

Exposé

Erdgeschosswohnung in Berlin

Renovated Historic Apartment - Stylishly Furnished - Close to S-Bahn Ring



Objekt-Nr. **OM-327224**

Erdgeschosswohnung

Verkauf: **319.999 €**

Telefon: 0176 32215767

10827 Berlin
Berlin
Deutschland

Baujahr	1905	Übernahme	sofort
Etagen	4	Zustand	Erstbez. n. Sanier.
Zimmer	2,00	Schlafzimmer	1
Wohnfläche	51,10 m ²	Badezimmer	1
Energieträger	Öl	Etage	Erdgeschoss
Hausgeld mtl.	285 €	Heizung	Zentralheizung

Exposé - Beschreibung

Objektbeschreibung

Commission-Free

Charming and Stylish Apartment in Berlin-Schöneberg

Step into this beautifully renovated 2-room apartment, located in one of Berlin's most sought-after neighborhoods. Combining modern design with everyday comfort, this home is perfectly positioned just a 5-minute walk from the Schöneberg S-Bahn station. Enjoy excellent city connections while living in a peaceful and inviting environment. Fully updated and tastefully furnished, this apartment is ideal for contemporary living in a prime location.

Bright and thoughtfully designed rooms make the most of the available space, complemented by premium flooring and elegant furnishings. Residents can enjoy access to a shared garden, a dedicated basement storage area, and step-free accessibility for added convenience. The property also includes a modern bathroom and an open-plan kitchen equipped with high-quality appliances, ensuring a comfortable and stylish living experience.

Ausstattung

Find Your Ideal Living Package – Custom Options

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

This recently renovated apartment provides a fresh start, allowing you to personalize the space with your own furniture and decor. Perfect for those who appreciate flexibility and the opportunity to create a unique home environment.

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

Step into a fully furnished home featuring stylish, brand-new furniture and a complete household setup. From appliances to linens and kitchenware, everything you need is already in place. An optional Settling-In Service is available, tailored specifically for international buyers looking for a hassle-free move.

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

This option combines the Ready-to-Move-In package with additional peace of mind. All purchase costs, including taxes, notary, and land registry fees, are covered. The package also includes our Anti-Bureaucracy Service for seamless utility setup and residence registration, making it the ideal choice for those seeking maximum convenience and stress-free living.

Select the package that aligns with your lifestyle and turn this beautifully renovated apartment into your dream home today!

Fußboden:

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

Weitere Ausstattung:

Terrasse, Garten, Keller, Duschbad, Einbauküche, Barrierefrei

Sonstiges

Tailored Support for International Buyers – Easy and Transparent

At Finally Home, we make the home-buying process in Berlin simple for international clients. From financing to relocation and property management, our services are designed to ensure a smooth transition into your new home.

Flexible Financing Options

Our English-speaking finance experts specialize in meeting the needs of international buyers. With mortgage options including up to 100% financing, we make it easier to achieve your dream of owning a home in Berlin.

Stress-Free Relocation Assistance

Our team takes care of all the details of your move. From residence registration to setting up utility contracts for electricity, water, and internet, we ensure you can settle in without worry.

End-to-End Purchase Guidance

We support you at every stage, from your initial consultation to signing the final documents. Services include expert advice, professional interpreters for notary appointments, and fully translated contracts with clear explanations for complete peace of mind.

Home Adjustments and Moving Services

If your property needs renovations or layout changes, our trusted contractors can help. We also offer reliable moving assistance, ensuring a smooth and stress-free transition into your new home.

Investment Property Solutions

For those purchasing investment properties, we offer full-service property management. From professional tenant searches to maintenance and high-quality marketing, we help maximize the potential of your property.

Tax Guidance for International Buyers

We connect you with reliable English-speaking tax advisors who specialize in helping international clients. Whether you need guidance on deductions, rental income management, or navigating Germany's tax system, our partners ensure you have the right support. (Note: We are not tax advisors but collaborate with trusted professionals.)

Why Work with Finally Home?

No Commissions: Buy directly from the owner without additional fees.

Comprehensive Services: From financing to property management, we handle everything in one place.

International Expertise: Designed for expats, with English-speaking support every step of the way.

Let us make your home-buying journey in Berlin simple and stress-free. Contact us today to start your path toward owning your ideal home!

Lage

Located in a highly sought-after neighborhood, this property offers convenience and charm. The S-Bahn station and A100 highway are just minutes away, ensuring excellent connectivity throughout Berlin. The vibrant streets of Hauptstraße and Akazienstraße are filled with a variety of restaurants, cafés, and shops, perfect for exploration and leisure. For moments of relaxation, the nearby Heinrich-Lassen-Park provides a peaceful green escape in the heart of the city.

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 ² a)
Energieeffizienzklasse	E

Exposé - Galerie



Hausflur

Exposé - Galerie



Küche



Bad

Exposé - Galerie



Wohnzimmer

Exposé - Grundrisse

