



## KANTSTRASSE - MAKES BERLIN HEARTS BEAT FASTER

Kantstr.36 / 10625 Berlin-Charlottenburg

### Contact

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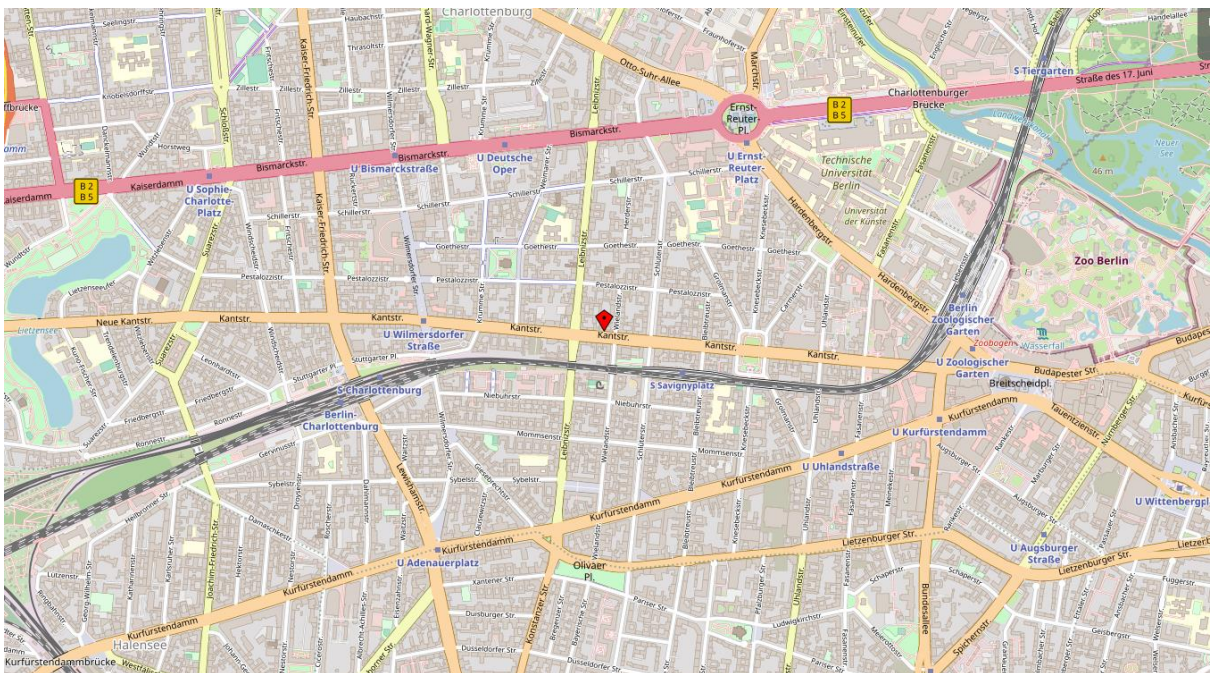
# CHARLOTTENBURG

## KANTSTRASSE; LIETZENPARK AND LOTS OF NEIGHBOURHOOD FLAIR

Fancy, fancier, Charlottenburg: the neat district in the west of Berlin exudes elegant charm – without seeming arrogant. Intellectuals meet passionate actors, successful entrepreneurs meet creative students. This makes for a diverse population and a relaxed atmosphere.

The streets are bustling with life, not only because of those numerous restaurants and cafés, but especially because of Berlin's most notorious shopping street, Kurfürstendamm. Those who prefer small shops and antiques, will find what they are looking for in the arcade on Savignyplatz and the antique mile on Suarezstraße.

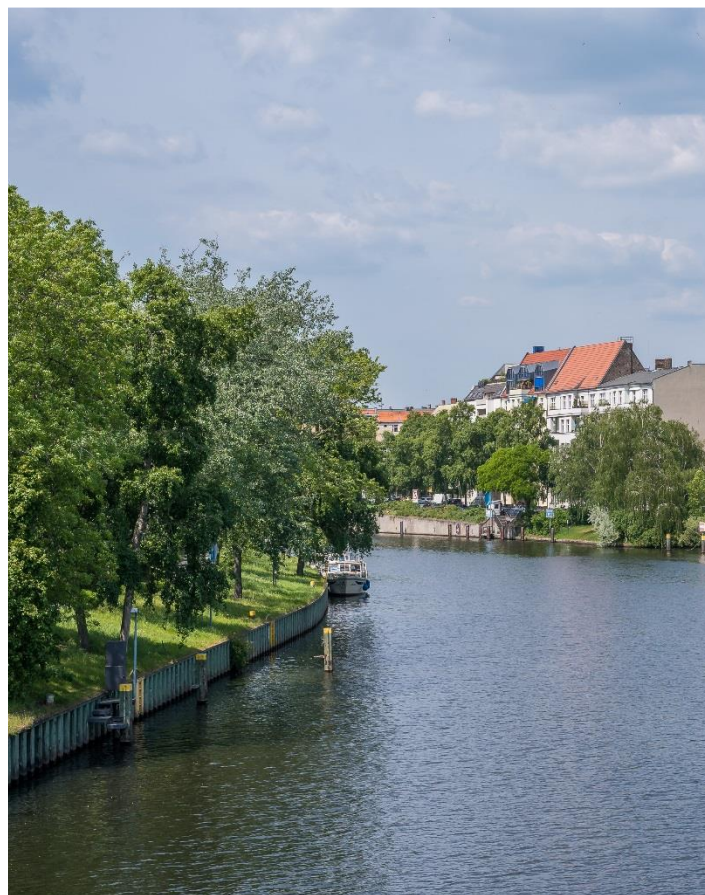
But the daily needs are also met, there is a wide range of supermarket chains or weekly markets. You can buy fresh and regional products in the market on the Karl-August-Platz, just around the corner. Charlottenburg is where you find everything: Well-known shopping luminaries such as Bikini Berlin, numerous green spaces such as the Lietzensee or the Schlossgarten, as well as a multi-faceted theatre and opera repertoire. And right in the middle: Kantstraße, which invites you to stroll, shop and feast day and night.



Quelle: <https://www.openstreetmap.de/>



Charlottenburg



Charlottenburg

# KANTSTR.36

## BLOSSOMING BUILDING WITH ARTISTIC DETAILS

Kantstraße not only offers numerous culinary and cultural temptations, but also a strikingly beautiful Art Nouveau building at number 36. Behind the cream-coloured façade of the expertly renovated old building, 13 units await new owners. These are both free and rented flats.

Particular attention was placed on the technical and stylish refurbishment of the common property in the stairwell and inner courtyard in the Kant36. With success, because everything is just right here - starting with the specially selected, historicizing ceiling lights, to the wall and floor tiles in harmonious colour schemes or the wooden staircase banisters to the noble brass accents in the form of the letterbox system.

In addition, the units in question were equipped with triple insulated windows on the street side to screen out possible city noise - aesthetics and comfort in perfect symbiosis.

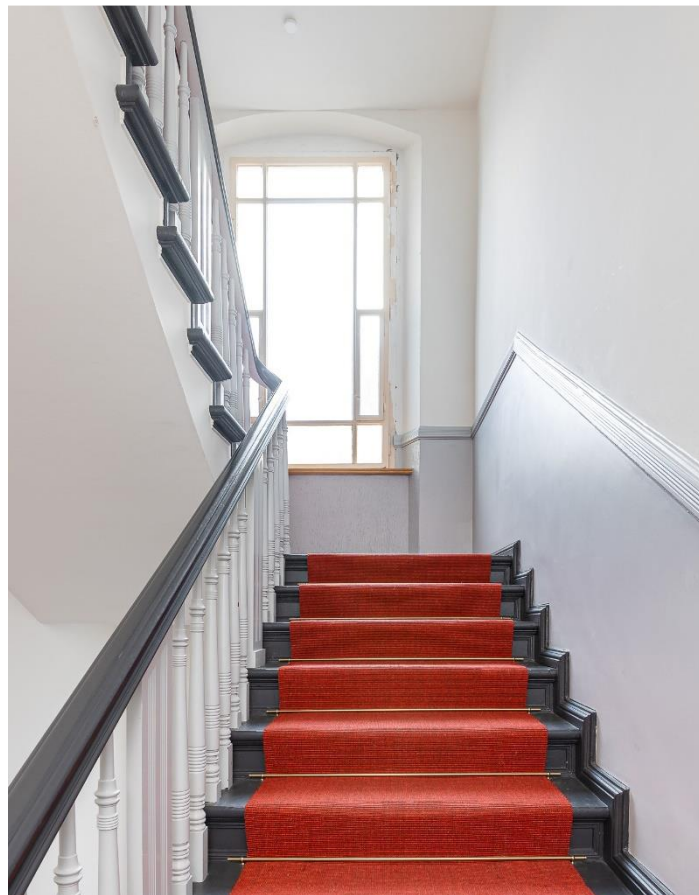


# OFFER

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<b>Type of object</b>	Condominiums
<b>Year of construction</b>	1904
<b>Location</b>	Kantstraße 36, 10625 Berlin-Charlottenburg
<b>Flat sizes</b>	From 75m <sup>2</sup> to 175m <sup>2</sup>
<b>Rooms</b>	2-5
<b>Balcony</b>	Every unit has a balcony
<b>Lift</b>	Will be erected by the WEG
<b>Availability</b>	Please refer to the specified flat descriptions to find out whether the flats are handed over free or rented.
<b>Condition</b>	Modernised in common property / Flats in actual condition
<b>Energy efficiency</b>	170,6 kWh/(m <sup>2</sup> /a) , natural gas E
<b>Purchase prices</b>	Between 4.800,- €/m <sup>2</sup> and 8200,-€/m <sup>2</sup>
<b>Other information</b>	The units are handed over in inspected condition

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Flat in object (WE16)





Flat in object (WE19)



Flat in object (WE19)

# CONTACT PERSON

## CONTACT

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Vertretungsberechtigter: MCRAE Immobilien

Berufsaufsichtsbehörde: Bezirksamt Berlin Charlottenburg-Wilmersdorf

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Umsatzsteueridentifikationsnummer: DE296650272

Berufskammer: IHK

## IN COOPERATION WITH

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& Frank Hengsbach

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Steuernummer: 049/122/03587

# IMPORTANT INFORMATION

## Terms of purchase, business conditions and privacy policy

### Terms of purchase

All costs associated with the purchase (except the brokerage fee) are to be borne solely by the purchaser

### Business conditions

With this sales task we offer you the designated object. The content of the exposé was compiled with care. It corresponds to the current state of planning, the legal and other regulations and provisions at the time of preparation. Changes to the information are also possible after publication (e.g. due to technical and other requirements as well as official conditions). They do not constitute grounds for a reduction in value. The agreements made in the notarial purchase contract, the associated declaration of partition and in other written contracts between the seller and the buyer are authoritative. Exact measurements are to be taken on site. All documents were made available to us by the seller and no guarantee is assumed for their correctness. The place of jurisdiction is Hamburg.

### Privacy policy

The client authorises Werde Eigentümer GmbH to store the data related to the brokerage and to transmit it to the contractual partners of Werde Eigentümer GmbH, insofar as this is necessary for the proper performance of the contractual relationships.