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BERLIN-CHARLOTTENBURG · APARTMENT · VACANT

125 m² loft with private garden and two garage spaces in Charlottenburg

Loft apartment of 125 m², built in 2014, with terrace, private garden and three bathrooms

€670,000

125 m²

1.5 rooms

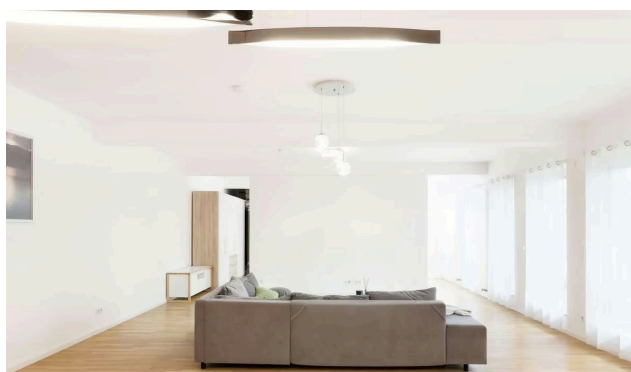
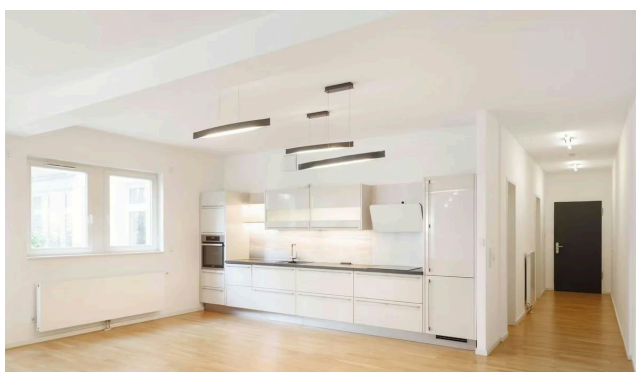
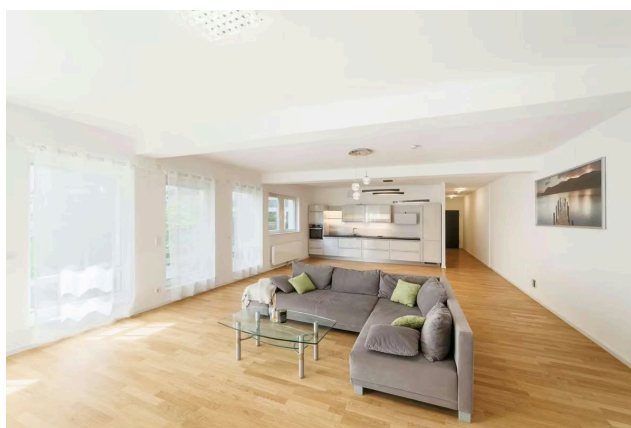
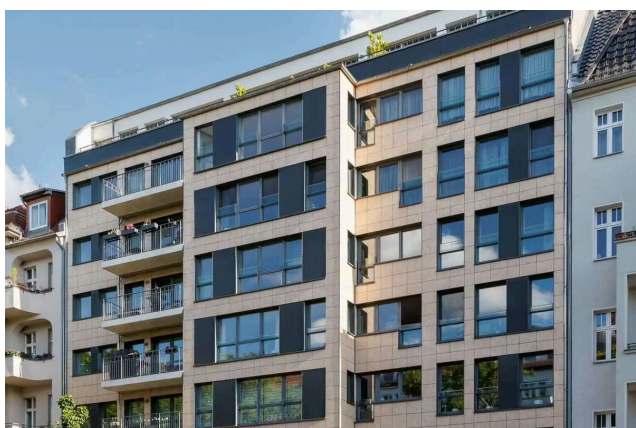
vacant



Kate Lehmann

Your contact for this property

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<https://immobiliya.com/properties/apartment-berlin-2982a>





The property

A loft apartment of about 125 m² in a building completed in 2014, with an energy rating of class B. The layout is open. Most of the space is one large living and dining area with high ceilings, floor-to-ceiling windows and parquet flooring throughout. It gets a great deal of daylight.

The plan is unusual. Officially it has 1.5 rooms, yet there are three bathrooms, one of them with both a bathtub and a separate shower. There is therefore little separate sleeping space as things stand. The layout can be divided into two or three rooms if needed, which would make it a more conventional family flat. Any such work would need planning and budgeting by the buyer.

A large terrace opens directly onto a private garden. A garden apartment of this kind is rare in central Berlin, where most flats have at best a balcony. Since the garden is at ground level, privacy towards neighbours and passers-by is worth checking on a viewing.

The apartment is well kept and handed over partly furnished, with a modern fitted kitchen in place. Heating is central. There is storage inside the flat and in the building. Two underground parking spaces are included in the price. The monthly service charge paid to the owners' association (Hausgeld) is €460. It is ready to move into.

- About 125 m² of loft space
- Terrace with private garden
- Three bathrooms
- Two underground parking spaces included
- Built in 2014, energy class B
- Layout convertible to 2–3 rooms
- Near U-Bahn Mierendorffplatz

Key facts

Type	Apartment
Town	Berlin, Charlottenburg
Federal state	Berlin
Postcode	10589
Living area	125 m ²
Rooms	1.5
Year of construction	2014

Status	vacant
Features	parking space
Reference	2982a

The location

Charlottenburg is one of Berlin's established western districts, historically the city's more affluent half. Kurfürstendamm, the main shopping boulevard of West Berlin, lies to the south. This apartment is in the northern part of the district, around Mierendorffplatz. The area is almost entirely enclosed by the Spree and two canals and is often called the Mierendorff-Insel. It is a residential quarter with older apartment blocks and newer buildings mixed together. Charlottenburg Palace is on the other side of the river.

The U-Bahn station Mierendorffplatz, on the U7 line, is a few minutes' walk away. Shops, cafés, restaurants, schools and nurseries are in the immediate neighbourhood, according to the seller. The city centre and Kurfürstendamm can be reached quickly by public transport.

Who it suits. Suits an owner-occupier who wants a large open-plan home with its own garden in a central western district of Berlin and is willing either to live with a loft layout or to divide it into rooms later.

[More properties in Berlin →](#)

What it costs in total

Real estate transfer tax (Berlin, 6%)	€40,200
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Notary and land register (approx. 1.5–2%)	€10,050–13,400
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Agency commission	3.57% incl. VAT
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Guide figures based on the asking price. The commission and who pays it are set out in the brokerage agreement, in line with German law (§§ 656a–656d BGB).

Information on your 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.com) 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.com) 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

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