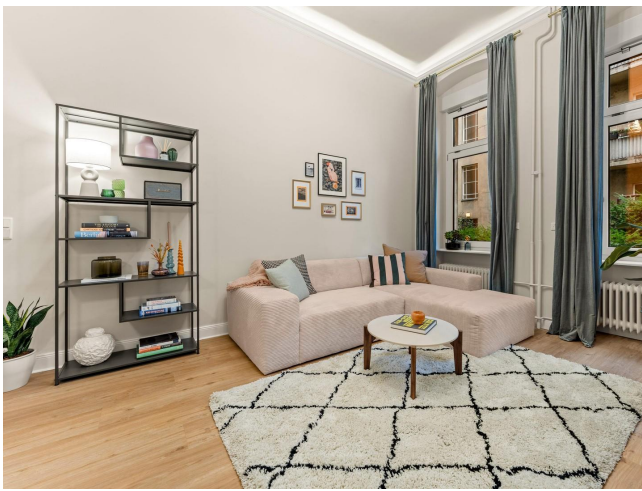


Exposé

Erdgeschosswohnung in Berlin

FREE & Renovated & Furnished - Beautiful Apartment - S-Bahn Ring



Objekt-Nr. **OM-324349**

Erdgeschosswohnung

Verkauf: **319.999 €**

Ansprechpartner:
L. Matysek

10827 Berlin
Berlin
Deutschland

Baujahr	1905	Übernahme	sofort
Etagen	4	Zustand	Erstbez. n. Sanier.
Zimmer	2,00	Schlafzimmer	1
Wohnfläche	51,05 m ²	Badezimmer	1
Energieträger	Öl	Etage	Erdgeschoss
Hausgeld mtl.	280 €	Heizung	Zentralheizung

Exposé - Beschreibung

Objektbeschreibung

Move-In Ready Apartment with Customizable Packages

This beautifully renovated 2-room apartment in Berlin-Schöneberg offers not only modern living comfort but also tailored options to suit your lifestyle and needs. Conveniently located just a 5-minute walk from the Schöneberg S-Bahn station (S-Bahn Ring), this home provides excellent connectivity to the entire city while offering a peaceful retreat in one of Berlin's most sought-after neighborhoods.

Ausstattung

Property Features – A Space to Call Your Own

Bright and Inviting: A well-thought-out layout with two bright rooms that fill with natural light.

Quality Finishes: Premium flooring and modern renovations to create an elegant yet cozy atmosphere.

Extras for Comfort: A shared garden for peaceful mornings, a basement for storage, a modern shower bathroom, barrier-free access, and an open-plan kitchen equipped for all your culinary needs.

Your Home, Your Way – Choose the Package That Fits You Best

1. Brand New: Price: 319,000 EUR (plus purchase costs)

What's Included:

Completely renovated and refurbished

High-quality finishes and modern upgrades

Move-in ready for you to design and furnish with your personal touch

Perfect For:

Those who dream of curating every detail and creating a space that's uniquely theirs.

2. Ready-to-Move-In Home: Price: 339,000 EUR (plus purchase costs)

What's Included:

Fully renovated and refurbished

Professionally designed by an interior designer:

Beautiful, brand-new furniture: a comfortable bed, stylish sofa, dining table, chairs, and ample storage

Modern decor and thoughtful details to make it feel like home

Fully equipped with everything you need: washing machine, vacuum cleaner, cozy bed linens, plates, cutlery, pots, and more

Optional Extra: Settling-In Service – tailored to help international buyers navigate their move with ease

Perfect For:

Those who want to step into a fully furnished, thoughtfully designed space and start living right away – no hassle, no stress.

3. All-Inclusive: Price: 369,000 EUR (all purchase costs included)

What's Included:

Fully renovated and refurbished

Ready-to-Move-In Package: Includes professional furnishings, decor, and a complete household setup

All additional costs covered: Property transfer tax, notary fees, and land registry fees

Anti-Bureaucracy Package: Assistance with residence registration

Seamless transfer of utility contracts (internet, electricity, water)

Full support for international buyers or non-German speakers

Perfect For:

Buyers seeking a stress-free, fully organized process, from purchase to move-in.

Fußboden:

Parkett, Teppichboden, Vinyl / PVC, Sonstiges (s. Text)

Weitere Ausstattung:

Garten, Keller, Duschbad, Einbauküche, Barrierefrei

Sonstiges

Full-Service Support for Berlin Internationals – Hassle-Free and Commission-Free

At Finally Home, we specialize in providing a seamless and stress-free home-buying experience for Berlin Internationals. From financing to property management, our tailored services are designed to meet your unique needs and make the process effortless.

1. Expert Financing Assistance for Berlin Internationals

Connect with English-speaking finance experts who understand the unique needs of Berlin Internationals.

Tailored mortgage solutions designed to fit your goals and circumstances.

Up to 100% financing options available, making homeownership more accessible.

2. Anti-Bureaucracy Package

Make your move entirely stress-free by opting for our exclusive Anti-Bureaucracy Package. This service is designed to handle all the administrative aspects of your relocation and move, so you can focus on settling in.

Comprehensive Relocation Support: Our Resettling Specialist manages all aspects of your move, including residence registration, utility contract transfers, and internet setup.

End-to-End Assistance: From coordinating paperwork to ensuring all essential services are ready for your arrival, we take care of everything to make your transition as smooth as possible.

3. English-Speaking Purchase Guidance

We support you throughout the entire buying process with:

Expert Consultations: Personalized advice to address your questions and concerns.

Notary Support: We arrange a professional interpreter for your notary appointment, ensuring the process is clear and comfortable.

English-Language Contracts: Receive a fully translated version of the purchase agreement with detailed explanations, so you understand every step.

4. Renovation, Customization, and Moving Support

We work with trusted local contractors and service providers to ensure your home meets your exact needs:

Renovations and Customizations: Tailored to your preferences for the perfect home.

Moving Assistance: Reliable teams to help you settle in without stress.

5. Rental & Property Management Services

If you're buying as an investment, we offer services to maximize your property's potential:

Professional Tenant Sourcing: We handle tenant searches and the leasing process.

Property Management: Full-service tenant communication, maintenance, and operational management.

Marketing Support: High-quality photos and videos for professional promotion on rental platforms.

6. Tax Optimization Guidance for Berlin Internationals

We provide helpful tips for tax optimization and connect you with reliable English-speaking tax advisors who specialize in assisting Berlin Internationals. Whether it's optimizing deductions for renovations, managing rental income taxation, or navigating Germany's property tax system, our network of experts will ensure you're in good hands.

Please note: We are not tax advisors, but we work closely with experienced professionals who can guide you through your specific tax questions.

Why Choose Us?

Commission-Free: Buy directly from the owner with no additional agent fees.

Full-Service Care: From financing to property management, we offer everything you need in one place.

Tailored for Berlin Internationals: English-speaking services, international expertise, and solutions designed for expats and non-German speakers.

Let's Make Your Journey Simple

At Finally Home, we believe your home-buying experience should be smooth, transparent, and tailored to your needs. Whether you're looking for a personal sanctuary or an investment property, we're here to help. Contact us today to learn more!

Lage

Location – A Neighborhood to Love

Set in the heart of Berlin-Schöneberg, this home offers the best of urban living with a touch of nature:

Excellent Connectivity: Just 5 minutes to the S-Bahn (S1, S41, S42) and close to the A100 highway for easy travel.

Vibrant Community: Stroll along Hauptstraße and Akazienstraße for local cafés, restaurants, and boutiques.

Peaceful Green Space: Relax and unwind at the nearby Heinrich-Lassen-Park.

Everyday Convenience: Grocery stores, pharmacies, schools, and public transport are all within walking distance.

The vibrant Hauptstraße and Akazienstraße, just a short stroll away, offer a variety of shops, restaurants, and cafés. For a peaceful escape, Heinrich-Lassen-Park provides a green oasis in the middle of the city.

The neighborhood offers excellent amenities, including:

Pharmacy, grocery stores, and medical practices.

Educational facilities: kindergartens, primary schools, secondary schools, comprehensive schools, and gymnasiums.

Public transportation: S-Bahn, buses, and more.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	155,38 kWh/(m ² a)
Energieeffizienzklasse	E

Exposé - Galerie



Details I

Exposé - Galerie



Details II



Küche

Exposé - Galerie



Flur



Bad

Exposé - Galerie



Hausflur



Haus

Exposé - Grundrisse

