



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

1.5

LIVING SPACE

125 m²

YEAR BUILT

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 m²
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 m² 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 m², 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

Right of Cancellation

You have the right to cancel this contract within fourteen days without giving any reason.

The cancellation period is fourteen days from the day of conclusion of the contract.

To exercise your right of cancellation, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) by means of a clear statement (e.g. a letter sent by post or an email) of your decision to cancel this contract. You may use the attached model cancellation form, although this is not obligatory.

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

Effects of Cancellation

If you cancel this contract, we shall reimburse to you all payments received from you, including delivery costs (with the exception of any additional costs resulting from your choice of a type of delivery other than the least expensive standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we received notification of your cancellation of this contract. We will use the same means of payment as you used for the original transaction, unless expressly agreed otherwise with you; in no case will you incur any fees as a result of such reimbursement.

More photos



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8

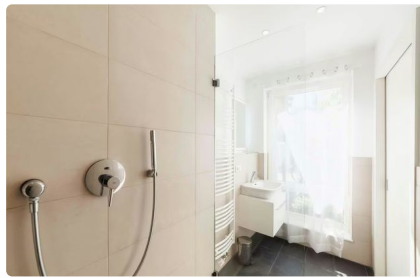


Image 9



Image 10

L&B Immobiliya EuRuS GmbH · Frankfurter Allee 18 · 10247 Berlin · Ihr Ansprechpartner: Kate Lehmann, Telefon +49 30 76214975, kate.lehmann@immobiliya.de · info@immobiliya.de

Property no. 2982a · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.