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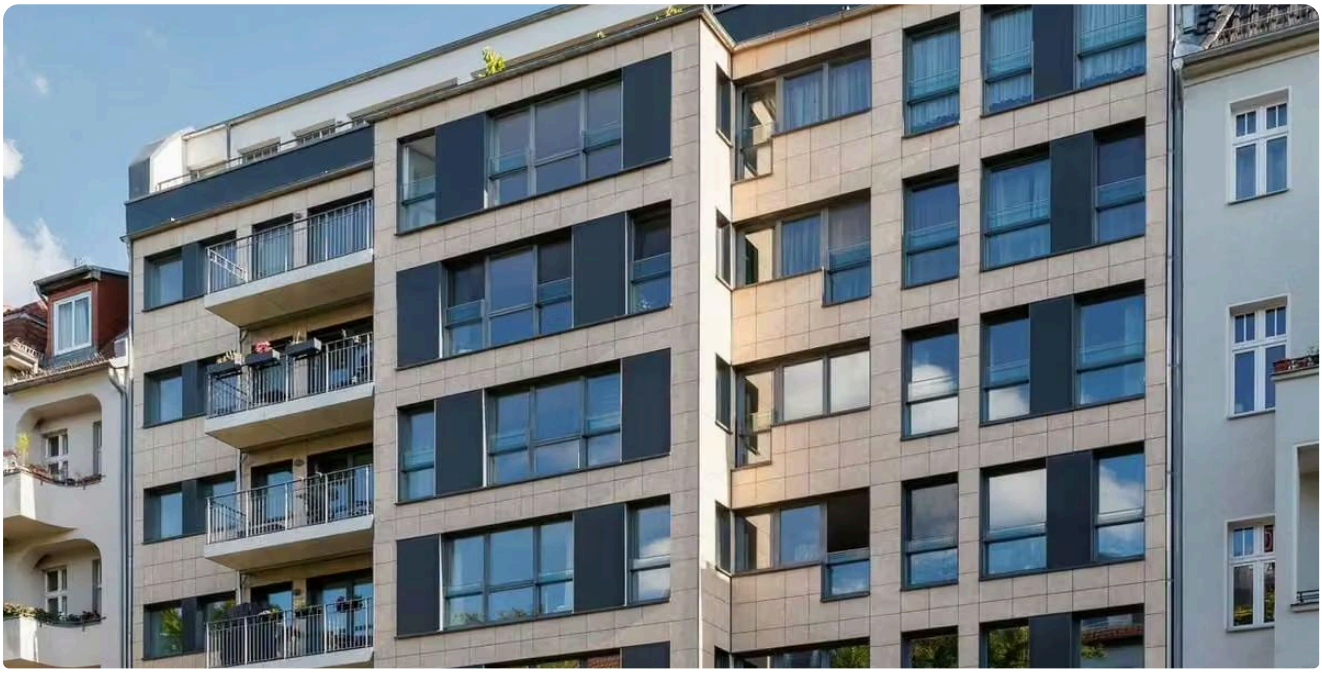


APARTMENT · BUY · PROPERTY REF. 2982A

Exceptional Loft Living with Private Garden in Berlin-Charlottenburg!

10589 Berlin · Charlottenburg · exact address on request

670.000 € Purchase price

Exposé as PDF

ROOMS	LIVING SPACE	YEAR BUILT
1.5	**125 m²**	**2014**

All details at a glance

Property ref.	2982a
Property type	Apartment
Property types	Terrace flat, Flat

Marketing type	For sale
Purchase price	670.000 €
Commission	3.57% incl. VAT The commission is due upon notarisation of the purchase agreement.
Address	10589 Berlin, Charlottenburg
Rooms	1.5
Living space	125 m^2
Year built	2014
Balcony/terrace	No
Lift	No
Parking space	Yes
Condition	well maintained
Floors in building	7
Floor level	0
Bedrooms	1
Bathrooms	3
Available from	immediately
Fittings	Standard
Service charge	€460
Heating type	Central heating
Online since	2.9.2026
Last updated	22.9.2026

Features

The flat currently features a spacious 1.5-room layout, which can be flexibly converted into a 2- to 3-room flat if required. This makes the property suitable both for owner-occupiers and for buyers who value individual design possibilities.

Three modern bathrooms, fitted with high-quality sanitary fixtures as well as a bathtub and separate shower, ensure the utmost comfort. Additional storage options within the flat and in the building provide ample storage space.

The property will be handed over partially furnished. A modern fitted kitchen and high-quality bathroom fittings are already in place, so nothing stands in the way of a prompt move-in.

Features:

approx. 125 m^2 living space

Spacious 1.5-room loft layout

Flexible conversion into 2 to 3 rooms possible

Three modern bathrooms

Large terrace with private garden

High-quality parquet flooring

Floor-to-ceiling panoramic windows

High ceilings and light-flooded rooms

Modern fitted kitchen

Partially furnished

Central heating

Energy efficiency class B

Service charge: €460 per month

Two underground parking spaces included in the purchase price

Ready for occupancy

This exceptional property combines the living feel of a private house with the advantages of a modern city flat. It is ideal for owner-occupiers who wish to enjoy spacious living with a private garden in one of Berlin's most sought-after locations.

- Garden
- Fitted kitchen

Description

This exclusive freehold flat combines modern design, generous spatial design and the highest level of living comfort. With a living area of approx. 125 m^2, it offers a unique loft ambience with an open-plan layout and an extraordinary living atmosphere. The building, constructed in 2014, impresses with its modern architecture and an energy efficiency class of B.

The heart of the flat is the spacious living and dining area with impressive ceiling heights and floor-to-ceiling panoramic windows that flood the rooms with natural daylight. High-quality parquet flooring lends the entire flat an elegant and warm ambience.

A particular highlight is the generous terrace with direct access to the private garden. Here you can enjoy your personal green oasis in the middle of Berlin – ideal for relaxing, cosy barbecue evenings or morning coffee outdoors.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

– **Energy efficiency class –**

Certificate type	Energy source	Heating system year
Consumption certificate	–	2014

Year of construction
2014

Location

The flat is located in the sought-after Berlin district of Charlottenburg, just a few minutes' walk from Mierendorffplatz U-Bahn station. Shops, restaurants, cafés as well as schools and kindergartens are all in the immediate vicinity. Thanks to excellent transport connections, both Berlin's city centre and Kurfürstendamm are quickly accessible.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@immobiliya.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

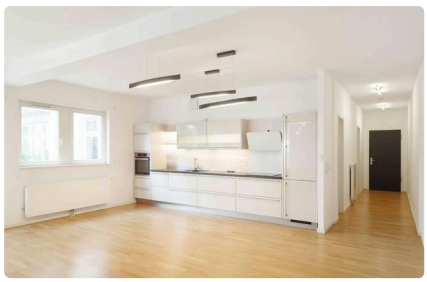
Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

More photos

Image 2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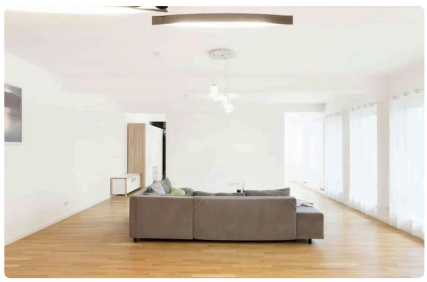
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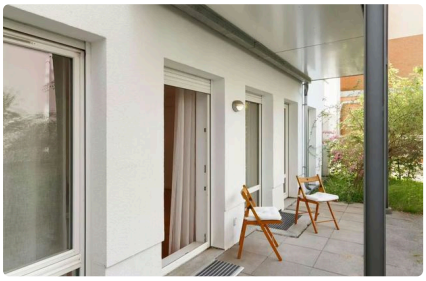
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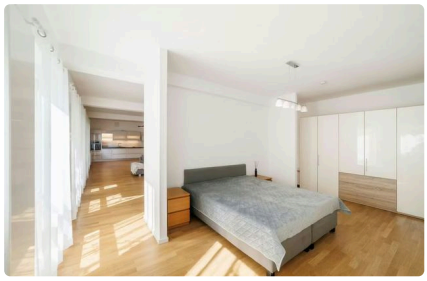
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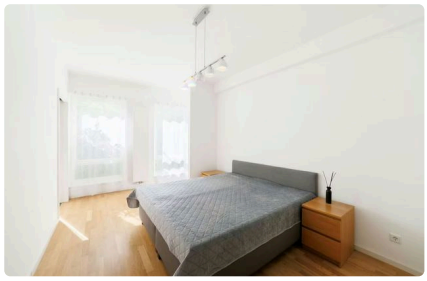
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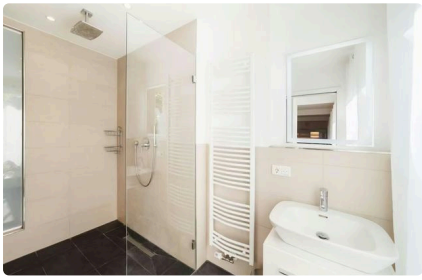
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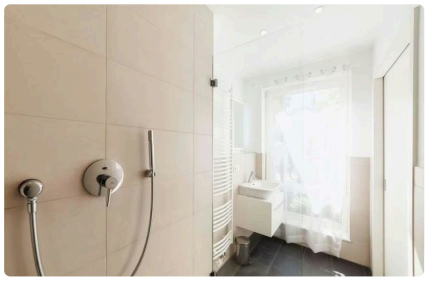
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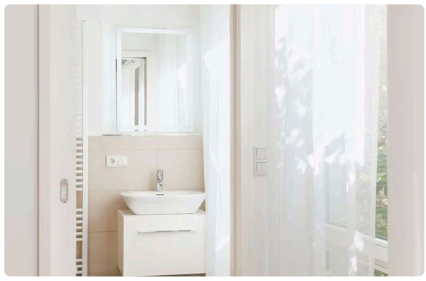
Image 10

YOUR CONTACT PERSON

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