

Investment at the Zionskirche – 1 room in a quiet garden house

Berlin Mitte, 4. OG for sale

Object ID: ZION49_4OG23



Living area approx.: **33 m²** - Zimmer: **1** - Purchase price: **163,399 EUR** - Flat rate rental:
301.22 EUR



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Object ID	ZION49_4OG23
Property Type	Apartment
Address	(Mitte) 10119 Berlin
Floor	4
Etagen im Haus	5
Apartment number	23
Living area approx:	33 m ²
Zimmer	1
Wohn-Schlafzimmer	1
Heating type	Central heating
Primary energy supplier	Gas
Year of construction	1900
Last modernization	2000
Condition	Partly/fully refurbished
Features	Cellar
Buyer's commission	3,57 Prozent vom Kaufpreis inkl. MwSt vom notariell beurkundeten Kaufpreis, verdient und fällig mit Beurkundung des notariellen Kaufvertrages
Maintenance fees	158 EUR
Flat rate rental	301.22 EUR
Buyprice per m ²	4,951.48 EUR
Net return	2.21 %
Rental income	401.22 EUR
Purchase price	163,399 EUR



Objektbeschreibung

The flat is located on the 4th floor in the transverse building in Zionskirchstraße and has a living space of approx. 33 m². This is divided into 1 room, a bathroom and a kitchen. The flat has been rented since 2013 and has an annual rent of approx. 3,614.00 €.

A cellar is also allocated to the flat.

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

Further investments in the property

Side wing

1st floor | 1.5 rooms | 43.63 m² | net rent € 423.20 | yield 2.35% | purchase price € 215,969.00
2nd floor | 1.5 rooms | 44.82 m² | net rent € 398.48 | yield 2.16% | purchase price € 221,859.00
3rd floor | 1.5 rooms | 45.04 m² | net rent € 414.00 | yield 2.23% | purchase price € 222,948.00
4th floor | 1.5 rooms | 45.36 m² | net rent € 340.00 | yield 1.86% | purchase price € 224,532.00

Cross building

2nd floor | 1 room | 32.25 m² | net rent € 267.00 | yield 2.01% | purchase price € 159,637.00
4th floor | 1 room | 33.00 m² | net rent € 301.22 | yield 2.21% | purchase price € 163,399.00

Front building

3rd + 4th floor on request

Property condition

The classic old building from the turn of the century is part of a lovingly maintained residential ensemble and consists of a front building, side wing, rear building and transverse building, each of which has a well-kept and green courtyard. The building complex consists of a total of 28 units and two commercial units spread over 5 floors.

The roof was extended and all the sanitary facilities, electrical wiring and windows were replaced in the course of the refurbishments in 2000 and the following years. The building features the following measures, among others:

- Renewal of the entire roof covering with roof extension
- Installation of new plastic windows
- Installation of a gas central heating system with hot water supply
- Renewal of all water and waste water pipes (lines)
- Renewal of the electrical installation up to the distribution boards of the individual flats



- Stairwells refurbished
- Design of the inner courtyard

Features

- + Top location
- + Rented
- + 2,2% yield

Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	16.10.2020
Valid until	10-2030
Year of construction	1900
Primary energy source	Gas
Energy demand	118.00 kWh/(m ² ·a)
Hot water included	yes
Energy efficiency class	D





Location

Berlin, a city of diverse centres, presents the closest thing to a classic city centre in the Mitte district. Zionskirchstraße, located by the picturesque Zionskirche church, is a prime example of urban life in this dynamic district.

Nestled between the charming Kollwitz neighbourhood and the vibrant Rosenthaler Platz, Zionskirchstraße offers a quiet yet lively atmosphere. It is surrounded by an abundance of cafés, bars, restaurants and shopping facilities, such as in Kastanienallee, which emphasise the unique character of the district. Cultural highlights and places steeped in history are omnipresent in this neighbourhood. Relaxation can be found in the nearby parks, such as Volkspark am Weinberg and Zionskirchplatz, which are green oases of peace in the midst of the urban hustle and bustle.

The public transport connections are excellent. The underground stations Rosenthaler Platz (U8) and Bernauer Straße (U8), as well as several tram lines, including the M1 and 12, offer quick and convenient access to other parts of Berlin.





48. Hoffassade HH



1. Fassade



46. Hoffassade VH



40. Hof



41. Kita kleine Remise



50. Hoffassade ZWEITE Hof HH





63. Hinterhaus_1OG



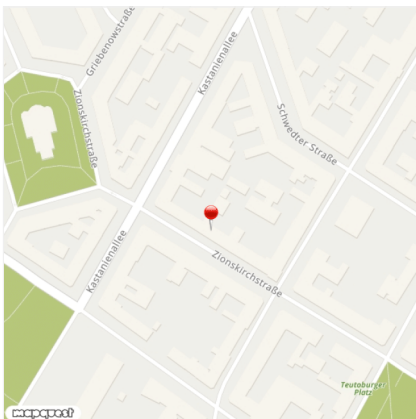
47. Hoffassade SFL



12. VH_1OG



20. Dach Hofseite_HH



Karte_Zionskirch



Grundriss

ZION49_WE23_GR

