

1920'S VILLA IN BERLIN



Villa from 1926

appr. 800 sqm on a 1140 sqm property

4 floors : basement plus three floors connected through a real staircase

The garden apartment (ground floor) has access from 2 areas

Total renovation with brand new modern gas heating and stainless steel water pipes

Position:

- 10 minutes walking distance to International School of Berlin
- grocery stores in walking distance
- public transportation in walking distance
- plenty of free parking outside properties
- nice restaurants in vicinity
- excellent access to inner city motorway
- green and quiet real upscale neighbourhood
- 5 minutes by car to the famous Kurfürstendamm

3 minutes by car, 15 minutes by walking to the new luxury billion euro project 'Go West' for only upscale commercial real estate with luxury hotels and high end offices, co working etc (a project bigger than Potsdamer Square)

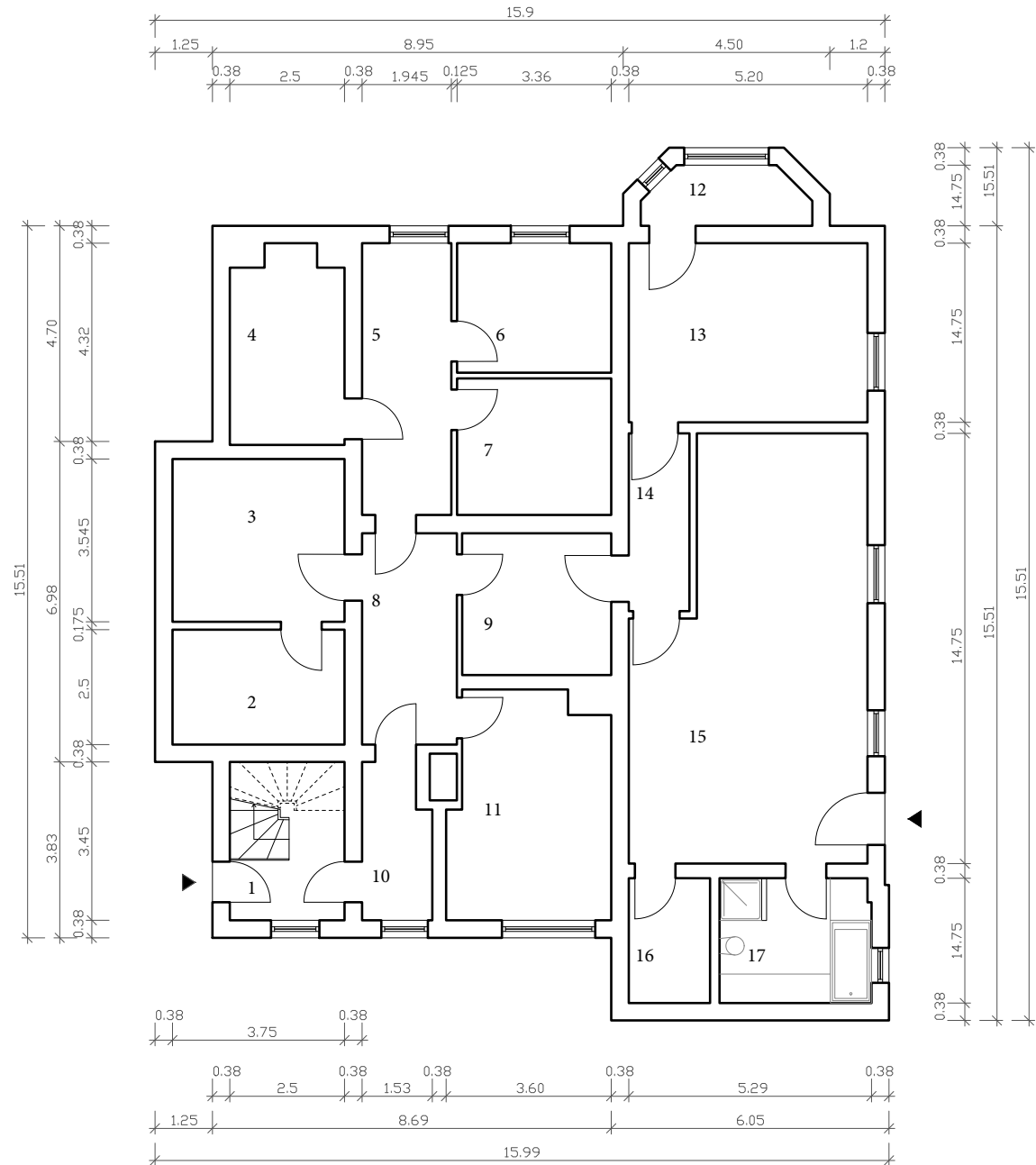
<https://neubau-berlin.de/2019/01/28/reemtsma-areal-in-schmargendorf-wird-gowest-berlins-groesstes-gewerbe-hoefequartier/>



- 1

- 1. Entrance : 8.62 m²
- 2. Storage: 10.26 m²
- 3. Storage: 13.29 m²
- 4. Storage: 10.26 m²
- 5. Corridor: 11.52 m²
- 6. Storage: 9.47 m²
- 7. Storage: 9.99 m²
- 8. Corridor: 9.51 m²
- 9. Storage: 10.03 m²
- 10. Corridor: 4.91 m²
- 11. Storage: 16.66 m²
- 12. Storage: 4.33 m²
- 13. Bedroom: 20.29 m²
- 14. Corridor: 5.13 m²
- 15. Kitchen/Living/Dining: 42.75 m²
- 16. Storage: 4.81 m²
- 17. Bathroom: 8.95 m²

Total: 200.78 m²



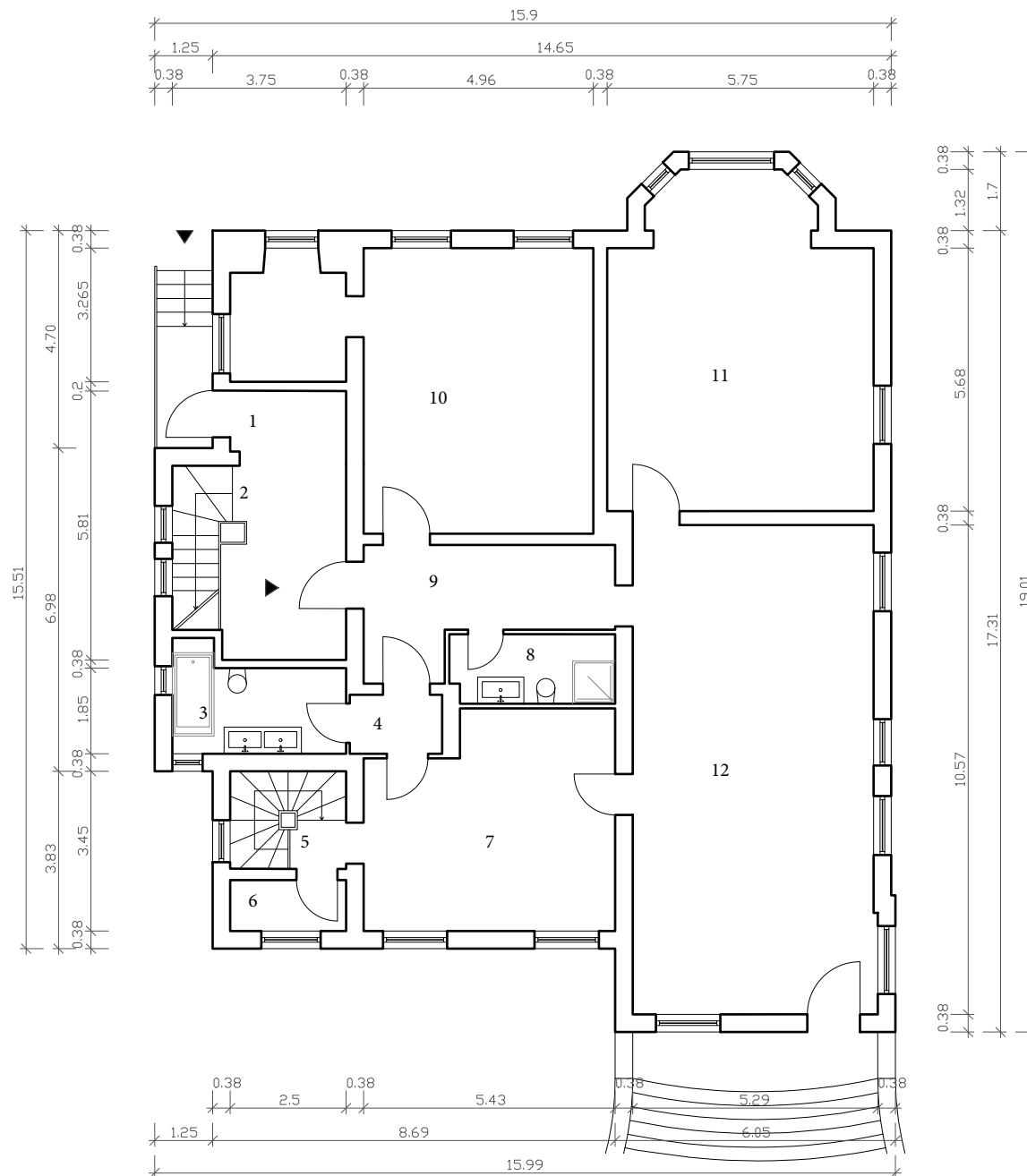




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- 1. Entrance : 14.74 m²
- 2. Staircase: 4.28 m²
- 3. Bathroom: 7.50 m²
- 4. Corridor: 2.54 m²
- 5. Staircase: 5.28 m²
- 6. Storage: 2.75 m²
- 7. Bedroom: 23.87 m²
- 8. Bathroom: 5.27 m²
- 9. Entrance: 11.98 m²
- 10. Bedroom: 37.1 m²
- 11. Living room: 38.30 m²
- 12. Kitchen, Dining room: 55.16 m²

Total: 208.77 m²



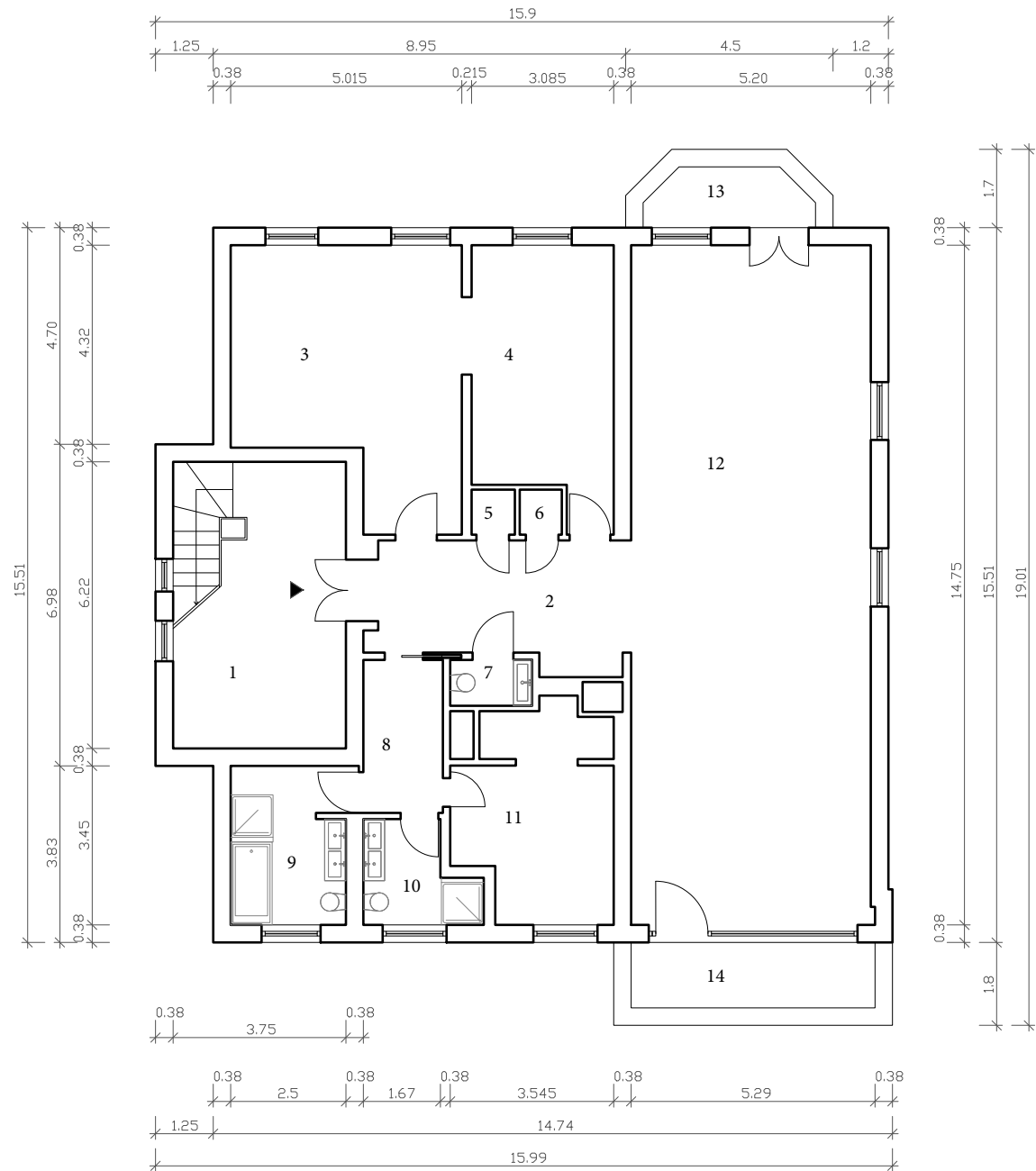




1

- 1. Staircase : 23.33 m²
- 2. Entrance: 14.91 m²
- 3. Bedroom: 26.06 m²
- 4. Bedroom: 17.13 m²
- 5. Storage: 0.92 m²
- 6. Storage: 0.89 m²
- 7. Toilet: 1.75 m²
- 8. Corridor: 5.72 m²
- 9. Bathroom: 8.82 m²
- 10. Bathroom: 4.80 m²
- 11. Bedroom: 14.41 m²
- 12. Kitchen/Living room: 76.74 m²
- 13. Balcony: 2.17 m²
- 14. Balcony: 3.75 m²

Total: 201.4 m²









2

- 1. Staircase: 12.31 m²
- 2. Washing machine/Dryer: 10.53 m²
- 3. Entrance: 18.63 m²
- 4. Bedroom: 26.06 m²
- 5. Bedroom: 19.36 m²
- 6. Bedroom: 14.01 m²
- 7. Bathroom: 4.36 m²
- 8. Kitchen: 7.20 m²
- 9. Bathroom: 8.47 m²
- 10. Living/Dining room: 76.74 m²

Total: 197.67 m²

