MODERN 3 ROOM APARTMENT WITH A GALLERY CORRIDOR

Glockenturmstraße 36, Germany-14055 Berlin, Westend / Charlottenburg

GLOCKENTURMSTR. 36 - WOHNUNGSTYP 1 - ETAGE 4

OVERVIEW OF DATA

Fat ID:	Type 1 - 225
Purchase price:	298.000,00 €
Rooms:	3
Living area:	84,76 sqm
Showing:	By appointment
Property condition:	First time use after renovation
Housing type:	Flat
Quality of furnishing:	High quality

Commission	7,14% incl. 19% sales tax
Basement:	Yes
Balcony	Yes
Elevator:	Yes
Heating type:	Central heating
Bathrooms:	1
Guest toilet:	Yes
Bedrooms:	2
Storey:	4
Utility Room:	Yes
Parking/garage:	Optional

PROPERTY DESCRIPTION

This three room residence features an extraordinary floor plan and offers optional custom design options.

The inviting, spacious hallway provides access to the utility room (HWR) and a guest toilet with a shower.
The first bedroom you encounter is bright, well-lit and faces east.

The hallway opens into the walk-in, open concept fitted kitchen. Right next to it is the bright living room facing south with room wide windows and direct access to the balcony, offering a view of the green.

Opposite the living room is another bedroom, also facing south and offering the same view. This room features direct access to a modern master bathroom with partial glazing to also let natural lighting into the bathroom.

This flat with the diversity of the floor plan allows you to be creative whilst enjoying privacy thanks to the split bedrooms.

FEATURES

+ large balcony with wooden tiles, new lighting and panoramic view of the country – of Havel lakes and forest
+ south-east facing
+ modern, open concept fitted kitchen with electric appliances (BOSCH/AEG)
+ room wide windows in the living room
+ master bath with shower and tub
+ guest toilet with shower
+ utility room
+ new designer radiators
+ premium hardwood flooring
+ name brand fittings
+ stylish natural stone tiles in the bathroom, utility room and kitchen
+ bath with downlights - energy-saving and modern
+ basement room
+ two elevators
+ parking/garage optional

LOCATION

Amidst nature yet in the city.

The popular Westend is an exclusive and highly demanded residential area in the Charlottenburg district.
A dream for those who appreciate both: impulsive Berlin city life and the quiet and comfort of the green surroundings.

Glockenturmstraße is a traffic-calmed service road with an optimal infrastructure and good traffic connection.

The area features numerous recreational options such as aquatics and equestrian sports, cycling, running, swimming, ice skating. The nearby Havel lakes add to the extraordinary appeal of this location and offer many options for water sport enthusiasts to pursue their hobbies. On hot summer days various swimming spots provide refreshment.

And yet in addition to the high leisure value and exposed location, the infrastructure is also something to talk about.
Schools, nursery schools, doctors, shopping and institutions for daily needs are located nearby.

If you’re hungry for vibrant big city life, want to enjoy culture and entertainment, you will only need a few minutes by car or rapid transit system to the Deutsche Oper and Kurfürstendamm for a unique offering.
The ICC international exhibition centre is only a few minutes drive.

Unique location:

+ amidst nature and fresh air
+ no traffic noise
+ view of forests and Havel lakes
+ the building is surrounded by numerous park-type facilities with play areas for children
+ Teufelsberg attraction: sledding, flying kites, lookout over Berlin, picnic and more
+ Pichelsberg
+ rapid transit stop Pichelsberg (500 m)
+ Bus M49 Stößenseebrücke (350 m), bus 218
+ berths and marinas for boats/yachts
+ N Messedamm at the ICC (4.3 km)
+ City West centre Kurfürstendamm (6 km)
+ bordering the exclusive residential area Grunewald
+ Olympiastadion (1.7 m)
+ Horst Köber Sportzentrum (600 m)
+ Eissporthalle Charlottenburg indoor skating rink (500 m)
+ Reitsport-Anlagen am Olympiastadion equestrian centre (800 m)
+ Waldbühne amphitheatre (650 m)

PROJECT DESCRIPTION

The project "OLYMPIC GARDENS"

You will find your new home on a property on a park-type setting in the green, respectable Westend/Charlottenburg.

The first flats in a fully modern style are available for immediate sale at Glockenturmstraße 36.

Choose from six different floor plans ranging from approx. 60 m² to approx. 105 m² on 15 storeys. The flats feature new, contemporary floor plans. They're spacious with a bright function and design.

Adapted to today's needs, the flats offer quality, individuality and the best living comfort possible.

From flats for singles, student housing, to flats for couples or even families, you will find something to fit any need or taste.
We're developing a combination of modern design and architecture, sophisticated colours and style to impress you as well.

The housing complex includes vast park-type green with space for leisure and recreation. The complex features tennis courts playgrounds and sports fields. Every flat is assigned a basement room. Outdoor and underground car park is available for purchase for each flat.

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Flur	19,14 m²
Küche	5,42 m²
Schlafen 1	12,67 m²
Schlafen 2	14,14 m²
WaMa	0,86 m²
WC-Du	2,18 m²
Bad	6,47 m²
Wohnen	20,88 m²
Balkon(50%)	3,00 m²
Gesamt ca.	84,76 m²

PURESTONE IMMOBILIEN

CONTACT

We will gladly provide you with a free of charge consultation and additional housing offers.

Oksana Koroleva

Telefon: +49 (0)30 895 84 200
Email: ok@purestoneimmobilien.com
Adresse: Brahmsstraße 10
c/o PATRICK HELLMANN SCHLOSSHOTEL
14193 Berlin

PureStone Immobilien GmbH General Terms and Conditions

1. Object of the brokerage agreement

The object of the agreement between PureStone Immobilien GmbH and the client is to demonstrate and/or brokerage an opportunity to enter into a purchase/rental/financing or loan agreement with a third party.

2. Commission

Any offers provided by PureStone Immobilien GmbH are subject to commission payable by the client. Unless otherwise agreed, upon successful brokerage the client shall pay the local commission rate typical for this type of brokerage service. The commission is payable at the time the respective prime contract is concluded with the third party.

3. Content of offers, liability

PureStone Immobilien GmbH obtains all information pertaining offers from the respective property owner, the lender or the sources specified in the exposé and any other publications. PureStone Immobilien GmbH assumes no liability for the accuracy of information provided by said third parties. Any offers are subject to change and subject to prior sale. Binding acceptances must be in writing to be effective.
The liability of the Pure Stone Immobilien GmbH and / or the liability for your agents is limited to gross negligence or intent , so far as the customer does not suffer any bodily harm or lose his life by the behavior of the agent.

4. Non-disclosure

The information we provide pertaining to the opportunity to enter into an agreement are confidential and only intended for the client. Any disclosure to third parties is prohibited. In the event of disclosure to a third party not recorded in the agreement and causal purchase/rental of the rental object by said third party, PureStone Immobilien GmbH shall be entitled to indemnity from the client in the amount of the stipulated commission.

5. Admissible dual agency

PureStone Immobilien GmbH has been assigned with the sale by the property owner. It is therefore permitted to perform brokerage services for the client as well as for the property owner as a broker.

6. Severability clause and place of jurisdiction

In the event one of the above clauses is or becomes void in whole or in part, the remaining provisions remain effective.

In the event the client is acting as a businessman for the purpose of assignment or is a consumer without permanent residence in Germany, the place of jurisdiction and place of fulfilment is Berlin.

7. Personal data

Data entered by you will be collected for the purpose of processing your enquiry. The data collected will be used to advertise additional offers we have. You may object to the use of your data at any time using the following address: PureStone Immobilien GmbH, c/o Patrick Hellmann Schlosshotel, Brahmsstraße 10, 14193 Berlin

Brokerage agreement cancellation policy:

As a consumer you are entitled to rescind the brokerage agreement concluded with us within fourteen days without specifying reasons.
The fourteen day cancellation period starts on the day the agreement is concluded.
To exercise your right to rescind, you must cancel the agreement using our address specified, PureStone Immobilien GmbH, c/o Patrick Hellmann Schlosshotel, Brahmsstraße 10, 14193 Berlin, +49 (030) 895 84 200, info@purestoneimmobilien.com. A clear notice of cancellation will suffice.

To protect the cancellation period, you must ensure we receive your decision to exercise your right to rescind prior to expiration of the cancellation period.
Your right to rescind may expire prematurely in the event we have provided our service in full and only started providing the service after being granted your express consent with the knowledge of the right to cancel becoming void upon complete contractual performance.
In the event of rescission, the services received must be returned promptly.