

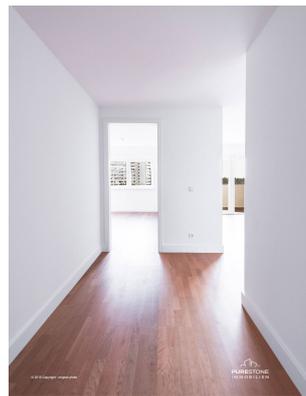
LIGHT-FILLED TWO – ROOM APARTMENT FOR SINGLES AND COUPLES WITH A PERFECT GROUND PLAN

Glockenturmstraße 36, Germany-14055 Berlin, Westend/Charlottenburg



OVERVIEW OF DATA

Flat ID:	Type 2 - 268	Commission:	7,14% incl. 19% sales tax
Purchase price:	255.000,00 €	Basement:	Yes
Rooms:	2	Balcony:	Yes
Living area:	58,39 sqm	Elevator:	Yes
Showing:	By appointment	Heating type:	Central heating
Property condition:	First time use after renovation	Bathrooms:	1
Housing type:	Flat	Bedrooms:	1
Quality of furnishing:	High quality	Storey:	11
		Parking/Garage:	Yes



PROPERTY DESCRIPTION

No centimetre of space goes to waste in this floor plan. It features an optimal layout.

Both rooms face south-east and the panorama windows in the living room ensure maximum incidence of light and freedom in designing the space.

The pleasant hallway design takes you to the open concept living room which awaits you with two highlights. For one, the large open concept studio fitted kitchen on the right with elegant tiling. On the other a spacious balcony with direct exit and room-wide glazing. From here you can enjoy the inspiring vast view of forests into nature.

In the comfortable bedrooms you will also be able to enjoy the quiet of the area and a beautiful far view out the window. From here you can directly access the modern master bath with a shower and a bath tub decorated in white and anthracite. The partial glazing and a sliding door in the bathroom provide lots of natural lighting.

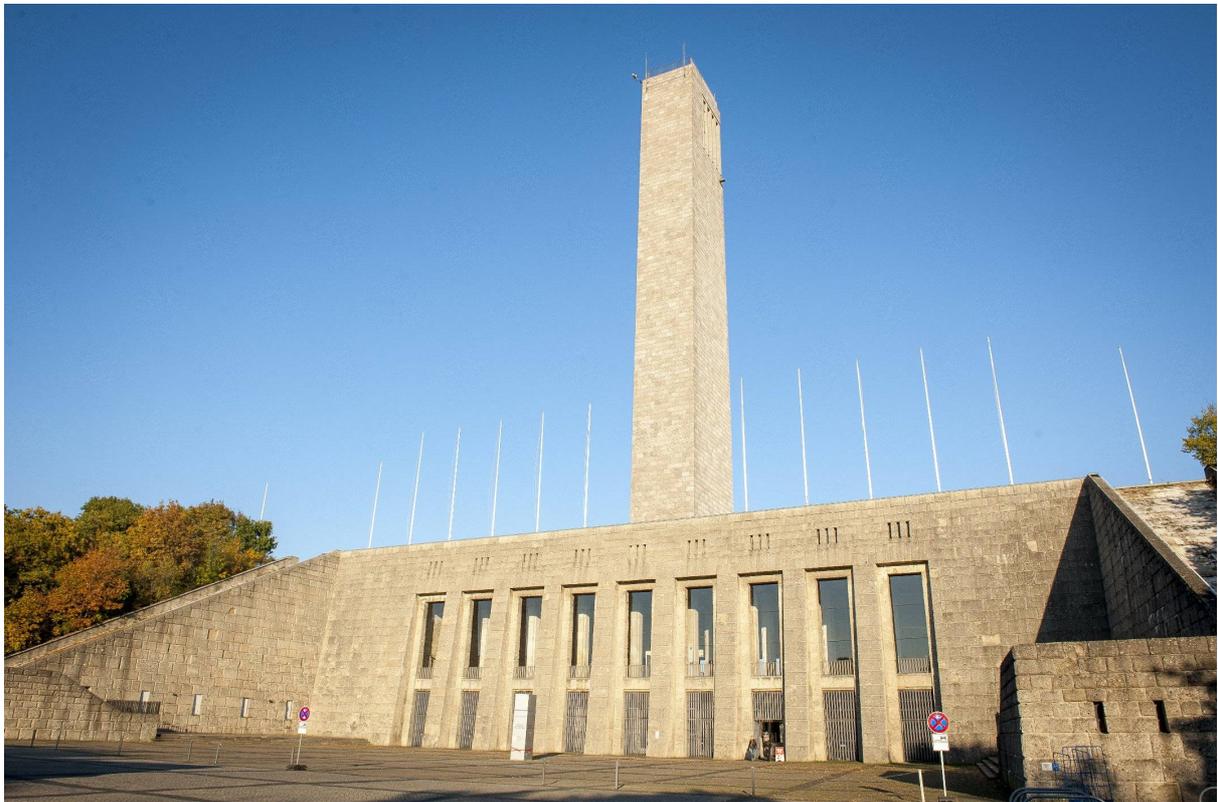
The hallway provides access to the toilet.





FEATURES

- + first time use after renovation
- + south-east facing
- + two elevators
- + large balcony with new lighting and wood flooring
- + all windows and the balcony provide a view into the green
- + living room with room wide panorama windows
- + modern, open concept fitted kitchen with electric appliances (German name brand)
- + name brand amenities & fittings
- + bath tub and shower
- + bathroom with downlights - energy-conscious and modern
- + new radiators
- + elegant tiling
- + premium hardwood flooring
- + basement room
- + two elevators
- + parking/garage is available for purchase



LOCATION DESCRIPTION

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. Parking spaces are available for purchase for each flat.

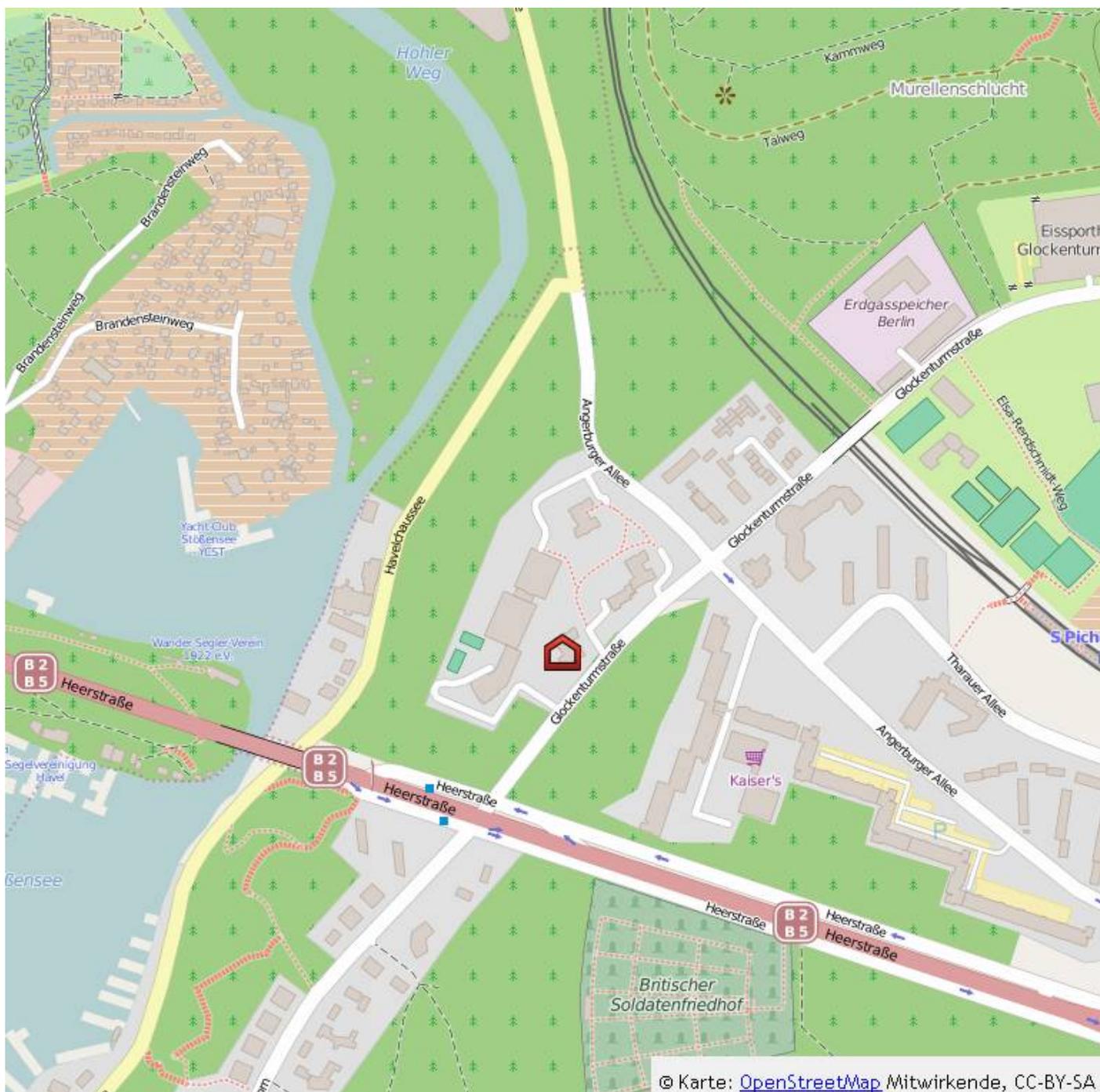
GLOCKENTURMSTR. 36 - WOHNUNGSTYP 2 - ETAGE11



Entrée	7,20 m ²
Kochen	8,59 m ²
Wohnen	19,51 m ²
Schlafen	14,16 m ²
WC	1,73 m ²
Bad	4,25 m ²
Balkon(50%)	2,59 m ²

Gesamt ca. 58,39 m²





CONTACT

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

Oksana Koroleva

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Email: ok@purestoneimmobilien.com

Adress: c/o PATRICK HELLMANN SCHLOSSHOTEL
 Brahmsstraße 10
 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, Brahmstraße 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, Brahmstraße 10, 14193 Berlin, +49 (0)30 895 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.