

Berlin – Charlottenburg

Representative first floor + basement with private garden at Savignyplatz

Property ID: 25176032



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PURCHASE PRICE: 1.900.000 EUR • LIVING SPACE: ca. 250 m² • ROOMS: 5

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At a glance

Property ID	25176032
Living Space	ca. 250 m²
Rooms	5
Bedrooms	2
Bathrooms	2
Year of construction	1898

Purchase Price	1.900.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Modernisation / Refurbishment	2018
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC, Built-in kitchen

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Energy Data

Type of heating	Central heating	Energy Certificate	Legally not required
Power Source	District heating		

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The property



Capital



**MAKLER-KOMPASS
WOHNEN**

Top-Makler Berlin



Höchstnote für
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City-West**

Quelle: IIB Institut
IM TEST: 4.288 Makler

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The property



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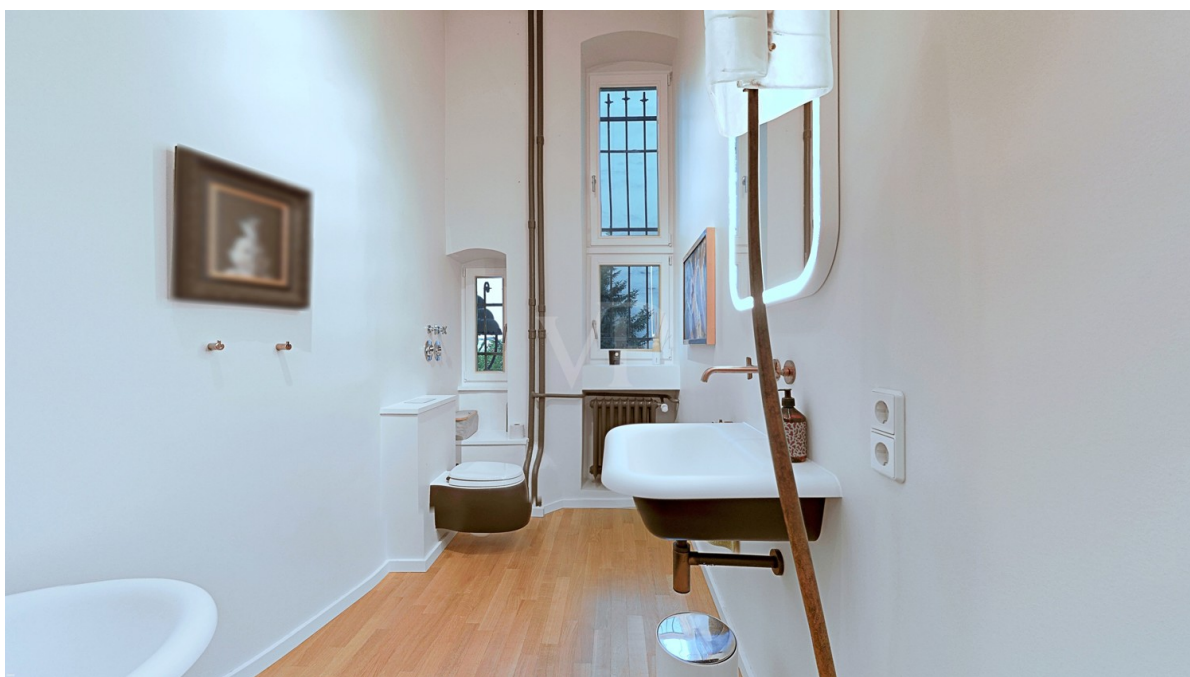
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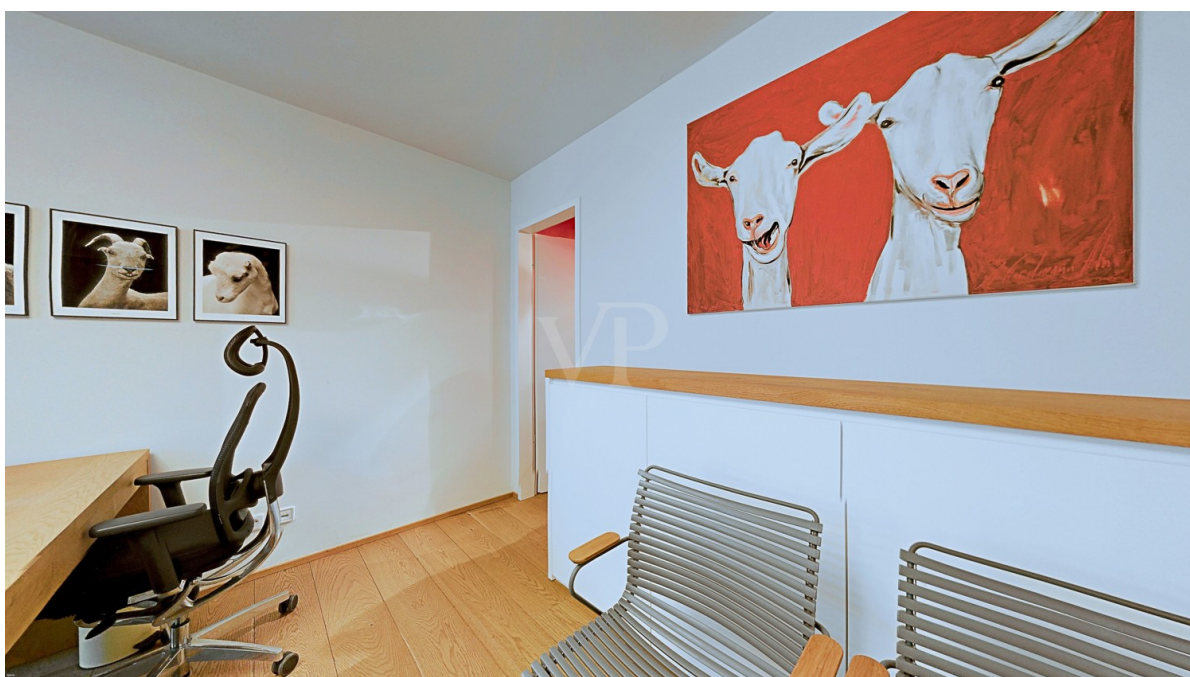
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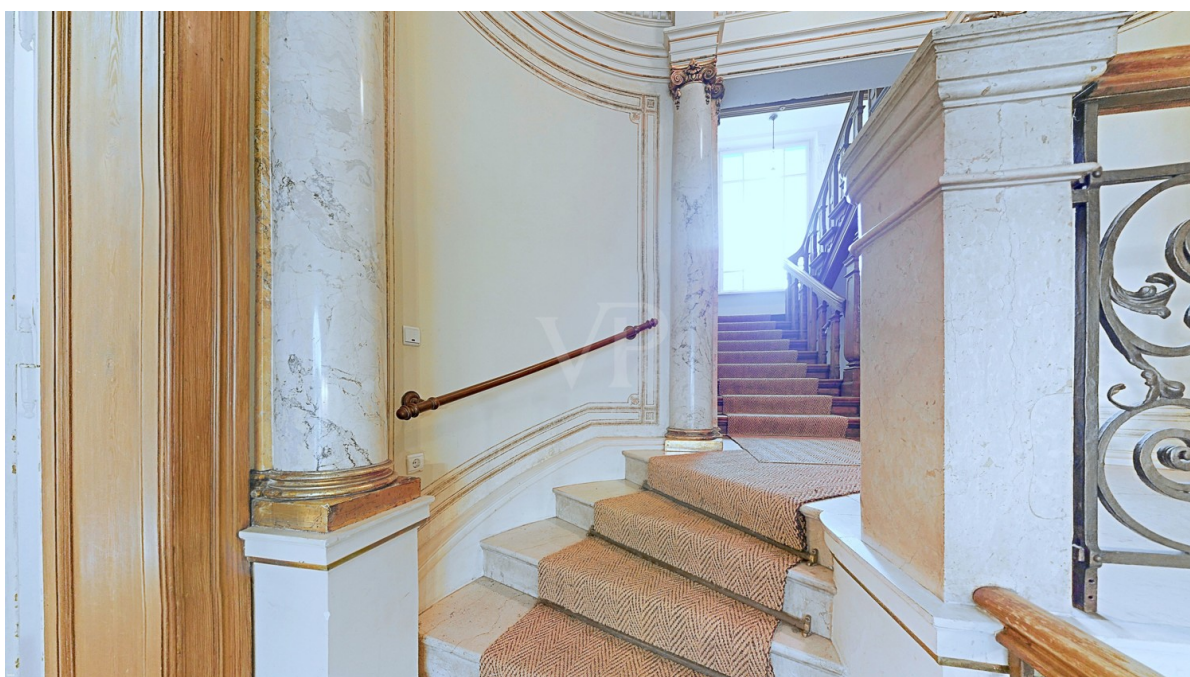
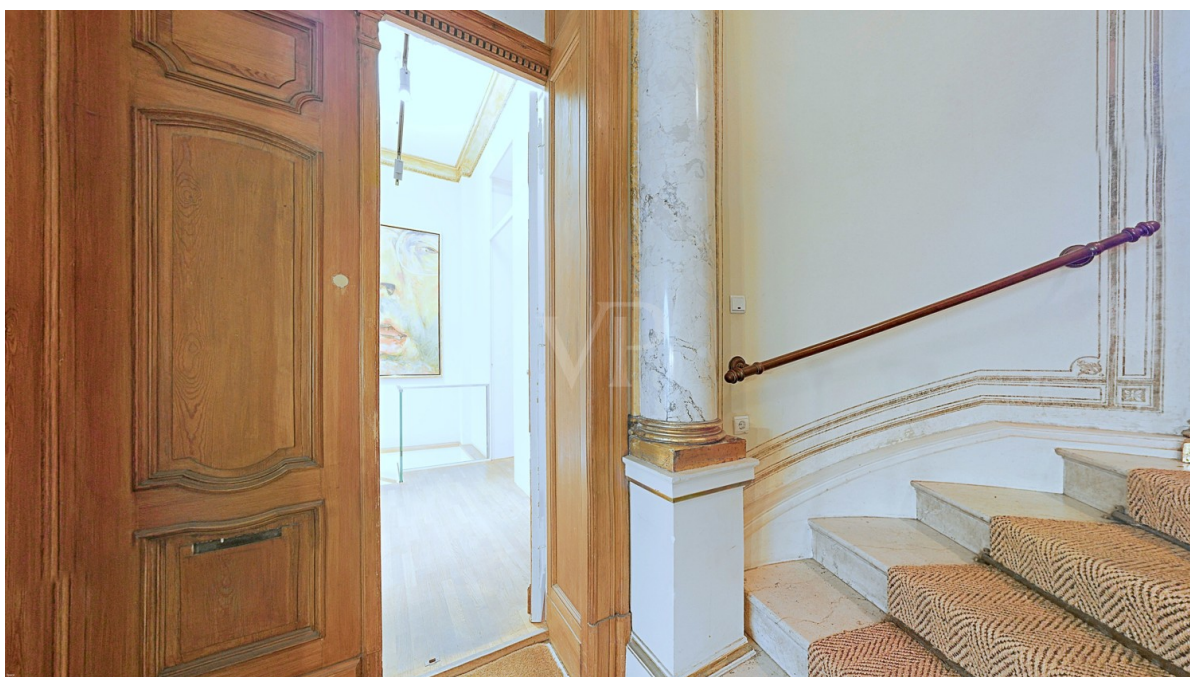
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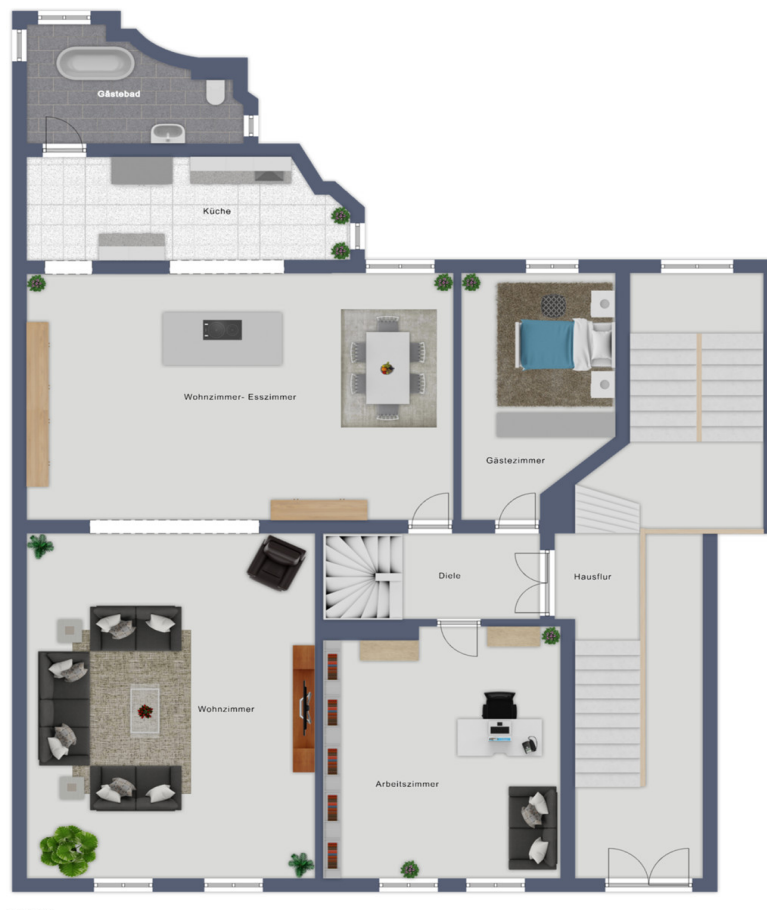


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Floor plans



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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This exclusive first-floor apartment with a basement and private front garden, located in a historic building dating back to 1898, offers a comfortable and elegant living experience with a generous living area of approximately 250 m². The well-maintained property was last modernized in 2018 and boasts high-quality features that leave nothing to be desired. The apartment spans two floors – essentially a maisonette – and offers a total of five rooms, two of which can be used as cozy bedrooms. The two modern bathrooms are finished with high-quality materials and offer superior comfort. The layout ensures a clear separation between living and sleeping areas, guaranteeing both privacy and functionality. The property is distinguished by its extravagant design, which harmoniously blends the historic charm of the building with modern elements. High-quality parquet flooring extends throughout the entire apartment, underscoring the exclusive features and lending the rooms a warm and inviting atmosphere. The materials used and the quality of workmanship meet the highest standards. A particular highlight is the front garden, which invites relaxation and offers a welcome respite from the urban environment. Furthermore, the apartment has two separate entrances, one of which leads directly to the basement. This separate access provides additional flexibility in the use and design of the living space. The property is heated by a central heating system, ensuring a comfortable living atmosphere even in the colder months. The 2018 modernization work included not only visual and technical upgrades but also energy efficiency improvements, further enhancing living comfort. This exclusive property is situated in a sought-after location, offering excellent connections to urban infrastructure as well as proximity to recreational areas. Shopping facilities, schools, and public transportation are just minutes away, making everyday life considerably easier. This property is ideal for buyers who value a stylish living environment within a historic setting while also appreciating the conveniences of modern amenities. A viewing is highly recommended to experience the numerous advantages and unique atmosphere of this apartment firsthand.

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Details of amenities

Erdgeschoss

- Eingangsbereich
- Arbeitszimmer
- Gästezimmer mit Einbauschränken
- Wohnküche
- Wohnbereich
- Gästebad mit freistehender Badewanne

Souterrain

- Diele
- Hauswirtschaftsraum
- Ankleideraum
- Schlafzimmer mit freistehender Badewanne
- en Suite Badezimmer mit großer Dusche und WC
- Fitnessraum
- Arbeitszimmer
- Gäste-WC
- Vorgarten

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All about the location

Diese Wohnlage fußläufig zum Kurfürstendamm gelegen ist eine der gefragtesten im Herzen von Charlottenburg, die den Berlinern als gutbürgerlicher Stadtteil mit hervorragender Infrastruktur bekannt ist. Der Kurfürstendamm, einer der beliebtesten Shoppingmeilen Berlins, bietet Ihnen ideale Einkaufsmöglichkeiten. Zudem ist die direkte Lage am Savignyplatz besonders begehrt mit den angrenzenden zahlreiche Restaurants und Boutiquen.

Mehrere Schulen und Kindergärten befinden sich auch in unmittelbarer Nachbarschaft, genauso wie zahlreiche Ärzte und Restaurants.

Zahlreiche Buslinien mit Anschluss auch an das Netz der Berliner S- und U-Bahn sind fußläufig zu erreichen. Als Autofahrer profitieren Sie von der Nähe zur Stadtautobahn.

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Contact partner

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