

Capital investment: Rented maisonette in Graefstrasse – 2.4% yield

Berlin Kreuzberg, 1. OG for sale

Object ID: Graef18_VMSFL1



Living area approx.: **55 m²** - Zimmer: **2** - Purchase price: **250,000 EUR** - Flat rate rental:
501.89 EUR



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Object ID	Graef18_VMSFL1
Property Type	Apartment
Address	(Kreuzberg) 10967 Berlin
Floor	1
Etagen im Haus	5
Apartment number	12
Living area approx:	55 m ²
Rentable area ca.	55 m ²
Zimmer	2
Schlafzimmer	1
Wohn-Schlafzimmer	2
Heating type	Central heating
Primary energy supplier	Gas
Year of construction	1890
Last modernization	1990
Condition	Well maintained
Buyer's commission	3,57% Käufer-Provision inkl. MwSt vom notariellen vom notariell beurkundeten Kaufpreis, verdient und fällig mit Beurkundung des notariellen Kaufvertrages
Maintenance fees	281.21 EUR
Flat rate rental	501.89 EUR
Buyprice per m ²	4,545.45 EUR
Net return	2.41 %
Rental income	6,022.68 EUR
Purchase price	250,000 EUR



Objektbeschreibung

Unique maisonette in the heart of Graefstrasse: This classic old building flat extends over the 1st and 2nd floors in the side wing and offers an optimal room layout with kitchen and living room in the lower area and a characteristic spiral staircase leading to the bedroom and bathroom in the upper part.

The flat has a total living space of approx. 55 m² and is let to long-term tenants with an annual rent of approx. 6,022.00 €. A yield of 2.41% is to be expected.

After the sale of the flat, the tenant is entitled to a 10-year cancellation protection period.

Features

- Investment yield 2.41%
- maisonette 1st / 2nd floor

Energy certificate

Energy certificate type	Verbrauchsausweis
Date of issue	07.11.2017
Valid until	11-2027
Year of construction	1890
Primary energy source	Gas
Final energy consumption	115.00 kWh/(m ² ·a)
Energy efficiency class	D





Location

Graefestraße, located in one of the city's liveliest districts, is a gem of urban living. This characterful street is characterised by its historic old buildings, which create a unique atmosphere. The street itself is lined with a diverse mix of cafés, boutiques and galleries, reflecting the cultural richness of the area, and the vibrant nightlife, complemented by a wide selection of restaurants and bars, makes the area a popular meeting place for locals and visitors alike.

Despite the lively atmosphere, Graefestraße also offers quiet corners and green oases that invite you to relax in everyday life. Located in one of the city's most charming neighbourhoods, Graefestraße perfectly combines the vibrancy of urban life with the tranquillity and beauty of a mature residential area.

Strategically positioned between the Schönleinstraße (U8) and Südstern (U7) underground stations, residents and visitors enjoy excellent connections to Berlin's underground network, making the entire city easily accessible.

With this combination of urban flair and practical quality of life, Graefestraße represents modern living in a historically grown neighbourhood.





1. Frontansicht



73. Hofansicht VH



81. SFL_EG



10. VH EG



76. Hofansicht HH



75. Hofansicht SFL Hinten





70. Hof



74. Hofansicht SFL Vorne



25. VH Hoftür von Außen



Grundriss

GF18_Grundriss 1_2

