

Berlin - Charlottenburg

# Luxurious penthouse with panoramic views and historical connections

Property ID: 24136012

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**PURCHASE PRICE: 1.445.000 EUR • LIVING SPACE: ca. 118 m<sup>2</sup> • ROOMS: 3.5**

**Property ID: 24136012 - 10623 Berlin - Charlottenburg**

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## At a glance

Property ID	24136012	Purchase Price	1.445.000 EUR
Living Space	ca. 118 m <sup>2</sup>	Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Floor	5		
Rooms	3.5		
Bedrooms	2		
Bathrooms	2	Equipment	Terrace, Guest WC
Year of construction	2019		
Type of parking	1 x Underground car park, 55000 EUR (Sale)		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy consumption certificate
Energy certificate valid until	02.11.2029	Final energy consumption	76.00 kWh/m <sup>2</sup> a
Power Source	District heating	Energy efficiency class	B
		Year of construction according to energy certificate	2019

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## A first impression

This modern, newly built apartment is located in an exclusive penthouse in a central location. The living space spans approximately 118 m<sup>2</sup> and comprises 3.5 rooms and 2 bathrooms. The highlight of the property is the spacious balcony, which offers breathtaking views of the city. Built in 2019, the penthouse boasts high-quality finishes and innovative underfloor heating. The open-plan layout creates a bright and welcoming atmosphere. The modern and functional kitchen offers ample space for entertaining and entertaining. The master bedroom has an en-suite bathroom, while the two additional rooms can be flexibly used as bedrooms, offices, or guest rooms. The apartment thus offers plenty of room for individual living concepts. The property's central location benefits from excellent infrastructure. Shopping facilities, restaurants, and public transportation are all within easy reach. The neighborhood is characterized by a vibrant mix of urban flair and high-quality living. The penthouse is ideal for couples or small families who want to enjoy city life in a modern and comfortable environment. The spacious balcony invites you to relax and unwind, offering a retreat in the heart of the city. The penthouse's high standard and well-designed layout make this property an attractive offering on the real estate market. Arrange a viewing appointment today and let yourself be captivated by this exclusive dream home. Regarding the included garage parking space: It is an extra-large space located directly at the building entrance. This ensures the shortest possible route home after parking your vehicle.

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## Details of amenities

Flur

Wohnzimmer

Küche

Gäste WC

Abstellraum

Kleines Schlafzimmer / Büro

Master Schlafzimmer

Großes Badezimmer

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## All about the location

Die Residenzen liegen malerisch am Ufer der Spree, nur wenige Schritte vom westlichen Ende des Tiergarten Parks entfernt. Die zentrale Lage zwischen den berühmten Boulevards Kurfürstendamm, Unter den Linden und Friedrichstraße bietet eine harmonische Mischung aus Wohn- und Geschäftsgebäuden. Dieser einzigartige Lebensraum bietet hochwertige Wohnqualität mit Wasserblick und großzügigen Gärten – ideal für alle, die ruhig, aber dennoch zentral leben möchten. Charlottenburg ist bekannt für seine Mischung aus historischer Architektur, kulturellen Einrichtungen und vielfältigen Einkaufsmöglichkeiten. Der Stadtteil ist ein attraktives und vielseitiges Wohngebiet in Berlin, das durch seine lebendige Atmosphäre und vielfältigen Angebote besticht.

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## Other information

Es liegt ein Energieverbrauchsausweis vor.

Dieser ist gültig bis 2.11.2029.

Endenergieverbrauch beträgt 76.00 kwh/(m<sup>2</sup>\*a).

Das Baujahr des Objekts lt. Energieausweis ist 2019.

Die Energieeffizienzklasse ist B.

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## Contact partner

For further information, please contact your contact person:

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