



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	Kensington_KBP_498	<b>as from:</b>	04.01.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1900
<b>place:</b>	12587 Berlin	<b>living space:</b>	563,00 m <sup>2</sup>
<b>Total size of site:</b>	1.097,00 m <sup>2</sup>	<b>Number of Rooms:</b>	15,0
<b>Number of bedrooms:</b>	9,0	<b>Number of bathrooms:</b>	7,0
<b>Condition:</b>	groomed		

## prices:

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<b>purchase price:</b>	6.000.000,00 €	<b>broker's fee:</b>	7,14 inkl. 19% ges. MwSt.
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## energy certificate:

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<b>type of energy ID:</b>	BEDARF	<b>expiry date:</b>	2028-10-07
<b>age group:</b>	2014	<b>value class:</b>	B
<b>beaconing:</b>	gas	<b>primary energy sources:</b>	GAS
<b>final energy demand:</b>	69.50 kWh/m <sup>2</sup> /a		

## contact person:

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<b>name:</b>	Jamie Möbius	<b>street:</b>	Wollankstraße 135
<b>place:</b>	13187 Berlin / Pankow	<b>phone:</b>	017660193193
<b>Email:</b>	jamie.moebius@kensington-international.com		

## Infrastructure:

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# images

Frontansicht



Komplettes Grundstück mit Haus



Küche



Küche und Essbereich



Wohnbereich



Arbeitszimmer



Arbeitszimmer 2



Schlafzimmer 1



Kleiderschrank



Schlafzimmer 2



Badezimmer 1



Balkon



Seeblick Balkon



Steg



Erdgeschoss



1. Obergeschoss



2. Obergeschoss



Dachgeschoss



## Marketing



The image shows two pieces of real estate marketing material. The top one is a flyer with a photograph of a row of houses. The text on the flyer reads "EINFAMILIENHAUS IN BESTER LAGE" and "KENSINGTON". Below the flyer is a brochure with a dark cover and white text.

**EXKLUSIVES  
MARKETING**

Profitieren Sie von unserer  
Marketing-Expertise beim Verkauf  
Ihrer Immobilien!