

Berlin - Charlottenburg

# Elegant Berlin Residence with Prime Kurfürstendamm Address

*Property ID: 26176011-D*



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 2.950.000 EUR • LIVING SPACE: ca. 217 m<sup>2</sup> • ROOMS: 6**

**Property ID: 26176011-D - 10623 Berlin - Charlottenburg**

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## At a glance

<b>Property ID</b>	<b>26176011-D</b>	<b>Purchase Price</b>	<b>2.950.000 EUR</b>
<b>Living Space</b>	<b>ca. 217 m<sup>2</sup></b>	<b>Commission</b>	<b>Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises</b>
<b>Floor</b>	<b>4</b>	<b>Condition of property</b>	<b>Well-maintained</b>
<b>Rooms</b>	<b>6</b>	<b>Construction method</b>	<b>Solid</b>
<b>Bedrooms</b>	<b>4</b>	<b>Equipment</b>	<b>Guest WC, Built-in kitchen, Balcony</b>
<b>Bathrooms</b>	<b>3</b>		
<b>Year of construction</b>	<b>2016</b>		
<b>Type of parking</b>	<b>1 x Underground car park</b>		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	95.00 kWh/m <sup>2</sup> a
Energy certificate valid until	29.11.2026	Energy efficiency class	C
Power Source	District heating	Year of construction according to energy certificate	2016

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## The property



# Capital



**MAKLER-KOMPASS  
WOHNEN**

**Top-Makler Berlin**



Höchstnote für  
**von Poll Immobilien  
City-West**

Quelle: IIB Institut  
IM TEST: 4.288 Makler

HEFT 10/25  
GÜLTIG BIS: 10/26

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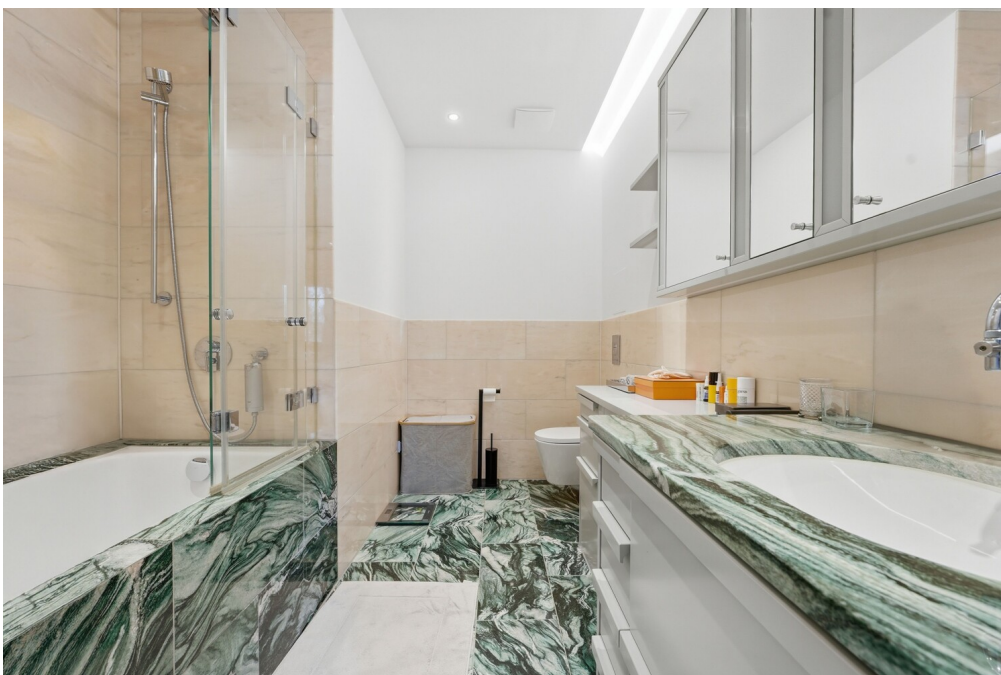
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**F.A.Z. INSTITUT**

**DEUTSCHLANDS  
BEGEHRTESTE  
IMMOBILIENMAKLER**

VON POLL IMMOBILIEN

Basis: Anbieterreputation  
**02/2025**

[faz.net/begehrteste-produkte-services](https://faz.net/begehrteste-produkte-services)



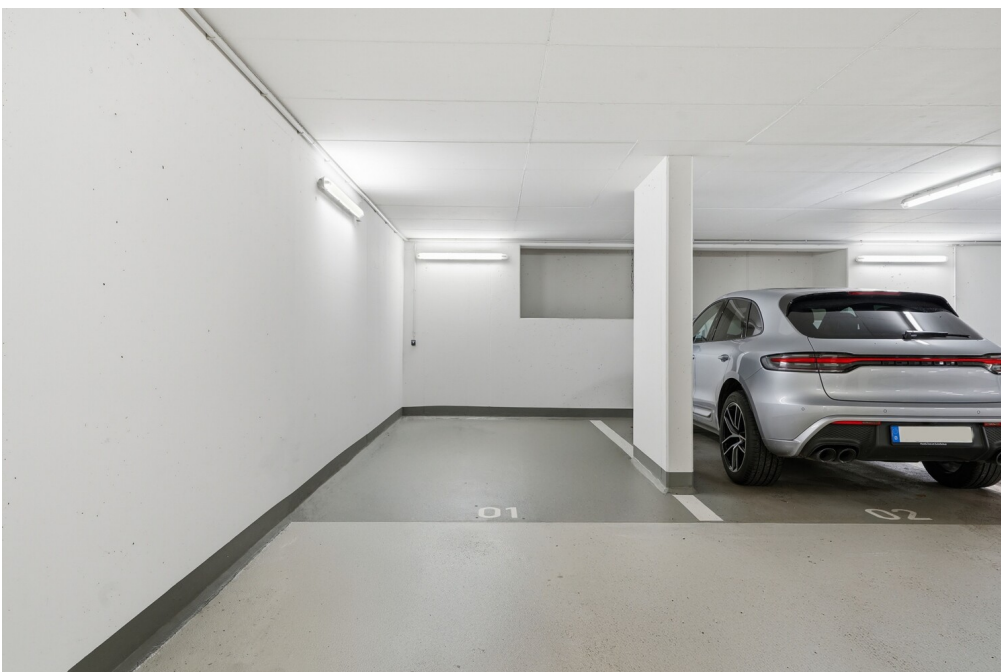
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## Contact partner

**For further information, please contact your contact person:**

**Sibylle Lunkenheimer & Alexander Prokopetz**

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*To the Disclaimer of von Poll Immobilien GmbH*

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