

# Exposé

## Erdgeschosswohnung in Berlin

### Renovated Historic Apartment w/ Garden - Furnished & Close to S-Bahn Ring



Objekt-Nr. **OM-325062**

**Erdgeschosswohnung**

Verkauf: **318.999 €**

10827 Berlin  
Berlin  
Deutschland

Baujahr	1906	Übernahme	sofort
Etagen	4	Zustand	Erstbez. n. Sanier.
Zimmer	2,00	Schlafzimmer	1
Wohnfläche	51,00 m <sup>2</sup>	Badezimmer	1
Energieträger	Öl	Etage	Erdgeschoss
Hausgeld mtl.	280 €	Heizung	Zentralheizung

# Exposé - Beschreibung

## Objektbeschreibung

Welcome to your new home in one of Berlin's most desirable locations. This fully renovated and furnished 2-room apartment offers a modern and stylish living experience, perfectly blending convenience and comfort. Located just a 5-minute walk from the Schöneberg S-Bahn station, this property combines excellent urban connectivity with a peaceful neighborhood atmosphere.

The apartment features bright, well-designed rooms with optimal use of space. Premium flooring and contemporary furnishings create a welcoming and elegant atmosphere. Highlights include access to a shared garden, a separate basement storage space, and step-free accessibility for added convenience. The modern bathroom and open-plan, fully equipped kitchen with high-quality appliances provide everything you need for a comfortable lifestyle.

## Ausstattung

Your Home, Your Way – Flexible Packages

Brand New – 319,000 EUR (plus purchase costs):

A completely renovated and upgraded apartment, ready for you to personalize with your own furniture and style. Perfect for those who want to create a unique space.

Ready-to-Move-In – 339,000 EUR (plus purchase costs):

Fully furnished and professionally designed with new, stylish furniture and a fully equipped household setup, including appliances, linens, and kitchenware. Optional Settling-In Service is available for international buyers.

All-Inclusive – 369,000 EUR (all costs included):

Includes the Ready-to-Move-In package, plus all additional purchase costs (tax, notary, and land registry). Also features an Anti-Bureaucracy Package for seamless utility setup and residence registration, making it ideal for those seeking a stress-free, fully managed process.

Find the package that suits your needs and make this renovated historic apartment your dream home today!

### **Fußboden:**

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

### **Weitere Ausstattung:**

Terrasse, Garten, Keller, Duschbad, Einbauküche, Barrierefrei

## Sonstiges

Seamless Support for Berlin Internationals – Stress-Free and No Commission

At Finally Home, we simplify the home-buying journey for Berlin Internationals, ensuring a smooth process tailored to your unique needs. Whether it's financing or property management, we provide solutions designed to make your transition effortless.

Personalized Financing Assistance

Connect with professionals who specialize in helping Berlin Internationals. Our experts offer English-speaking support and financing solutions tailored to your goals, with options for up to 100% mortgage coverage.

Relocation Made Easy

Our Anti-Bureaucracy Service takes care of all the details, allowing you to focus on settling into your new home. From handling paperwork and registering your residence to transferring utility contracts like electricity and internet, our specialists ensure a hassle-free transition.

Full Guidance for Your Purchase

From the first consultation to the final signing, we provide support every step of the way. Services include expert advice, an interpreter for notary appointments, and English-translated contracts with detailed explanations, ensuring you feel confident and informed throughout the process.

### Home Adjustments and Moving Support

Tailor your new home to your needs with the help of our trusted contractors for renovations or layout changes. Need moving support? Our reliable teams help you settle in quickly and without stress.

### Investment Property Services

If your property is for investment, we offer tenant search services and full property management, including professional marketing with high-quality visuals. From leasing to ongoing maintenance, we make property management easy.

### Tax Guidance for Berlin Internationals

Get connected to reliable, English-speaking tax advisors for advice on optimizing deductions for renovations, managing rental income taxation, or navigating Germany's property tax system. (Note: While we are not tax advisors, we collaborate with professionals to provide expert assistance.)

### Why Work With Finally Home?

**No Commissions:** Buy directly from the owner with no additional fees.

**All-In-One Service:** From financing to renovations and property management, we cover everything.

**International Expertise:** Tailored solutions for expats and non-German speakers, with English support at every step.

Let us take the stress out of buying your new home in Berlin. Contact us today to get started!

## Lage

This prime location in Schöneberg offers exceptional amenities. The S-Bahn and A100 are just minutes away, ensuring effortless travel throughout Berlin. The vibrant area surrounding Hauptstraße and Akazienstraße boasts a variety of restaurants, cafés, and shopping options. For a relaxing escape, the nearby Heinrich-Lassen-Park offers a peaceful green retreat.

### **Infrastruktur:**

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

# Exposé - Energieausweis

Energieausweistyp	Verbrauchsausweis
Erstellungsdatum	ab 1. Mai 2014
Endenergieverbrauch	155,00 kWh/(m <sup>2</sup> a)
Energieeffizienzklasse	E

## Exposé - Galerie

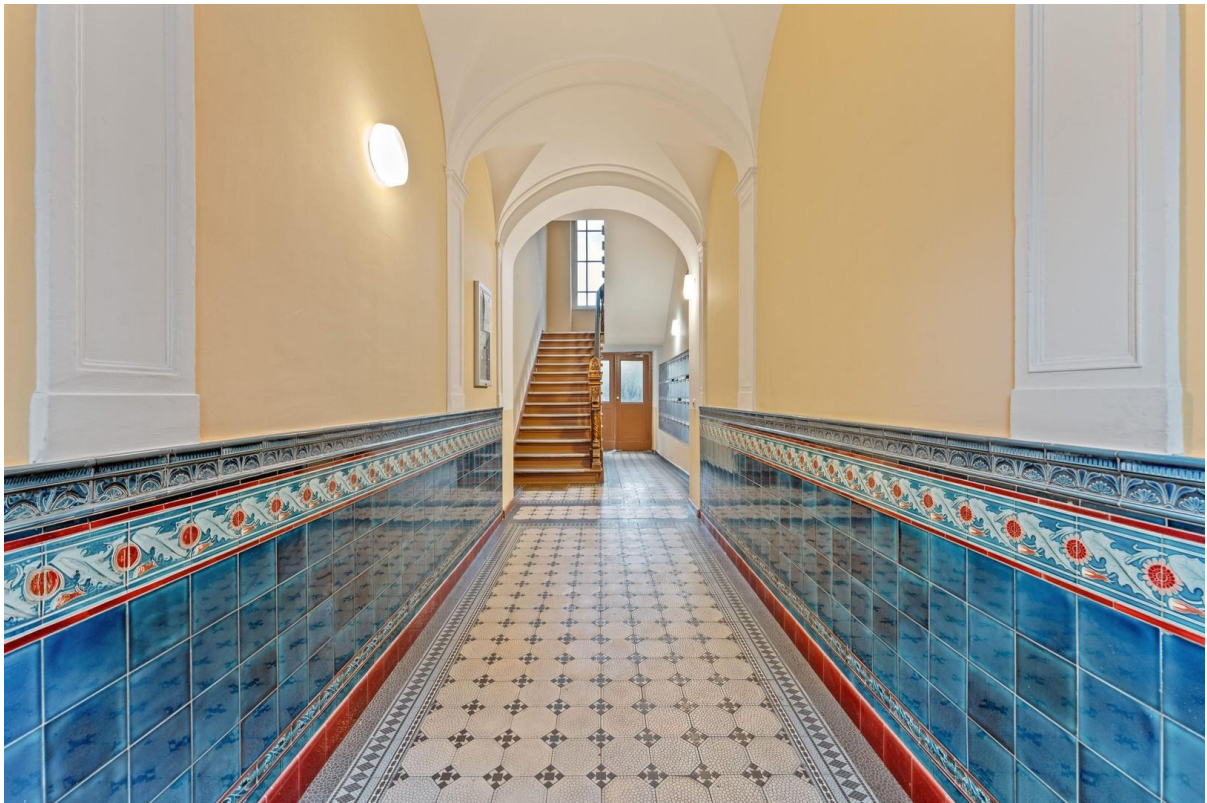


Flur

# Exposé - Galerie



Küche



Hausflur



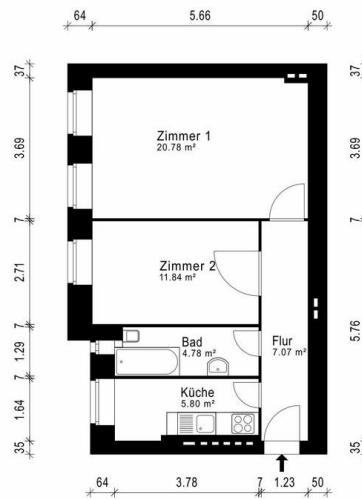
# Exposé - Galerie



Bad

# Exposé - Grundrisse

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Gebäude	Etagenwohnung		
Ortsbezeichnung	10827 Berlin, Feurigstr. 38		
Planinhalt	Erdgeschoss		
Maßstab	1:100	Datum	31.07.2024
Objekt-Nr.	WE01	Plan-Nr.	1
		Auftrag - CAD-Service - Flächen	