



Price: €170,416
Bedrooms: -
Bathrooms: 0
M2 Living: 68²
M2 Plot: -
M2 Terrace: -
Address: Berlin,Berlin

The house is a classic old building from 1911 (partially rebuilt in 1950), has changes over the decades and has retained its charm. Anyone who loves the magic of bygone eras in Berlin today will find such a place in the New Guard. You can find many classic old-style details throughout the house. The spacious foyer welcomes residents and visitors with a touch of romance and fairytale character. Two stairwells lead from the basement via a one-sided raised ground floor to the third floor to a total of 18 residential units. The facades and stairwells will shine through a stylish repair in new colors. A modern elevator will provide contemporary comfort for many units, and the small but refined courtyard will be transformed into a new oasis of tranquility. The attic should be developed in style, which gives the house its unique character. The ruined spire is to be reconstructed as a modern-style dome by the owners of the attic units in line with the historic appearance of 1911. In addition to the classically designed residential section of the house is a commercial area on the ground floor and basement. Additional Information Important disclaimer: All information about the property is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. This offer is subject to a commission payment. Upon the signature of a purchase contract for the property, a commission in the amount of 4,64% (incl. 16% VAT) of the notarial purchase price of the property is due by the buyer to First Citiz GmbH. This property is being offered as part of a real estate sale project. This offer includes all units located in the same real estate sale project for which First Citiz GmbH makes available to the buyer all relevant information including prices and floor plans of all units. In the case of the purchase of another unit located in the same real estate sale project as this property, a commission in the amount of 4,64% (incl. 16% VAT) of the notarial purchase price of that unit is due by the buyer to First Citiz GmbH. Non-disclosure: This offer is confidential and only intended to you. Any disclosure to third parties without the written consent of First Citiz GmbH is not allowed and would lead to claims for damages. If you disclose this property offer to a third party, with no written consent of First Citiz GmbH, and that this disclosure leads directly or indirectly to a signature of a purchase contract of the property or any other unit located in the same real estate sale project, a commission in the amount of 4,64%

(incl. 16% VAT) of the notarial purchase price of the property or that unit is due by the you to First Citiz GmbH. Any dispute arising from this offer shall fall within the competence of the court of Berlin in Germany. City area The house is located in the middle of the historically interesting Lichterfelde West close to the Botanical Garden. This district is an insiders' tip for Berliners who want to live in an urban, yet quiet and green environment. If you arrive here, you do not want to leave. This leads to a continuity in the district and limits the supply of residential and commercial space noticeably. In every direction worth a walk through the streets of Lichterfelde. Going north you will find the Botanical Garden. Towards the east you will find the lively Steglitz with its shopping and entertainment mile "Schlossstrasse". In the west, in the direction of Dahlem, there are numerous restaurants, cafes and bistros to linger. Adjacent to the south and east you will find in the other parts of Lichterfelde and in Lankwitz special cultural offers, varied weekly markets and other culinary highlights for every taste. The district is known for its Art Nouveau buildings and tower villas of the Wilhelminian style. In this part of Berlin, you will find an interplay of tradition and modernity that has no equal. Not to forget is the direct proximity to the green surroundings of Berlin. Connoisseurs know the magic number: from Lichterfelde you can either be in the countryside or in the urban center of Berlin in 20 minutes. This makes the district a coveted location for Berliners. Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))

