

Charming Investment Opportunity – Rented Studio Apartment near Bötzow-Kiez

Berlin Prenzlauer Berg, 1. OG for sale

Object ID: BLS13



Living area approx.: **36.10 m²** - Total space approx: **36.10 m²** - Zimmer: **1** - Purchase price: **185,000 EUR** - Flat rate rental: **283.66 EUR**



Charming Investment Opportunity – Rented Studio Apartment near Bötzow-Kiez

Object ID	BLS13
Property Type	Apartment
Address	(Prenzlauer Berg) 10407 Berlin
Floor	1
Etagen im Haus	5
Apartment number	23
Living area approx:	36.10 m²
Total space approx	36.10 m²
Free space approx	36.10 m²
Rentable area ca.	36.10 m²
Zimmer	1
Wohn-Schlafzimmer	1
Bathrooms	1
Heating type	Central heating
Primary energy supplier	Gas
Year of construction	1997
Condition	Well maintained
Features	High-end
Features	Built-in kitchen, Cellar
Buyer's commission	3,57% vom Kaufpreis inkl. MwSt
Maintenance fees	224.34 EUR
Flat rate rental	283.66 EUR
Buyprice per m²	5,124.65 EUR





Net return	1.84 %
Rental income	416.65 EUR
Purchase price	185,000 EUR



Objektbeschreibung

The cozy rented studio apartment is located on the first floor of a quiet and well-maintained rear building.

The apartment features a well-thought-out layout, starting with an entrance hallway that serves as an ideal corner for a wardrobe. The living area welcomes you with a bright fitted kitchen. An adjacent window provides natural light and optimal ventilation.

A versatile living area can be used as both a living and sleeping space. A French window facing southwest lets in the daylight, creating a pleasant ambiance.

The unit is in very good condition.

After the valid termination of the existing lease agreement, it is possible to take over the apartment for personal use.

Sonstiges

Contact us to arrange your personal viewing appointment.
We are looking forward to meet you!

This exposé was created for you to the best of our knowledge. The above information is based on information and/or documents provided by the owner or third parties. The above purchase price is for information purposes only and does not constitute a binding offer. Errors and prior sale reserved. This exposé is a preliminary information, as a legal basis is solely the notarized purchase contract. On request we will send you further documents. A guarantee for the accuracy of the information can not be accepted.

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	12.06.2019
Valid until	06-2029
Year of construction	1997
Primary energy source	Gas
Energy demand	125.00 kWh/(m ² ·a)
Energy efficiency class	D





Location

The apartment is located in the famous quarter Böttzowkiez in Prenzlauer Berg, one of the most elegant and well known districts of Berlin.

Here you will find colourful small shops and boutiques as well as restaurants and cafes of all kinds, all of them sophisticated and original. You will certainly have a great choice for breakfast and lunch in one of the typical pastry shops of Hufelandstraße.

If you love nature, you can take relaxing walks in the nearest Volkspark Friedrichshain. Those who want to discover the cultural beauties of the city can quickly reach the main sights of Berlin thanks to the proximity of public transportation.

The connection through tram line M10 is perfect: This line runs from Warschauer Straße to Nordbahnhof, swiftly connecting the Mitte and Friedrichshain districts. Furthermore, the nearest S-Bahn station is just 500 meters away (Ring Greifswalderstr.).

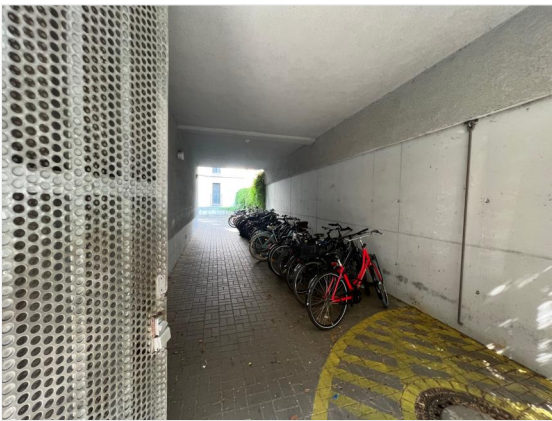




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