

Luxurious 3 Bedroom Apartment in City West  
Nassausiche Strasse 53, in 10717 Berlin - Wilmersdorf



## REF NO: BB445

Year Built: 1909  
Status: Vacant  
Property size: 122m<sup>2</sup>

Type: 3-Bedroom  
Price: 899,000.00€  
Price per m<sup>2</sup>: 7,368.00€  
Hausgeld: 429.00€/month

## Nassausische Strasse 53, in 10717 Berlin - Wilmersdorf

### LOCATION

The property is located in the west center of Berlin, in Güntzelkiez in the district of Wilmersdorf. This area is particularly attractive for its combination of city and green areas. With its idyllic squares with exceptional architecture, many green areas and fountains, multiple outstanding shopping and cultural opportunities, its diversity of cozy coffee places and trendy restaurants as well as its 3,000 hectares of forest including beautiful lakes, Wilmersdorf is definitely one of the most coveted residential areas of the capital.

Güntzelkiez represents the typical Berliner style – a mix of color and full of life. Two squares in the direct neighborhood characterize this representation of Güntzelkiez: The Nikolsburg and the Prague Platz. Above all, the latter has an almost Mediterranean atmosphere. In the direct neighborhood of the Nassau Straße is also the Hohenzollernplatz its picturesque dolphin fountain. The gastronomic scene is also quite interesting, offering world-wide cuisine style, and contains the best butchers in town. The Güntzelkiez is a popular, international embossed neighbourhood, whose location offers many advantages. Finally, the Kurfürstendamm lies "around the corner" also the enchanting area around the Ludwigkirchplatz is not far. Located in a southerly direction the Wilhelmsau, the historical center from Wilmersdorf, as well as the popular Volkspark an Oasis of recreation. However, the multiple schools located in this area make it a perfect place for families to live.

Access to public transport is excellent. This district has one of the highest density of U and S-Bahn stations in Berlin. The U9 line passes just a few minutes walk from the apartment and the U7 which runs from east to west Berlin is not far away. Ku'damm and the Zoo are reached within 5 minutes (U9), Central Station in 15 minutes (S5, 7, 75) and the Brandenburg Gate in 20 minutes.





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### OBJECT AND BASIC DETAILS

The property is situated in a beautiful Altbau from the turn of the century. The building was extensively renovated over the last few years, including new roof, new pipes and electrics. There is an elevator which reaches the apartment on the 3<sup>rd</sup> floor. The gardens are beautifully maintained.

This luxury 3-bedroom apartment has been extensively renovated, keeping many of the original features and includes luxury fitted kitchen from Poggenpohl which includes wine fridge, double oven, induction hob, dishwasher and large double fridge. Brand new oak wooden flooring throughout the apartment.

The apartment includes a high end fitted sound and media system by Sonos in every room.

Main bedroom and second bedroom include fitted wardrobes. There is a terrace from the 3<sup>rd</sup> bedroom.

The apartment benefits from two particularly luxurious bathrooms, the main bathroom includes bathtub and walk-in shower, all luxury fittings. The floor and wall is with Italian stones. The guest toilet includes a walk-in rain shower with all luxury fittings, both bathrooms have underfloor heating. The heating and water are supplied by central long-distance connection.

The apartment benefits from its own storage unit in the cellar. There are many additional extras which the owner would consider in the sale.

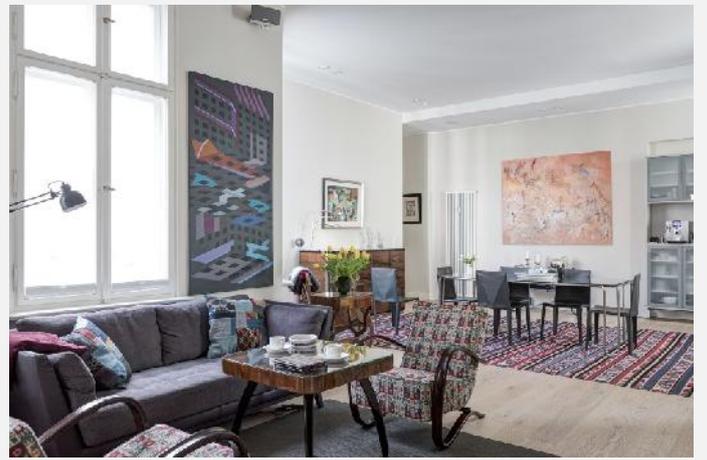


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# Buy Berlin



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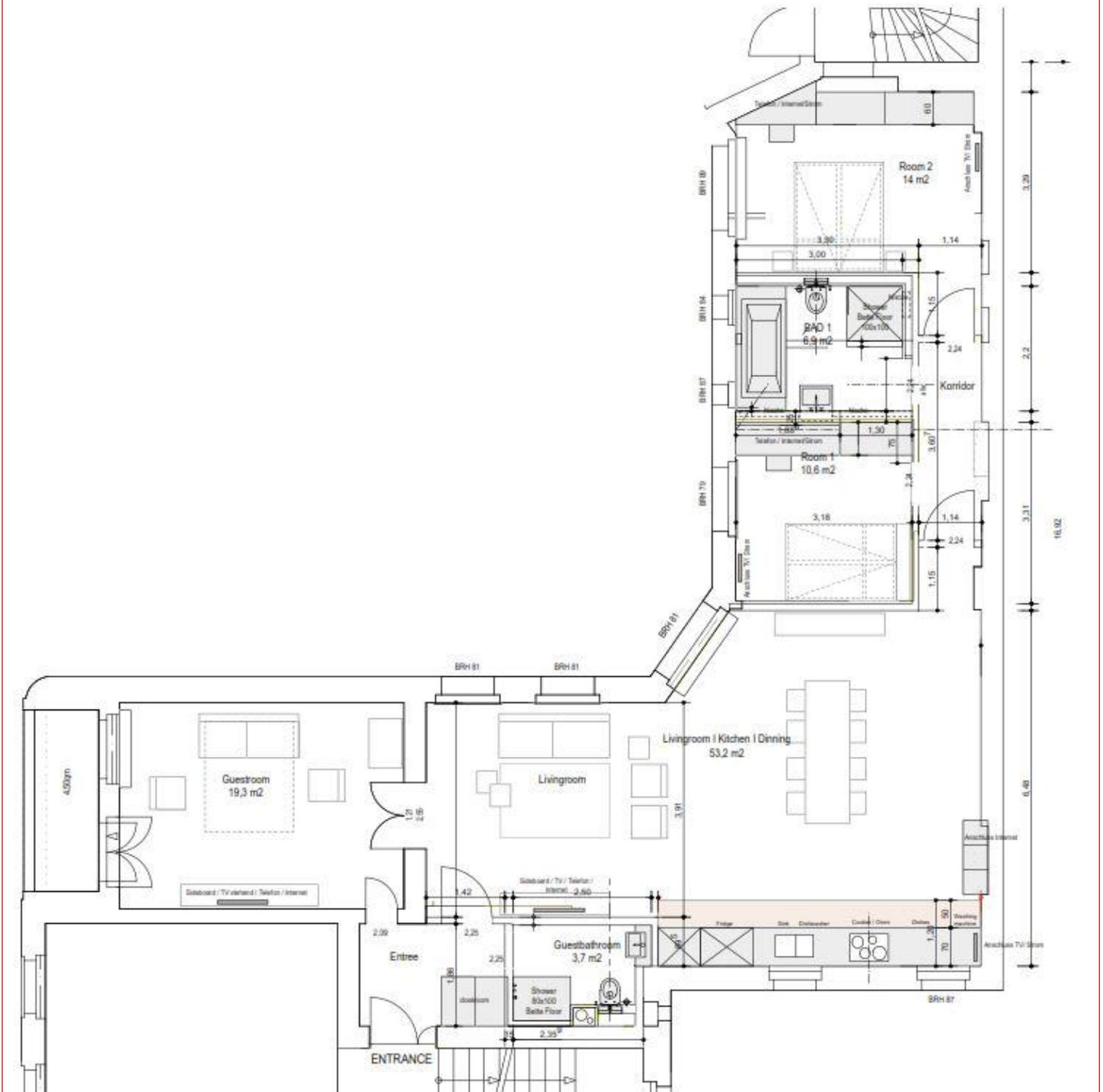


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**FLOORPLAN:**

Location:

Side-wing, 3<sup>rd</sup> Floor



## 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.

## INSTRUCTIONS ON WITHDRAWAL

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

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

– 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 \_\_\_\_\_