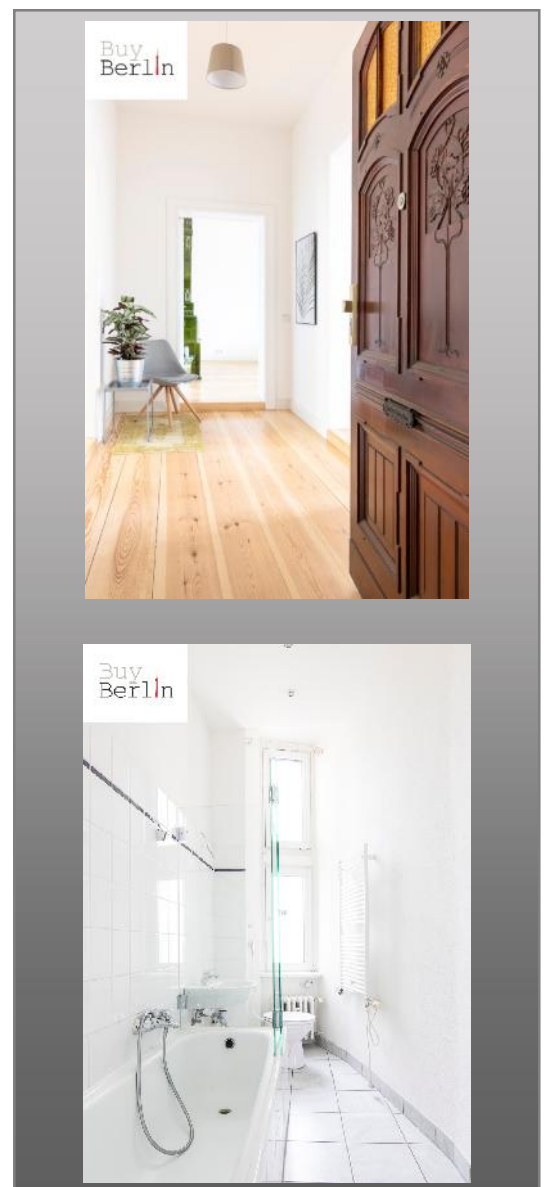


# Altbau Apartments In Top City West Neighbourhood



## IMMOBILIENANGEBOT | REAL ESTATE PROPOSAL

## APARTMENT 11 REF. BB439.11

Type	Vacant
Location	3 <sup>rd</sup> Floor
Number of Rooms	5
Property Size	161.10 m <sup>2</sup>
Balcony/Terrace	Yes
Lift	Yes
Garage	-
Condition	Newly Refurbished
Year of construction	1914
Heating	Central District

→ **Purchase Price** 920.000,00 €

→ **Price per m<sup>2</sup>** 5.711 €

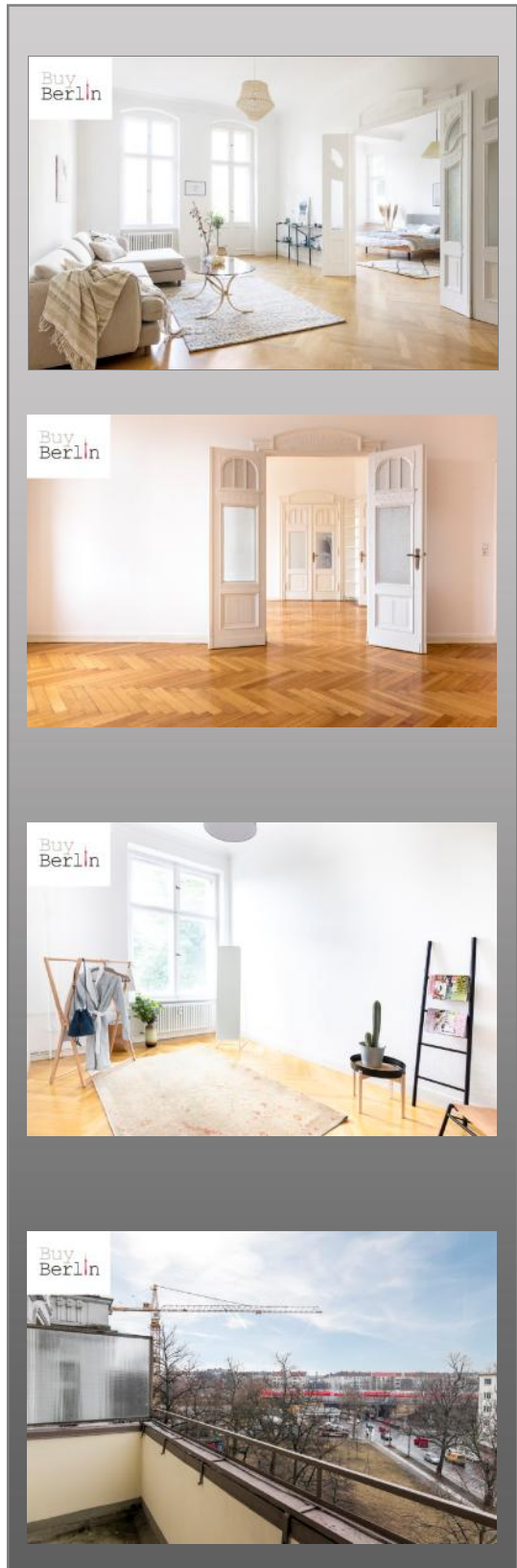
→ **HAUSGELD** 2.80 m<sup>2</sup> €

→ **FINANCING** Circa. 50%

### OBJECT DESCRIPTION

Constructed in 1914 this beautiful Altbau Residency features classic apartments of the pre-war era. These spaces feature splendid original crown moulding and ornate door details. The building occupies a peaceful corner location, facing a park to one side and a vibrant neighbourhood street to the other. A spacious green courtyard connects the internal entrances and common areas.

### FLOORPLAN



## APARTMENT 12 REF. BB439.12

Type	Vacant
Location	4 <sup>th</sup> Floor
Number of Rooms	5
Property Size	167.22 m <sup>2</sup>
Balcony/Terrace	Yes
Lift	Yes
Garage	-
Condition	Newly Refurbished
Year of construction	1914
Heating	Central District

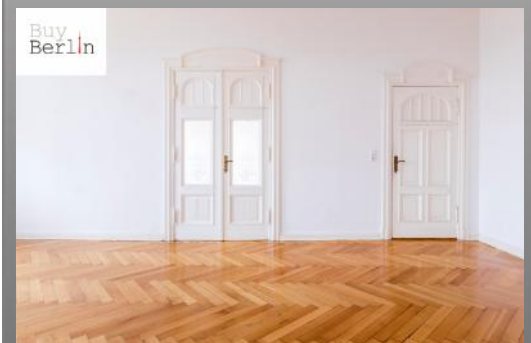
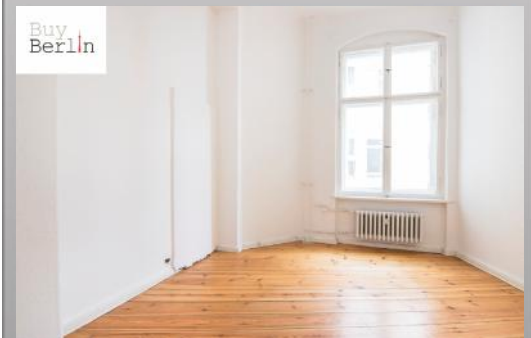
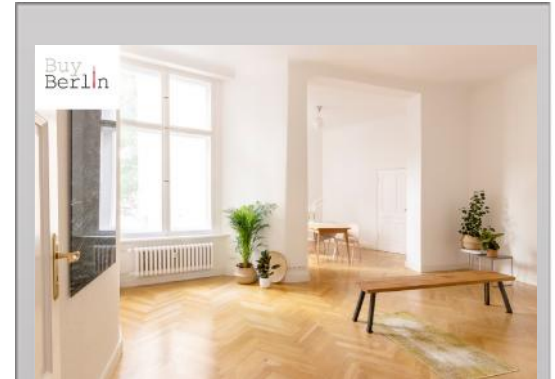
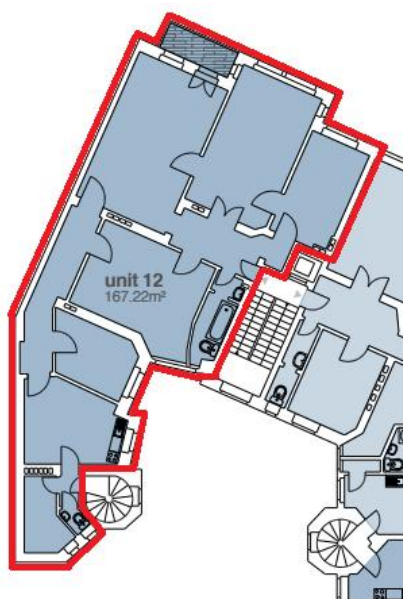
→ Purchase Price 975.000,00 €

→ Price per m<sup>2</sup> 5.831 €

→ HAUSGELD 2.80 m<sup>2</sup> €

→ FINANCING Circa. 50%

### FLOORPLAN





## APARTMENT 7 REF. BB439.7

Type	Vacant
Location	1 <sup>st</sup> Floor
Number of Rooms	5
Property Size	161.10 m <sup>2</sup>
Balcony/Terrace	Yes
Lift	Yes
Garage	-
Condition	Newly Refurbished
Year of construction	1914
Heating	Central District

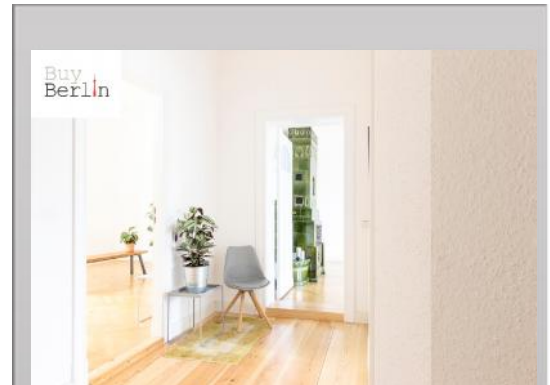
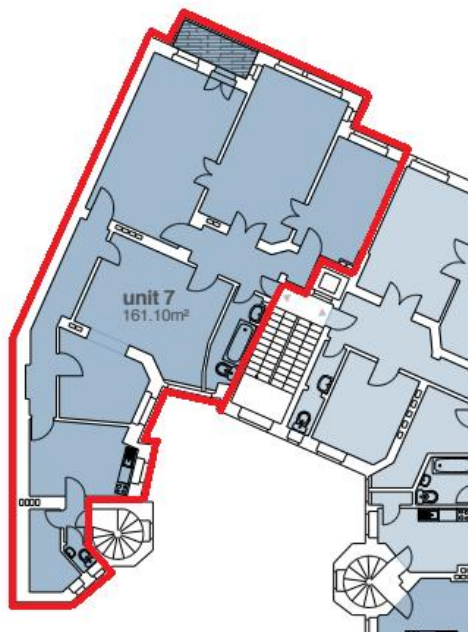
→ Purchase Price 970.000,00 €

→ Price per m<sup>2</sup> 6.021 €

→ HAUSGELD 2.80 m<sup>2</sup> €

→ FINANCING Circa. 50%

### FLOORPLAN



## LOCATION

Charlottenburg-Wilmersdorf is a centrally located, desirable part of town and one of the most important urban locations in the west of Berlin. With internationally renowned landmarks such as the German Opera House, the Zoological Garden and the Kaiser Wilhelm Memorial Church and the famous shopping areas of Kurfürstendamm, it is hardly surprising that it is one of the most popular parts of Berlin. Here you will find the perfect combination of cosmopolitan flair and recreation with a lot of restaurants, cafes and bars. An extensive range of cultural facilities and numerous parks and lakes all contribute to the quality of life here.

The property is located in Damaschkestrasse with the corner Joachim-Friedrichstrasse, just around the corner from one of the most fashionable residential area in the City West, Kurfürstendamm, and the beautiful Lietzenseepark which contains a lake. It is also right next to the S-Bahn station Halensee, the U Bahn station Adenauerplatz and several bus lines that all connect you to various directions and bring you to Berlin's hot spots.



## CONTACT & INFORMATION

For further information please contact:

➔ **Darrell Smith | Mobil: +49 152 37 16 98 52 | Email: darrell@buyberlin.co.uk**



## AGB's

1. Unsere Angebote sind unverbindlich und freibleibend. Irrtum, Auslassung und Zwischenverkauf bleiben vorbehalten. Die Angebote sind streng vertraulich und ausschließlich für den Angebotsempfänger bestimmt. Die Weitergabe an Dritte, auch an Vollmacht- oder Auftraggeber des Interessenten, ist ohne unsere schriftliche Zustimmung nicht gestattet. Zuwiderhandlungen verpflichten zur Zahlung der Vermittlungsgebühr.

2. Ein Provisionsanspruch entsteht grundsätzlich, wenn der mit dem Geschäft bezweckte wirtschaftliche Erfolg herbeigeführt wird. Der Vertrag muss durch unsere Vermittlung bzw. aufgrund unseres Nachweises zustande gekommen sein. Der Provisionsanspruch bleibt auch bestehen, wenn der abgeschlossene Vertrag durch Eintritt einer auflösenden Bedingung erlischt oder aufgrund eines Rücktrittsvorbehaltes oder aus sonstigem Grund gegenstandslos bzw. nicht erfüllt wird. Der Provisionsanspruch wird nicht dadurch berührt, dass der Abschluss des Vertrages zu einem späteren Termin oder anderen Bedingungen erfolgt.

3. Sollte der Vertragsabschluss durch wirtschaftlich oder rechtlich verbundene Unternehmen/ Personen/ Familienangehörige des Angebotsempfängers vollzogen werden, schuldet dieser weiterhin die Vermittlungsprovision.

4. Die Provision ist fällig zum Zeitpunkt des Abschlusses des vermittelten oder nachgewiesenen Geschäftes. Wir haben Anspruch auf Provision, wenn anstelle des von uns angebotenen Geschäftes ein Ersatzgeschäft zustande kommt, das in seinem wirtschaftlichen Erfolg an die Stelle des ursprünglichen bezweckten Geschäftes tritt (z.B. Miet-/ Pachtvertrag statt Kaufvertrag oder umgekehrt, Zwangsvollstreckung, bei Erweiterung des Angebotes, insbesondere der Einräumung eines Vorkaufsrechts).

5. Die Höhe der Maklerprovision beträgt

- bei Kauf oder sonstigem Erwerbvertrag sowie bei Erwerb im Rahmen einer Zwangsversteigerung betreffend unbebaute oder bebaute Liegenschaften oder grundstücksgleiche Rechte 7,14% des Gesamtkaufpreises inkl. der gesetzlichen Mehrwertsteuer von 19%.

- bei gewerblicher Vermietung oder Verpachtung 3 Kaltmieten bzw. Pachtmieten zzgl. Der gesetzlichen Mehrwertsteuer von 19%.

- bei grundbuchlich gesichertem Vorkaufrecht, berechnet vom Wert des Objektes, zusätzlich zur normalen Provision 3,57% incl. der gesetzlichen Mehrwertsteuer von 19%.

6. Wir behalten uns vor, auch für den Auftraggeber provisionspflichtig tätig zu werden.

7. Für die Richtigkeit und Vollständigkeit des Geschäftsangebotes wird keine Gewähr übernommen.

8. Sollten einzelne Bestimmungen unwirksam sein, wird die Wirksamkeit der übrigen Bestimmungen hiervon nicht berührt. Die unwirksamen Bestimmungen sind durch gültige zu ersetzen, die dem wirtschaftlichen Sinn der Unwirksamen entsprechen bzw. am nächsten kommen.

9. Erfüllungsort und Gerichtsstand ist Berlin.

## GENERAL TERMS AND CONDITIONS

1. Our offers are not-binding and without obligation. Errors, omissions and prior sale remain reserved. Offers are directed personally to the offeree and must be treated as confidential. The transfer to third parties, including holders of a power of attorney or clients of the interested party, are not permitted without our written approval. Any infringement shall entail the payment of brokerage fee.
2. A brokerage fee is categorically due when the desired economic results are achieved within the business agreement. The agreement must have been concluded as a result of our brokerage activities or based on evidence supplied by us. Our claim to a commission fee is not affected when a closed deal is subsequently cancelled owing to a resolute condition, or cannot be fulfilled for any other reason. The claim to a finder's fee is not affected when a contract is concluded at a later date or under other conditions.
3. Should the contract be completed by economically or legally affiliated companies / persons / family members of the offeree, it still owes the commission.
4. The commission is due at the time of the closing of a deal that was either brokered by us or came about based on evidence supplied by us. We also have a claim to a brokerage fee when another deal - whose economic results replace the originally intended deal - is substituted for the original offer (for example, a rental or leasing contract instead of a sales agreement or vice versa, foreclosure, an expansion of the offer, or especially the granting of a pre-emption.)
5. The brokerage fee
  - for purchase agreements or the purchase of undeveloped or developed real estate at a foreclosure auction, as well as rights equivalent to real property, amount to 7,14 % of the total sales price inclusive of 19% VAT.
  - three months rent – exclusive of heating costs – are due for commercial rentals or leases. 19 % VAT is added to this amount.
  - for a pre-emptive right to buy that is recorded in the land register based on the value of the property, we charge an additional 3,57 % on top of the usual brokerage fee (inclusive of 19% VAT).
6. We reserve also the right to act for a client on a commission basis.
7. No liability can be assumed for the completeness of the business offer.
8. Should individual provisions be invalid, the remaining provisions shall remain unaffected by this. The invalid provisions are to be replaced by valid provisions that are equivalent – or come closest from an economic standpoint - to the meaning of the replaced ones.
9. Place of fulfilment and jurisdiction is Berlin, Germany.



**Consumer cancellation policy with outside closed contracts of business premises and with distance contracts with exception of contracts over financial services – Duty to supply information after § 312d exp. 1 BGB in use with art. 246a § 2 exp. 2 page 2 EGBGB**

**Contractor (broker) informs client (customer) over right of withdrawal**

**Right of withdrawal**

You have the right to withdraw from this contract within 14 days without giving any reason. The withdrawal period will expire after 14 days from the day of the conclusion of the contract. To exercise the right of withdrawal, you must inform us

**Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin**

**Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: [info@buyberlin.co.uk](mailto:info@buyberlin.co.uk)**

of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post, fax or e-mail). 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 14 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 us your withdrawal from this contract, in comparison with the full coverage of the contract.

**Model withdrawal form**

*If you want to withdraw the contract, complete and return this form to us.*

– To **Buy Berlin Investment GmbH, Bundesallee 28, D-10717 Berlin**

**Tel: +49(0)30-64838996, Fax: +49(0)322112-2689535, E-Mail: [info@buyberlin.co.uk](mailto:info@buyberlin.co.uk)**

– *I/We (\*) hereby give notice that I/We (\*) withdraw from my/our (\*) contract of sale of the following goods (\*)/for the provision of the following service (\*)*

– *Ordered on (\*)/received on (\*)*

– *Name of consumer(s),*

– *Address of consumer(s),*

– *Signature of consumer(s) (only if this form is notified on paper)*

– *Date*

*(\*) delete as appropriate.*

**Explanations of the consumer/premature expiring the right of withdrawal**

I require expressly that you begin before end of the withdrawal period with the execution of the assigned service.

Yes  No

Me is well-known, that the right of withdrawal before expiration of the withdrawal period expires, if the service was completely delivered and with the execution was only begun, after I had given my agreement (§ 356 exp. 4 BGB).

Place, Date \_\_\_\_\_ Signature Consumer \_\_\_\_\_