

Spacious flat in the heart of Neukölln – Richardkiez

12055 Berlin, Ground floor apartment for sale

Object ID: 9642_2 -WE 3_2



Living area approx.: **42.57 m²** - Rooms: **2** - Purchase price: **175,000 EUR** - Net rent:
400.00 EUR



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Object ID	9642_2 -WE 3_2
Property Type	Apartment, Ground floor apartment
Address	(Berlin Neukölln - Neukölln) 12055 Berlin Berlin
Floor	EG
Floors in the house	6
Living area approx:	42.57 m²
Area approx.	42.57 m²
Rooms	2
Schlafzimmer	1
Bathrooms	1
Heating system	Central heating
Primary energy supplier	Gas
Year of construction	1960
Last modernization	2000
Condition	Well maintained
Features	Standard
Status	tenanted
Features	Built-in kitchen, Cellar, Daylit bathroom, Heritage-protected, Lift, Parkettboden, Storage room, Synthetic flooring, tiled floor
Subject to commission	Yes
Buyer's commission	3.57% of the purchase price incl. 19% VAT, payable by the buyer to the broker. The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage contract with the seller in the same amount.
Maintenance fees	253 EUR



Net rent	400.00 EUR
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Purchase price	175,000 EUR
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Objektbeschreibung

The building, which was built in 1952 and is a listed building, was completely renovated and equipped with modern living comfort. The charm of the 50s can still be felt in many details. The very well thought-out floor plan makes this 2-room apartment an ideal place for singles as well as for two people. The apartment is equipped with a fitted kitchen. Large windows and real wood parquet give the two rooms a pleasant living atmosphere. The kitchen and the bathroom each have a window to the courtyard and a chamber offers space for the washing machine.

The photos show an identical apartment in the building. Since the apartment is currently rented, interior photos have been omitted for the protection of the tenants.

Have we aroused your interest?

Please contact us for a viewing appointment!

Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin. We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team. Our independent mortgage broker is able to offer up to 70% to international clients, and our recommended lawyers are at hand to explain the legal process of buying real estate in Germany. Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information. The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

Energieausweis

Energieausweis

nicht erforderlich



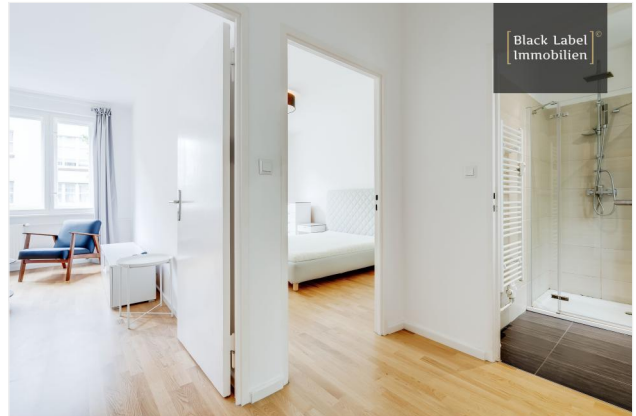
Location

The Richardkiez with its historical and at the same time modern appearance, with its numerous cafés, galleries and new shops is a great attraction, especially for young people. Neukölln is currently undergoing a positive transformation into an attractive quarter: colourful, multicultural, young, lovable. Even the connection to public transport could not be better. In just a few minutes you can reach the S+U Neukölln station, from where you can easily reach your destinations.

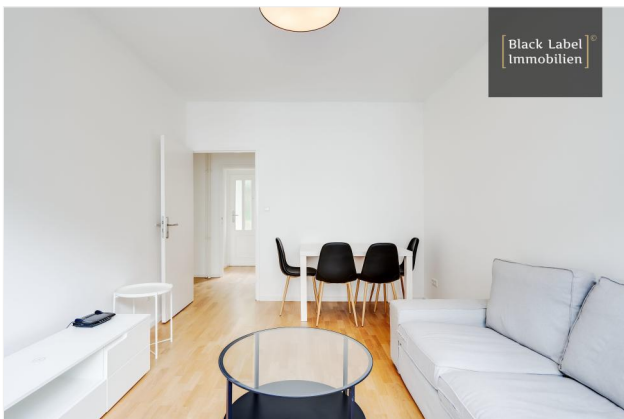




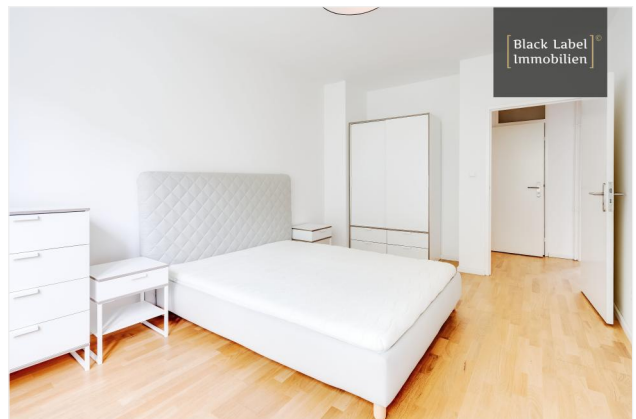
Example photo of an identical flat



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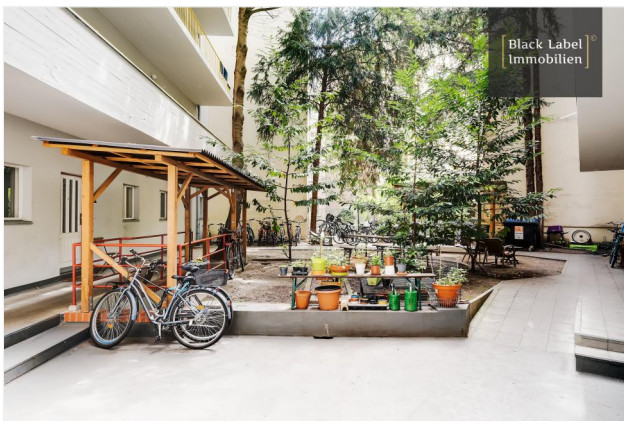




Example photo of an identical flat



Courtyard



Courtyard



Grundriss

Floor plan

