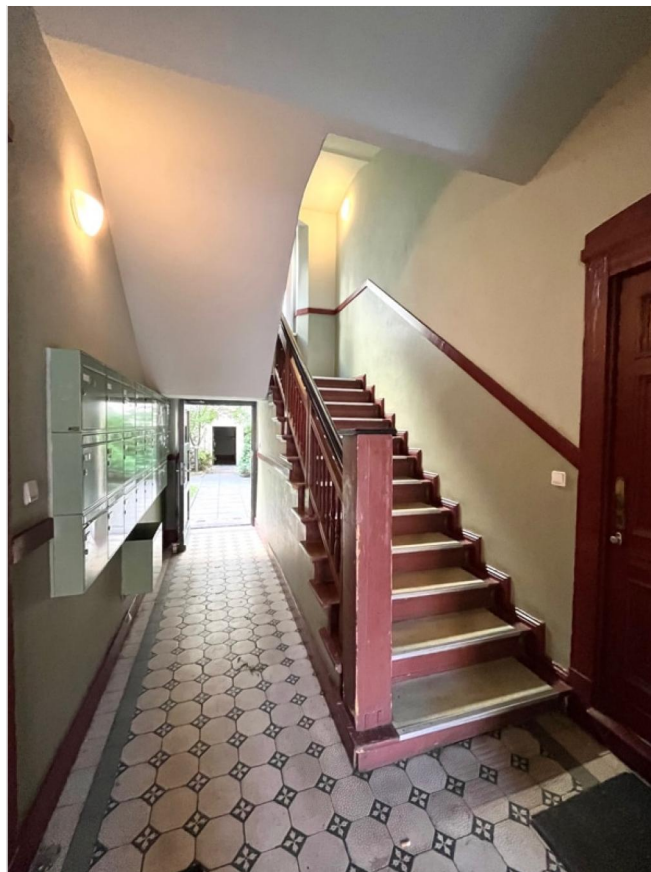


2-Room Apartment in the Heart of Neukölln – Your Investment on Reuterstraße

Berlin Neukölln, 2. OG for sale

Object ID: REU2



Living area approx.: **43.62 m²** - Total space approx: **43.62 m²** - Zimmer: **2** - Purchase price: **193,000 EUR** - Flat rate rental: **352.88 EUR**



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Object ID	REU2
Property Type	Apartment
Address	(Neukölln) 12043 Berlin
Floor	2
Etagen im Haus	5
Apartment number	12
Living area approx:	43.62 m²
Total space approx	43.62 m²
Free space approx	43.62 m²
Rentable area ca.	43.62 m²
Zimmer	2
Schlafzimmer	1
Wohn-Schlafzimmer	2
Bathrooms	1
Balconies	1
Heating type	Central heating
Primary energy supplier	Teleheating
Year of construction	1900
Last modernization	2004
Condition	Requires refurbishment
Status	tenanted
Features	Balcony, Cellar, Parkettboden
Buyer's commission	3,57% vom Kaufpreis inkl. MwSt



Maintenance fees	240.21 EUR
Flat rate rental	352.88 EUR
Buyprice per m ²	4,424.58 EUR
Net return	2.19 %
Rental income	472.88 EUR
Purchase price	193,000 EUR
Heating costs	70.00 EUR (included in the Maintenance fees)



Objektbeschreibung

This nicely cut 2-room apartment is located on the second floor of the front of a well-maintained "Altbau". The windows face westward, allowing pleasant daylight to fill the rooms.

The larger room features a cozy balcony and is connected to the kitchen. The second room is ideal as a bedroom. It has an unusually elongated shape and is located to the right of the entrance.

The bathroom is equipped with a bathtub and is illuminated by a skylight.

Water and heating are supplied centrally.

The apartment is rented, and the current net cold rent is €352.88.

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	24.09.2019
Valid until	09-2029
Year of construction	1900
Primary energy source	Teleheating
Energy demand	171.70 kWh/(m ² ·a)
Hot water included	yes
Energy efficiency class	F





Location

The apartment is located in the heart of Neukölln, in one of the liveliest and well-connected areas of the capital, precisely between Karl-Marx-Straße and Boddinstraße. Just a few steps away from the quiet street, you'll find a variety of restaurants with international cuisine, bars, and pubs to suit every taste.

The nearby Karl-Marx-Straße also offers numerous shopping opportunities.

Nature enthusiasts can reach both Hasenheide Park and the popular Tempelhofer Feld within a few minutes' walk.

The subway stations Boddinstr. (U8) and Rathaus Neukölln (U7) are in close proximity, providing easy connections to the rest of the city.

Note:

The building is located in an area undergoing renovation and protection of local residents.





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Grundriss

Grundriss

