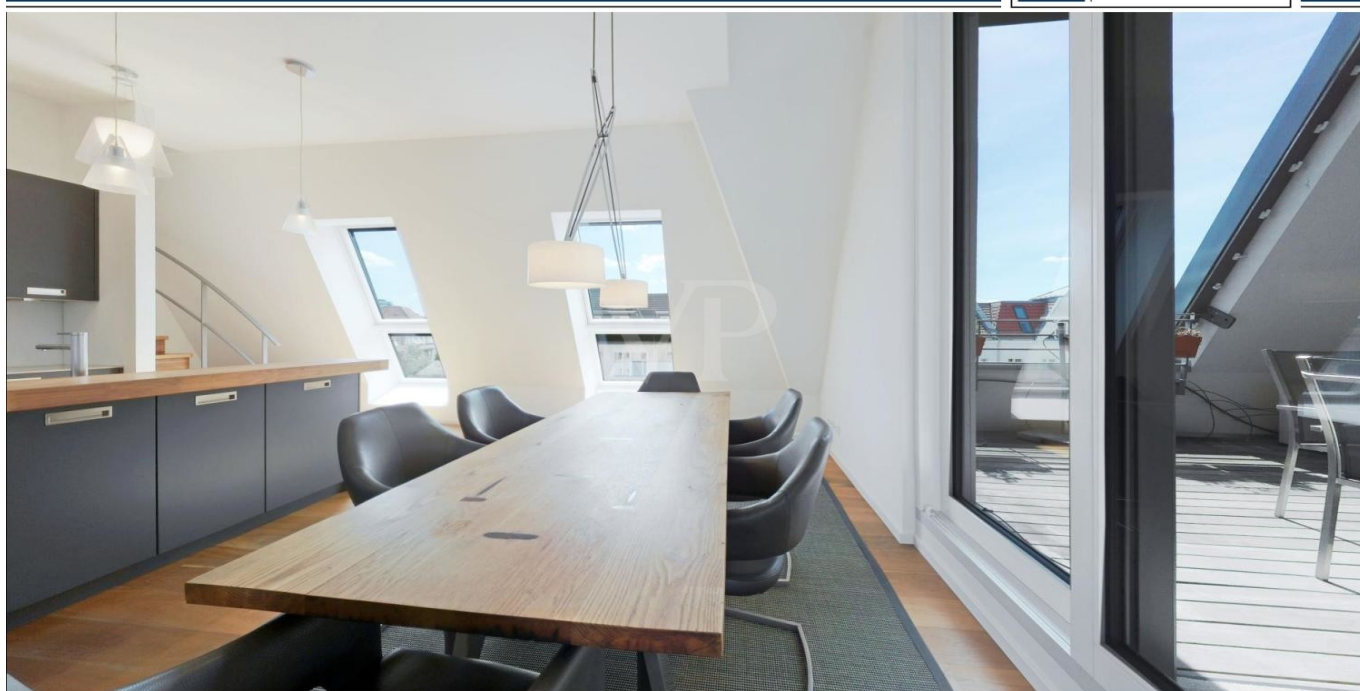


Berlin – Charlottenburg

Impressive penthouse apartment: Partially furnished with high-quality fittings, fireplace and 360° view over Berlin

Property ID: 25176019



www.von-poll.com

RENT PRICE: 6.000 EUR • LIVING SPACE: ca. 255,11 m² • ROOMS: 4.5

Property ID: 25176019 - 10711 Berlin – Charlottenburg

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: 25176019 - 10711 Berlin – Charlottenburg

At a glance

Property ID	25176019	Rent price	6.000 EUR
Living Space	ca. 255,11 m ²	Additional costs	650 EUR
Floor	5	Construction method	Solid
Rooms	4.5	Equipment	Terrace, Guest WC, Fireplace, Built-in kitchen, Balcony
Bedrooms	3		
Bathrooms	2		

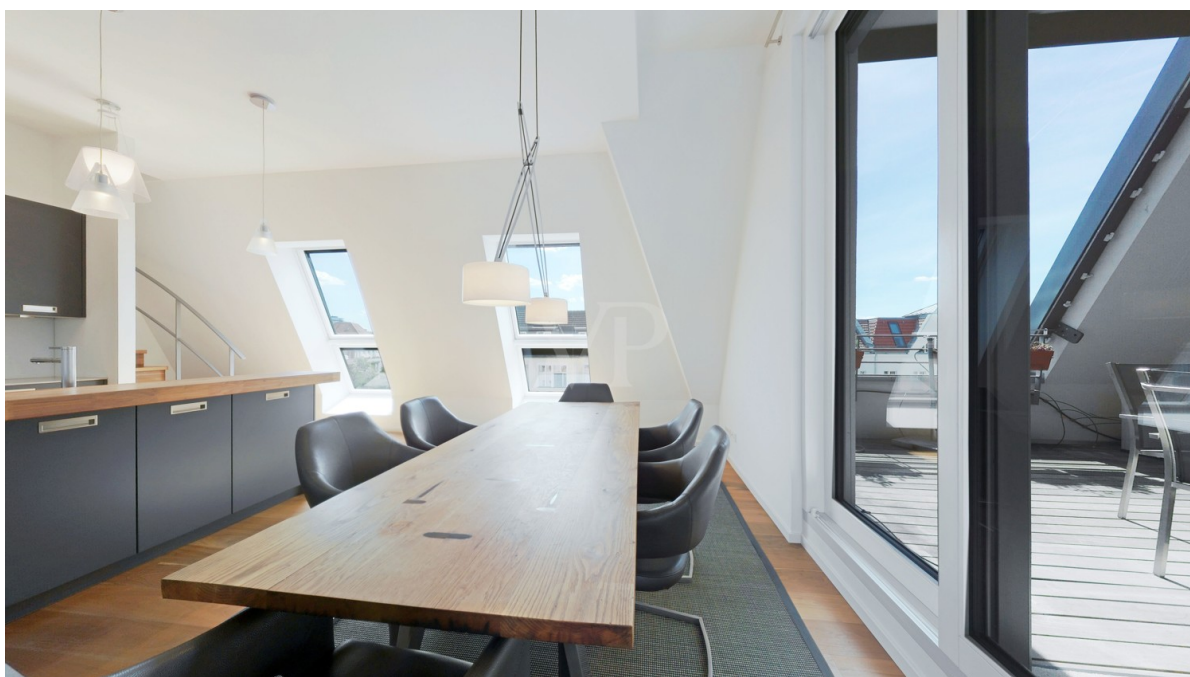
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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Fossil CHP	Final Energy Demand	103.50 kWh/m²a
Energy certificate valid until	16.08.2033	Energy efficiency class	D
Power Source	District heating	Year of construction according to energy certificate	1912

Property ID: 25176019 - 10711 Berlin – Charlottenburg

The property



Capital



MAKLER-KOMPASS

HEFT 10/2024

Top-Makler Berlin



Höchstnote für
von Poll Immobilien
City-West

Quelle: IIB Institut
IM TEST: 3.904 Makler

GÜLTIG BIS: 10/25

Property ID: 25176019 - 10711 Berlin – Charlottenburg

The property



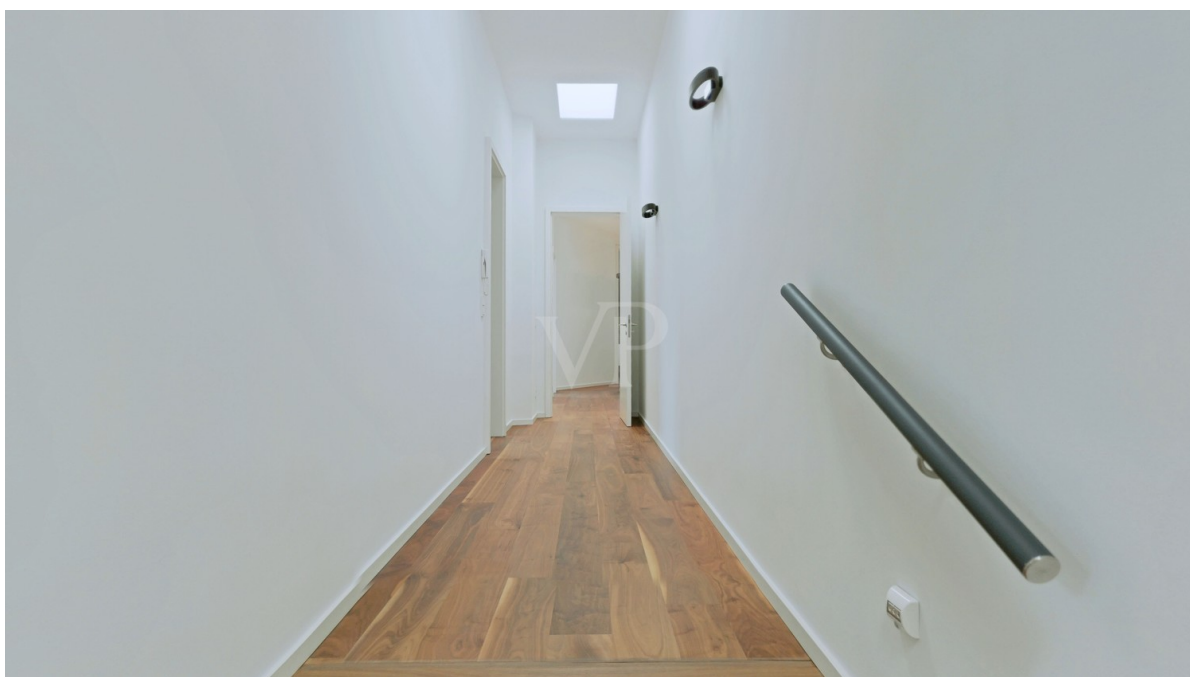
Property ID: 25176019 - 10711 Berlin – Charlottenburg

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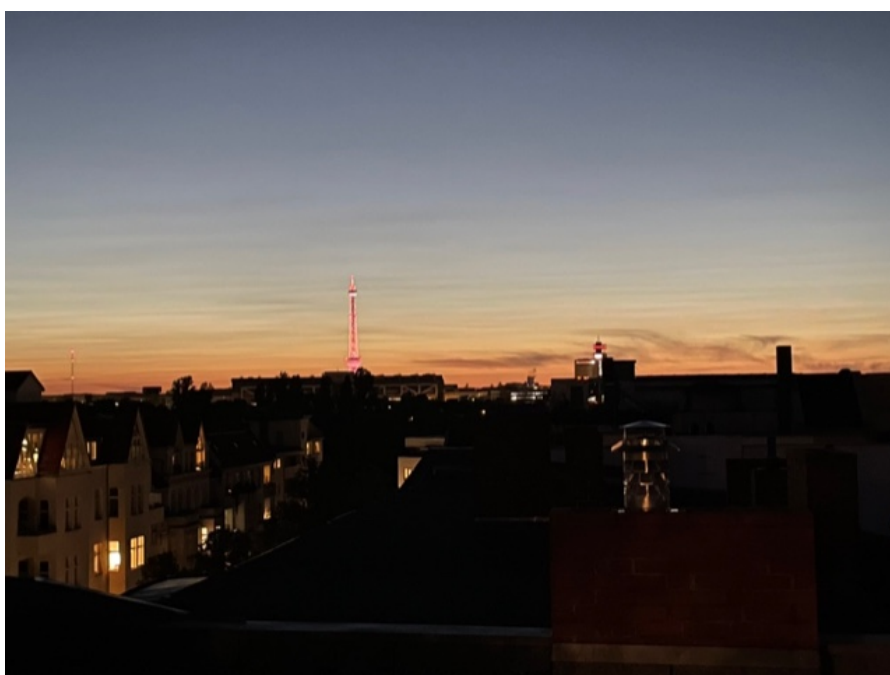
Property ID: 25176019 - 10711 Berlin – Charlottenburg

The property



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The property



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The property

F.A.Z. INSTITUT

**DEUTSCHLANDS
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IMMOBILIENMAKLER**

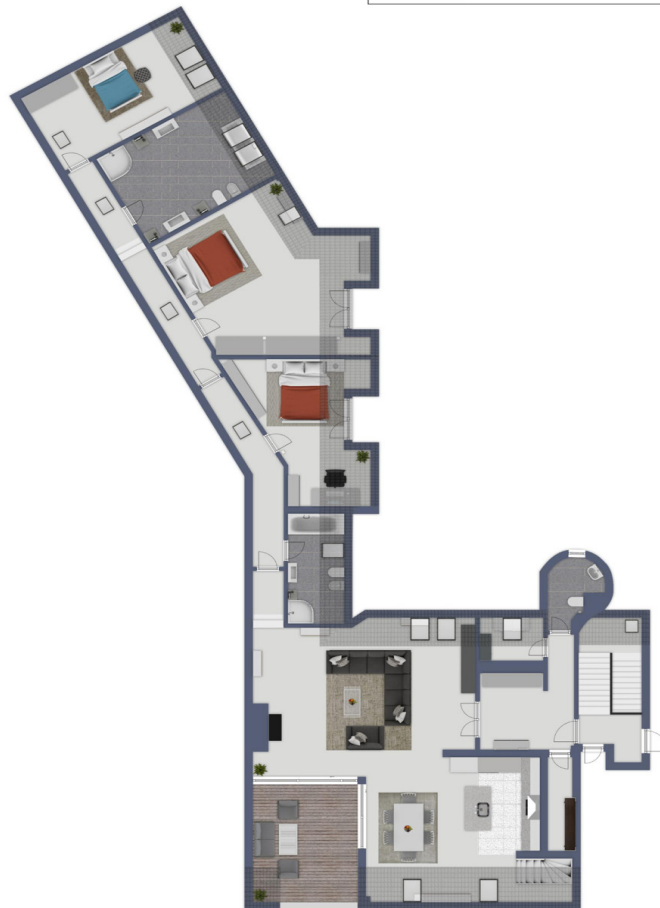
VON POLL IMMOBILIEN

Basis: Anbieterreputation
02/2025

faz.net/begehrteste-produkte-services

Property ID: 25176019 - 10711 Berlin – Charlottenburg

Floor plans





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.

Property ID: 25176019 - 10711 Berlin – Charlottenburg

A first impression

Welcome to this spacious and elegantly designed penthouse apartment with a sophisticated living style and approximately 255.11 m² of living space. The attic conversion of this elegant Berlin building, dating back to 1912, was completed in 2016 and combines modern comfort with a well-thought-out floor plan. It offers 4.5 rooms, an open fireplace in the living area, and three generously sized bedrooms, ideal for families or couples who value space and comfort. Upon entering the apartment, you are greeted by a spacious entrance hall equipped with a functional wardrobe to ensure ample storage and organization. The entrance hall also includes a utility room with high-quality Miele appliances, such as a washing machine and dryer, as well as a large storage room. The heart of the apartment is the open-plan living and dining area with a fireplace, which flows seamlessly into the modern kitchen. The high-quality dining table and matching chairs are harmoniously integrated into the room, creating an inviting space for convivial evenings. The apartment boasts two well-appointed bathrooms, each with a toilet, bidet, sink, shower, and bathtub. There is also a guest toilet in the entrance area. The bedrooms feature custom-made built-in units that ensure optimal use of space. The master bedroom is equipped with a spacious wardrobe and matching chests of drawers, while the guest room or children's room has a practical built-in wardrobe. Custom-made curtains in the bedrooms blend harmoniously into the overall design, especially thanks to their special construction for the sloping ceilings. Both rooms also have a small balcony. Bookshelves in the hallway and shelves in the storage room and basement provide additional storage space. A central heating system ensures a comfortable temperature in all rooms. The rooms are climate-controlled via state-of-the-art underfloor heating and cooling. The high-quality roof construction guarantees excellent thermal insulation in both summer and winter. There is a shared bicycle storage room and a very large private basement storage room. A key highlight of this apartment is the pre-installed lighting in all rooms, providing both atmospheric and functional illumination. The apartment is also offered partially furnished, simplifying the move and allowing future residents to personalize the rooms to their liking. Two parking spaces are available for rent nearby. Experience this exceptional property for yourself and schedule a viewing appointment. This apartment offers not only comfortable living but also the benefits of high-quality finishes. A home that meets the demands of modern living, providing the perfect retreat for relaxation and well-being. The lease is for five years, after which the owners will reclaim the apartment for their own use.

Property ID: 25176019 - 10711 Berlin – Charlottenburg

Details of amenities

Die Wohnung soll teilmöbliert mit folgenden Möbeln vermietet werden:

- Einbauschränk Gäste- / Kinderzimmer
- Kleiderschränk und passende Kommoden Schlafzimmer
- Bücherregal im Flur
- Ausstattung Hauswirtschaftsraum mit Waschmaschine & Trockner (Miele)
- Schränk im Eingangsbereich
- Hochwertiger Esstisch & passende Stühle
- Regale in Abstellraum sowie im Keller
- Lampen / Beleuchtung in allen Räumen
- Maßgeschneiderte Vorhänge in den Schlafzimmern
- Kamin im Wohnbereich
- LAN-Verkabelung in allen Räumen / Glasfaseranschluss möglich
- Gemeinschaftsfahrradkeller
- Geräumiger großer Kellerraum

Property ID: 25176019 - 10711 Berlin – Charlottenburg

All about the location

Die Wohnung selbst befindet sich in einer verkehrsberuhigten Seitenstraße, beinahe unmittelbar am Kurfürstendamm. Die bauliche Umgebung wird geprägt durch gepflegte Altbauten der vorletzten Jahrhundertwende. Sie können nebenan im Hochmeisterplatz, am nahe gelegenen Lietzensee, oder im angrenzenden Grunewald gemütlich spazieren gehen.

Die S-Bahnstationen Halensee und Charlottenburg sowie die U-Bahnstation Adenauerplatz liegen in fußläufiger Entfernung. Diverse Buslinien auf dem Kurfürstendamm verbinden Sie mit den angrenzenden Stadtteilen. Die Stadtautobahn erreichen Sie in weniger als 5 Minuten.

Alle Notwendigkeiten des täglichen Bedarfes sind fußläufig erreichbar (Bäckerei, Biosupermärkte, Lidl, Schuhmacher, Buchladen, Fachgeschäfte, Reinigung, verschiedenste Restaurants etc.)

Property ID: 25176019 - 10711 Berlin – Charlottenburg

Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 16.8.2033.

Endenergiebedarf beträgt 103.50 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist KWK fossil.

Das Baujahr des Objekts lt. Energieausweis ist 1912.

Die Energieeffizienzklasse ist D.

Property ID: 25176019 - 10711 Berlin – Charlottenburg

Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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