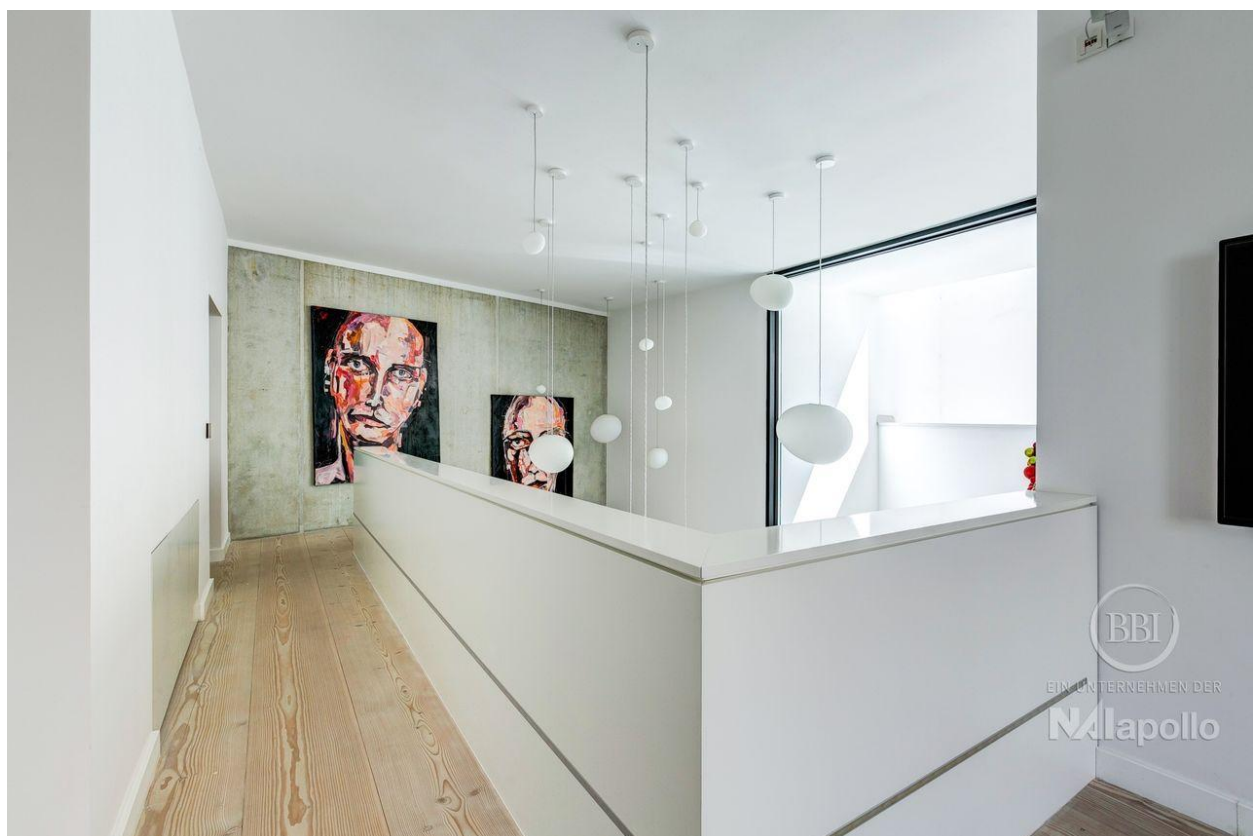
Kamin\_Wohnen



Terrasse3



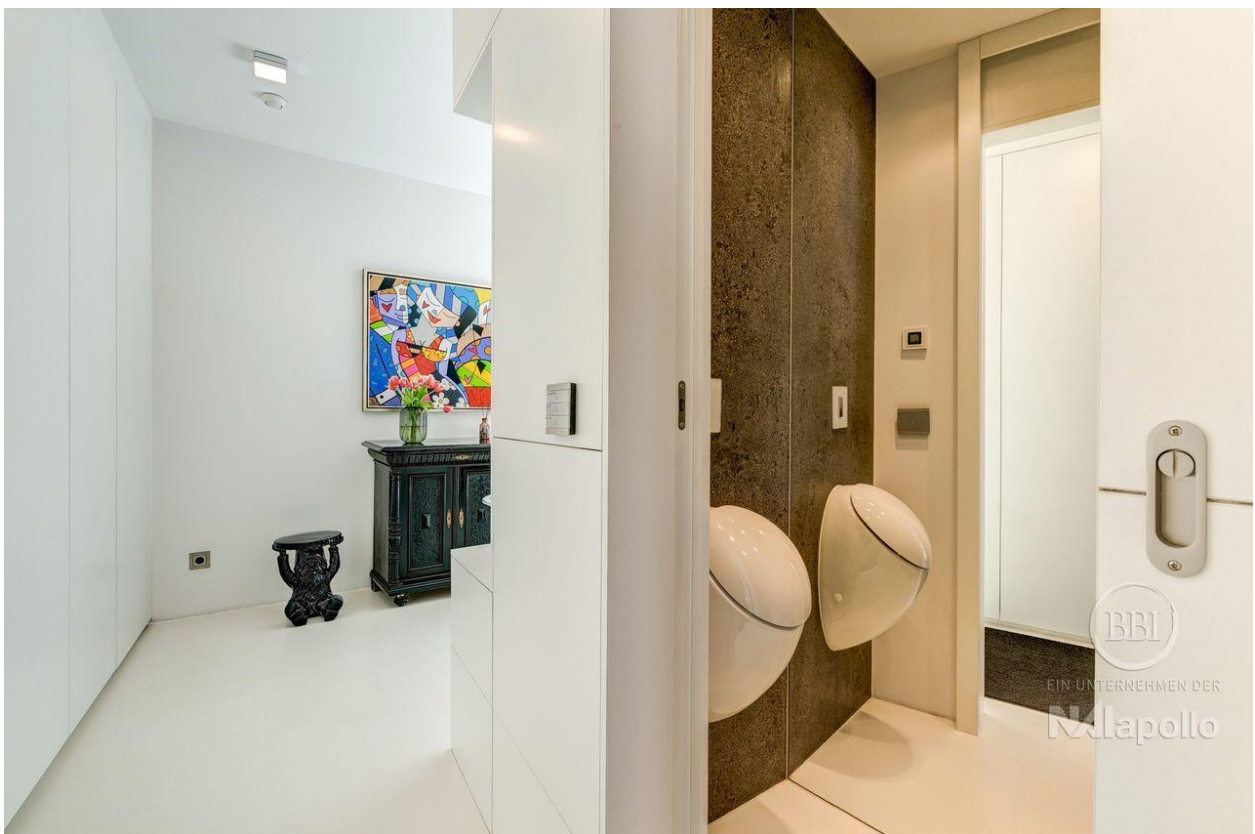
Bad



Galerie



Kind



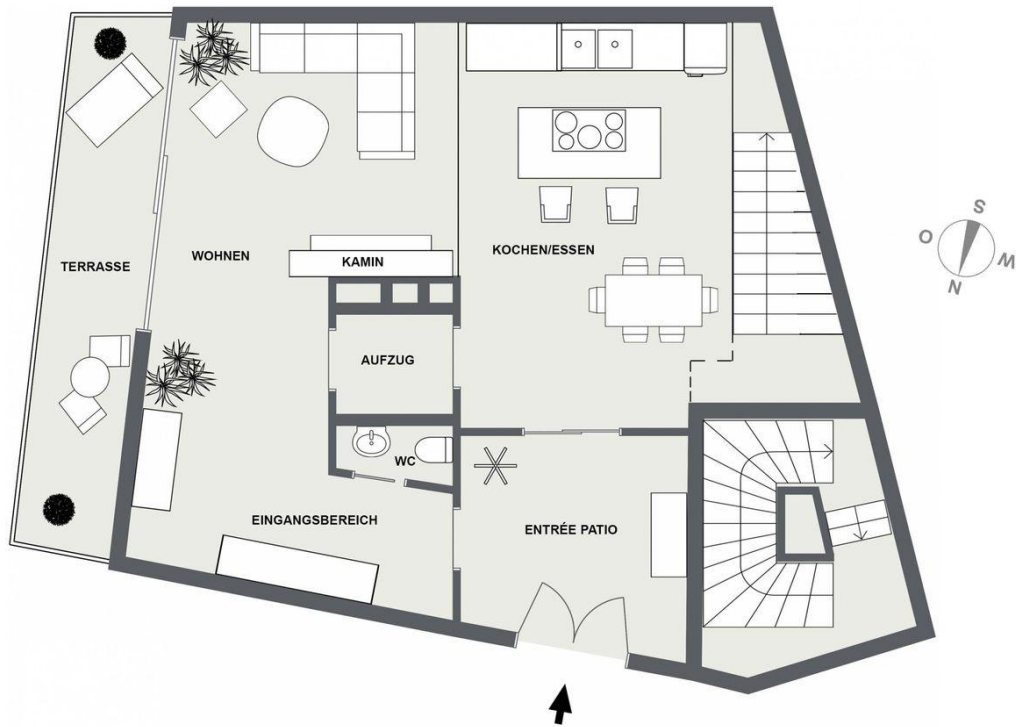
Flur\_Gäste WC



alte Stadtmauer



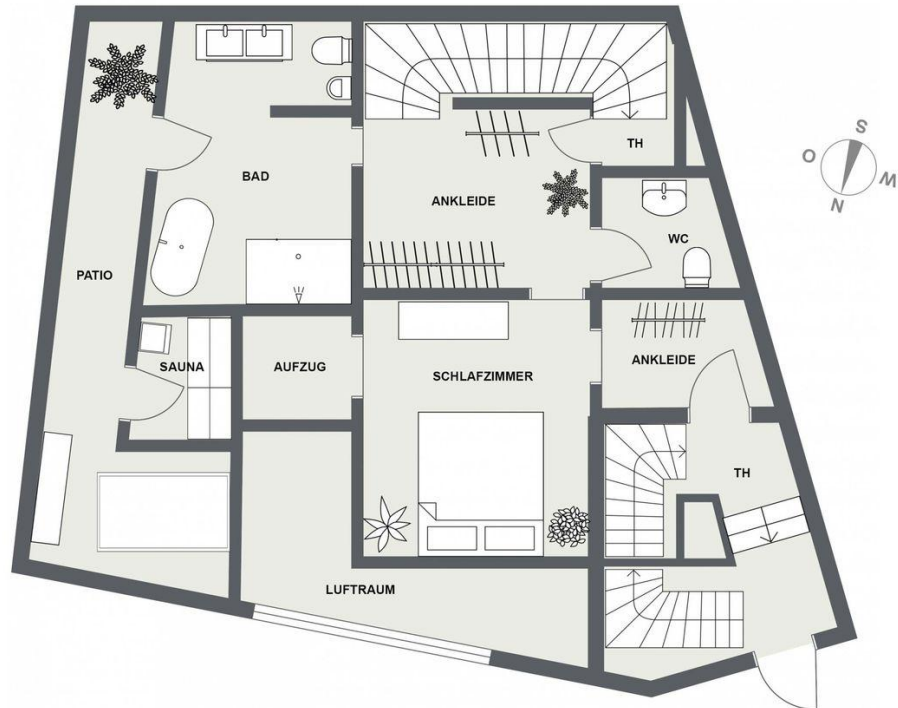
letzte Instanz



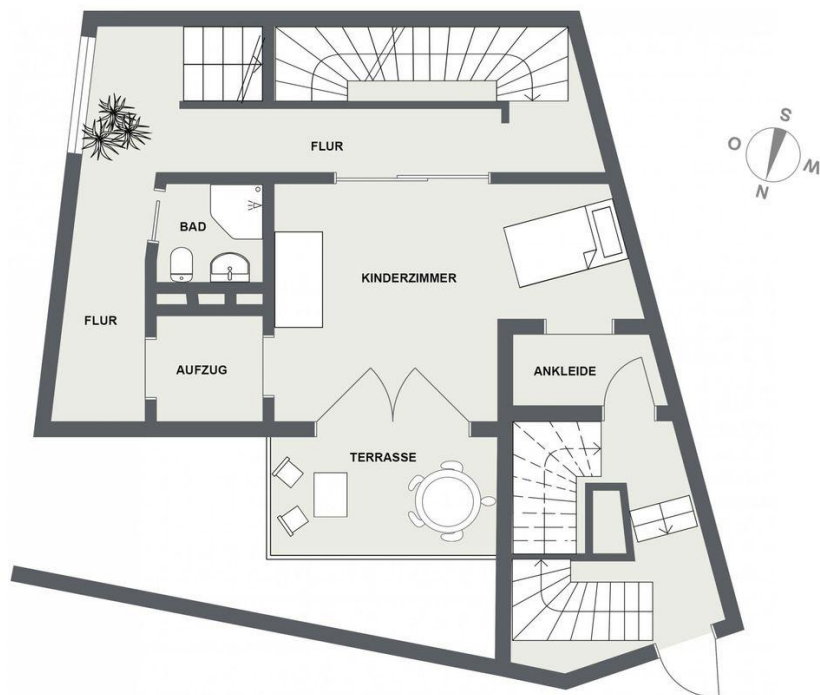
1. OBERGESCHOSS



2. OBERGESCHOSS

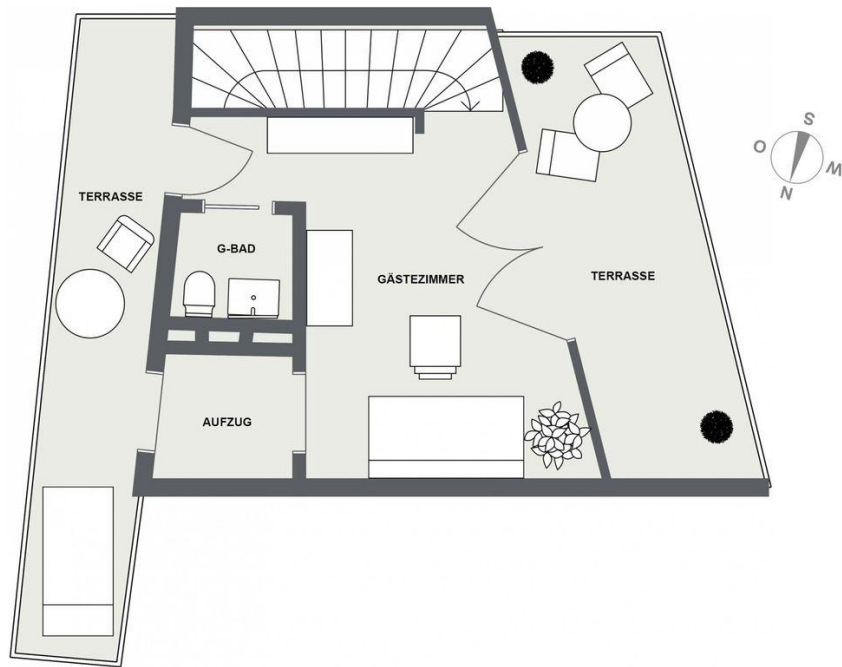


3. OBERGESCHOSS

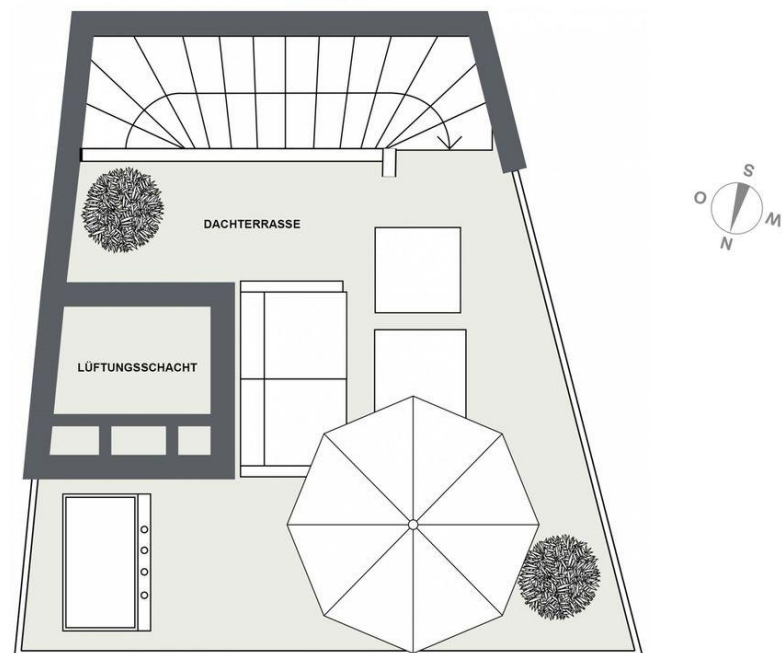


4. OBERGESCHOSS





5. OBERGESCHOSS



DACHTERRASSE

## Kontakt

### **BBI Immobilien GmbH**

Kurfürstendamm 178/179

10707 Berlin

Telefon: +49 (30) 32773480

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

### **Ihr Ansprechpartner**

Mr Thorsten Köhn

### **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)

