

Enchanting investment near Bärwald Park

Berlin Kreuzberg, 1. OG for sale

Object ID: Wilm21



Living area approx.: **57.50 m²** - Total space approx: **57.50 m²** - Zimmer: **2** - Purchase price: **270,000 EUR** - Flat rate rental: **466.11 EUR**



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Object ID	Wilm21
Property Type	Apartment
Address	(Kreuzberg) 10961 Berlin
Floor	1
Etagen im Haus	5
Apartment number	13
Living area approx:	57.50 m²
Total space approx	57.50 m²
Free space approx	57.50 m²
Rentable area ca.	57.50 m²
Zimmer	2
Schlafzimmer	1
Wohn-Schlafzimmer	2
Bathrooms	1
Heating type	Central heating
Primary energy supplier	Öl
Year of construction	1910
Status	tenanted
Features	Cellar
Buyer's commission	3,57% vom Kaufpreis inkl. MwSt
Maintenance fees	290.84 EUR
Flat rate rental	466.11 EUR
Buyprice per m²	4,695.65 EUR
Net return	2.07 %





Rental income	637.11 EUR
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Purchase price	270,000 EUR
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Objektbeschreibung

Next to its location in one of the most characteristic corners of all of Berlin, this two-rooms apartment stands out for the inviting charm of the historic building it is situated in and its unique layout.

Right from the start, you'll feel at home here, in a familiar and friendly atmosphere.

From the entrance, you enter the sunny and spacious living room with its bright windows that lead out to the street.

The second half of the apartment welcomes you with a spacious living kitchen that ends in a smaller room currently used by the tenant as a bedroom.

The ceiling height is high enough to have a mezzanine above this room, the same size as the room itself, which is accessible through a proper door and is used as a storage room.

Also from the entrance, you can access the small bathroom with a bathtub. Here, a mezzanine has also been created above the bathtub.

The apartment is rented indefinitely by a very friendly and reliable tenant.

The current net cold rent is 466 € per month.

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	24.03.2020
Valid until	03-2030
Year of construction	1910
Primary energy source	Öl
Energy demand	149.00 kWh/(m²·a)
Energy efficiency class	E





Location

The apartment is located in the heart of Berlin, in the Kreuzberg district. Around this oasis of tranquility, you will find numerous attractions for every taste and age. Outdoor enthusiasts and nature lovers can enjoy long walks along the nearby Landwehrkanal.

In just a few minutes' walk, you can reach Südkreuz, Gneisenaustraße, or Mehringdamm, and of course, the popular Bergmannkiez with its diverse shops and restaurants. The connection to the city's main destinations is excellent, thanks to the nearby Prinzenstraße subway station (U1) and the bus lines 104 and M41.





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