

# Investment Property – 3 Rooms with Balcony in the Brusseler Kiez

Berlin Wedding, 2. OG for sale

Object ID: OST14



Living area approx.: **65.88 m<sup>2</sup>** - Zimmer: **3** - Purchase price: **195,000 EUR**



## Investment Property – 3 Rooms with Balcony in the Brusseler Kiez

Object ID	OST14
Property Type	Apartment
Address	(Wedding) 13353 Berlin
Floor	2
Living area approx:	65.88 m²
Area approx.	57.48 m²
Zimmer	3
Schlafzimmer	2
Wohn-Schlafzimmer	3
Bathrooms	1
Balconies	1
Heating type	Central heating
Primary energy supplier	Teleheating
Year of construction	1929
Last modernization	2024
Condition	Requires refurbishment
Features	Balcony, Built-in kitchen, Cellar, Garden usage, Heritage-protected, Parkettboden
Buyer's commission	3,57% vom Kaufpreis inkl. MwSt vom notariell beurkundeten Kaufpreis, verdient und fällig mit Beurkundung des notariellen Kaufvertrages
Maintenance fees	327 EUR
Buyprice per m²	2,959.93 EUR
Purchase price	195,000 EUR



## Objektbeschreibung

The rented apartment is located on the second floor and welcomes you with a practical entrance that provides access to all rooms.

The two larger rooms are oriented towards the southeast, with one of them having access to a sunny balcony.

At the end of the hallway, you'll find the third, slightly smaller room, which offers a view of the large courtyard on the opposite side of the building.

The bathroom has a window and is equipped with a bathtub, while in the kitchen, near the window, there is a small built-in cupboard.

The apartment is in need of renovation and is currently rented indefinitely.

The monthly rental income amounts to €541 net.

## Energy certificate

Energy certificate type	Bedarfsausweis
Date of issue	06.05.2018
Valid until	05-2028
Year of construction	1929
Primary energy source	Teleheating
Energy demand	135.50 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	D





## Location

The house, built in 1929, is a listed building of historical value. It is located in a very central location in Berlin-Wedding, at Zeppelinplatz. This area is known for its vibrant history and its significance as an urban center.

The Ostender Straße, where the house is situated, is a significant street in Wedding. It stretches from Müllerstraße to Amrumer Straße and has been named after the Belgian fishing port since 1907. The fact that the residential complex of the Heimstättengesellschaft Primus is listed as a monument underscores the historical and architectural importance of the area.

Today, Wedding is one of the most densely populated districts in Berlin. It is a diverse and lively district that offers a mix of different cultures, lifestyles, and historical influences. The area also has significant economic importance, particularly due to the presence of companies such as Bayer.





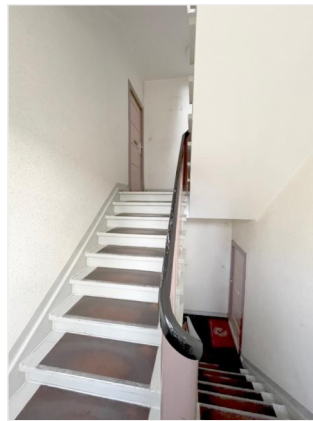
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2



3



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# Grundriss

## Grundriss

