

# Wilhelmsaue 5a

The apartment is located in the heart of the popular Wilmersdorf district, one of Berlin's most sought-after residential areas. This neighborhood is known for its green streets and wide range of cultural venues. The district offers a quiet yet lively atmosphere and is a first-class, well-maintained residential area.

The apartment building is situated in the historical core, Alt-Wilmersdorf, on a side street of Bundesallee. It offers numerous transport connections: public transportation (U Berliner Straße, bus stops) as well as easy access to the main roads of the city for drivers. Despite its excellent connections, Wilhelmsaue is a quiet area. The Volkspark Wilmersdorf is just 2 minutes away, offering sports facilities, playgrounds, and a small lake. The area is also close to numerous kindergartens and schools, many of which are within a 10-minute walking distance. The diverse cultural offerings of the district are also minutes away. At Fehrbelliner Platz (a 20-minute walk), a flea market takes place on weekends. The Schaubühne theater can be reached in 8 minutes by car. Kurfürstendamm, the famous shopping and promenade mile, is 10 minutes away by public transport and also an 8-minute drive.

The neighboring districts of Charlottenburg and Schöneberg offer even more life and culture. Whether strolling around Schloss Charlottenburg on a Sunday or exploring the nightlife on a Friday evening, there is something for everyone. The nearby Grunewald provides a retreat for peace and quiet.

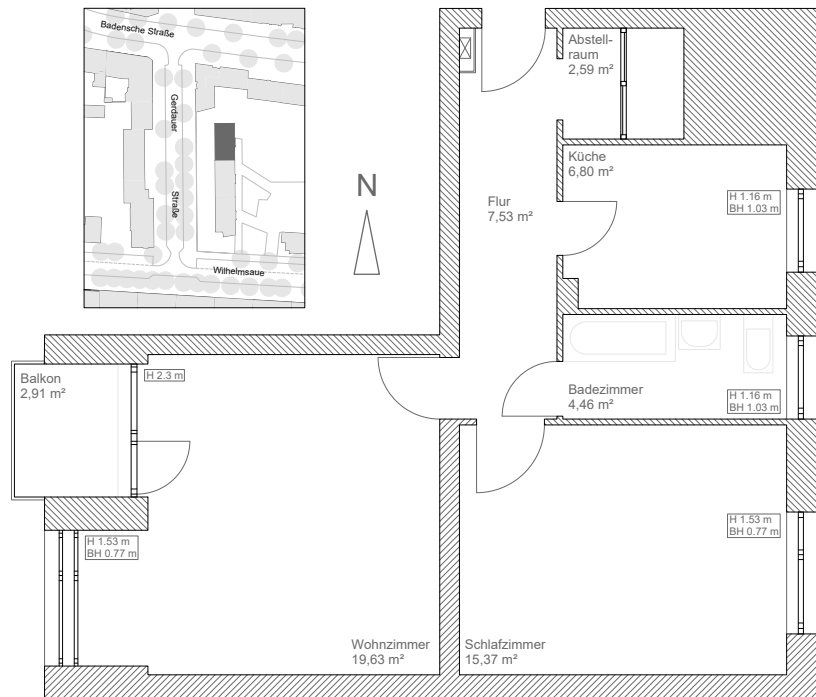
In the immediate vicinity, there are numerous restaurants and cafes, such as the Café Bistro Wili across the street. The area is also well-supplied with grocery stores, the nearest of which is a 4-minute walk away and open 24 hours a day.

The apartment is available immediately and commission free.

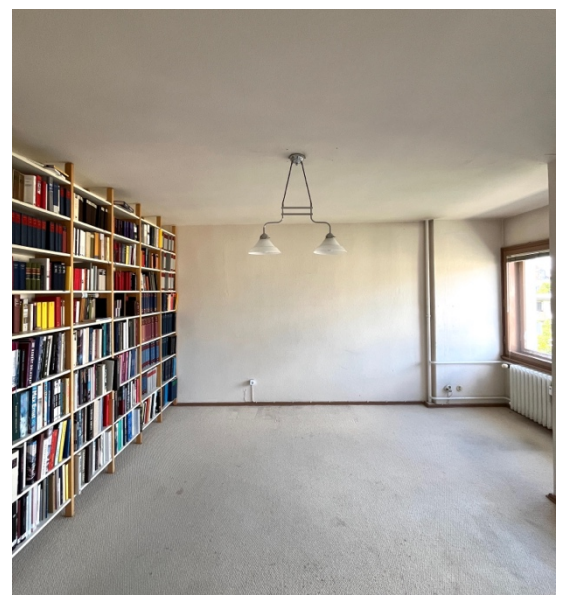


The 7-story residential building was constructed in 1959. The cozy 2-room apartment is located on the 5th floor and is accessible by elevator. The compact floor plan of 57.11 sqm features windows facing two directions, a comfortable balcony, a basement room, and a small wardrobe near the entrance. The apartment is in need of renovation. The hallway, bedroom, and living room are carpeted, the kitchen is tiled, and the bathroom has a terrazzo floor. The built-in kitchen is somewhat outdated but has a lot of charm. The windows (presumably original) include a box double window in the living room and double-glazed windows in the bedroom, bathroom, and kitchen. They close, but not all are fully operational, and the paint needs to be touched up in many places.





The apartment has central heating with radiators in the kitchen, bathroom, bedroom, and living room. Hot water is supplied by a Vaillant instant water heater (VED E 18/6 E). The downpipe, water riser, and heating pipes are exposed above the plaster. The original electrical distribution has been supplemented with surface-mounted wiring in certain areas. The instant water heater and stove have been given a new surface-mounted power supply. The building itself, including the exterior areas, is in a very good, clean, and well-maintained condition. There is no renovation or investment backlog. The reserve funds of the homeowner association are solid. A caretaker lovingly looks after the property on site. The elevator is accessible from the intermediate landing in the stairwell.



The courtyard of the building has approximately 45 outdoor parking spaces. Each of the roughly 100 units (5 entrances, 3 buildings) is entitled to register one vehicle with the property management and then park that vehicle in the courtyard. Currently, about 80 cars are registered. Technically, this means that roughly half a parking space is allocated to this apartment. However, everyday experience shows that there is almost always a parking space available. Several spaces are regularly free. Access is through an electric barrier, which can be conveniently opened either with a house key or a remote control. There is a bicycle cellar in the basement area for use, currently with plenty of space. Additionally, various bicycle parking facilities are available in the courtyard.



**Technical Information:**

Construction year: 1959

Floor: 5

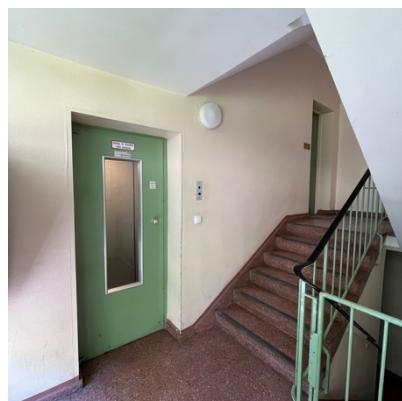
Rooms: 2

Bathrooms:1

Condition: In need of renovation

Type of Heating: District heating

Energy Certificate: available at viewing



The purchase price is a guideline. Interested parties are asked to submit a personal bid. However, there will be no "hidden" bidding process. We will always inform you of the current highest bid. The apartment will be sold to the highest bidder.

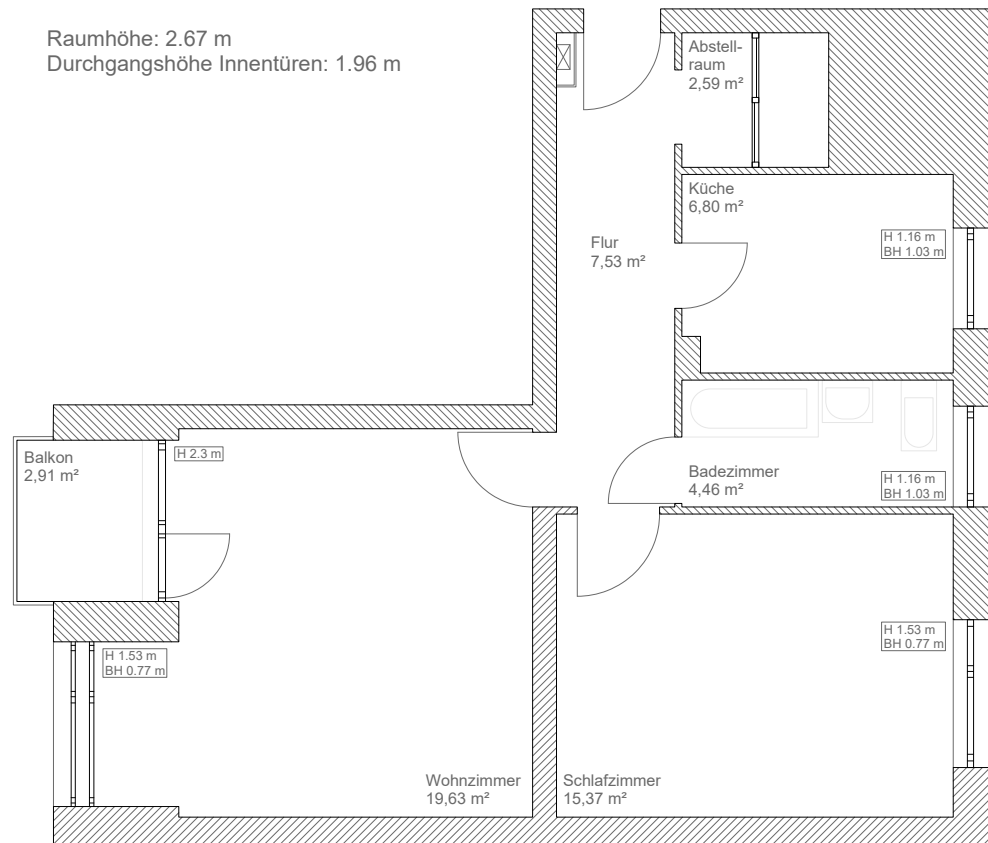
Before a viewing, we ask that you send us proof that the purchase or financing of the apartment is realistic. This could be a confirmation from the bank/lender, a statement from an accountant, or similar. Unfortunately, without such proof, we cannot offer viewings.

The land register is unencumbered.

# Wilhelmsaue 5a

5. Etage  
10715 Berlin

Raumhöhe: 2.67 m  
Durchgangshöhe Innentüren: 1.96 m



## NETZMERK

Raum	
Wohnzimmer	19.63 m <sup>2</sup>
Schlafzimmer	15.37 m <sup>2</sup>
Küche	6.80 m <sup>2</sup>
Badezimmer	4.46 m <sup>2</sup>
Flur	7.53 m <sup>2</sup>
Abstellraum	2.59 m <sup>2</sup>
Balkon <small>(Fläche von 2.91 m<sup>2</sup> nach WoFIV zu 25% auf Wohnfläche anzurechnen)</small>	0.73 m <sup>2</sup>
<b>Gesamt</b>	<b>57.11 m<sup>2</sup></b>
Keller	3.74 m <sup>2</sup>

