

# Apartment house in line of sight to the small Wannsee lake

14109 Berlin, Apartment block for sale

Object ID: Wannsee\_Anlage\_2



Living area approx.: **669.34 m<sup>2</sup>** - Total space approx: **1,300 m<sup>2</sup>** - Purchase price:  
**3,980,000 EUR**



## Apartment house in line of sight to the small Wannsee lake

|                         |   |
|-------------------------|---|
| Object ID               | Wannsee_Anlage_2  |
| Property Type           | Apartment block, Retirement home  |
| Address                 | (Berlin Steglitz-Zehlendorf - Wannsee)<br>14109 Berlin<br>Berlin  |
| Floors in the house     | 3   |
| Units                   | 11  |
| Living area approx:     | 669.34 m²   |
| Total space approx      | 1,300 m²  |
| Property approx.        | 1,300 m²  |
| Balconies               | 1   |
| Heating system          | Central heating   |
| Primary energy supplier | Öl  |
| Condition               | Well maintained   |
| Total parking spaces    | 4   |
| Features                | Balcony, Cellar, Lift   |
| Subject to commission   | Yes   |
| Buyer's commission      | 4,76% of the purchase price incl. 19% VAT, payable by the buyer to the broker<br>Due and earned with notarisation of the purchase contract. |
| X-times rent            | 36.18   |
| Net return              | 2.76 %  |
| Rental income           | 110,000.00 EUR  |
| Purchase price          | 3,980,000 EUR   |



## Objektbeschreibung

Here we offer you the apartment house including the roof conversion and the entire renovation.

On the 1,300 m<sup>2</sup> property, a detached 2-storey apartment house was built in 1978 with 8 small residential units and a 3-part undeveloped attic. The currently unusable attic space is to be deconstructed and a roof hipped on all 4 sides is planned, which will harmoniously fit into the surrounding area.

The part of the building on the street side is offset in height by one metre from the staircase. On the flat roof area on the garden side, 2 roof terraces are planned which are not visible from the outside and which will be erected as an elevated steel construction with wooden floorboards. Access will be through an interior staircase and skylight dome in the flat roof.

The conversion will create a usable roof space in which an additional 2 families can live in this popular neighbourhood. An external lift will also be added.

The 8 existing residential units are currently rented.

To the left and to the right of the staircase there is one flat each, each going through the house from the street (north) to the garden (south).

The garden of the house is being newly laid out and will serve as a recreational area for the residents. A high hedge is to be planted at the rear boundary of the property facing the railway tracks.

## 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 assistance with the financing of your property, we will gladly arrange a financing partner for you. Are you interested in renting out your new property? Black Label offers a management package for both unfurnished and furnished rentals, as well as a full design and furnishing service to suit your personal requirements. Contact us or visit our office for more information.

All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information.

In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us through our own measurement or calculation of the living space. The



information on the year of construction has not been verified by inspection of the building file.

Information on the time and extent of the renovation measures (insulation of the façade, insulation of the roof, new roofing, replacement of the windows/doors, renewal of the electrical system/heating system as well as sanitary areas, features such as solid parquet flooring, tiles with a high degree of hardness) originate from the vendor and have not been verified by us. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified by inspection of the building file.

## Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt

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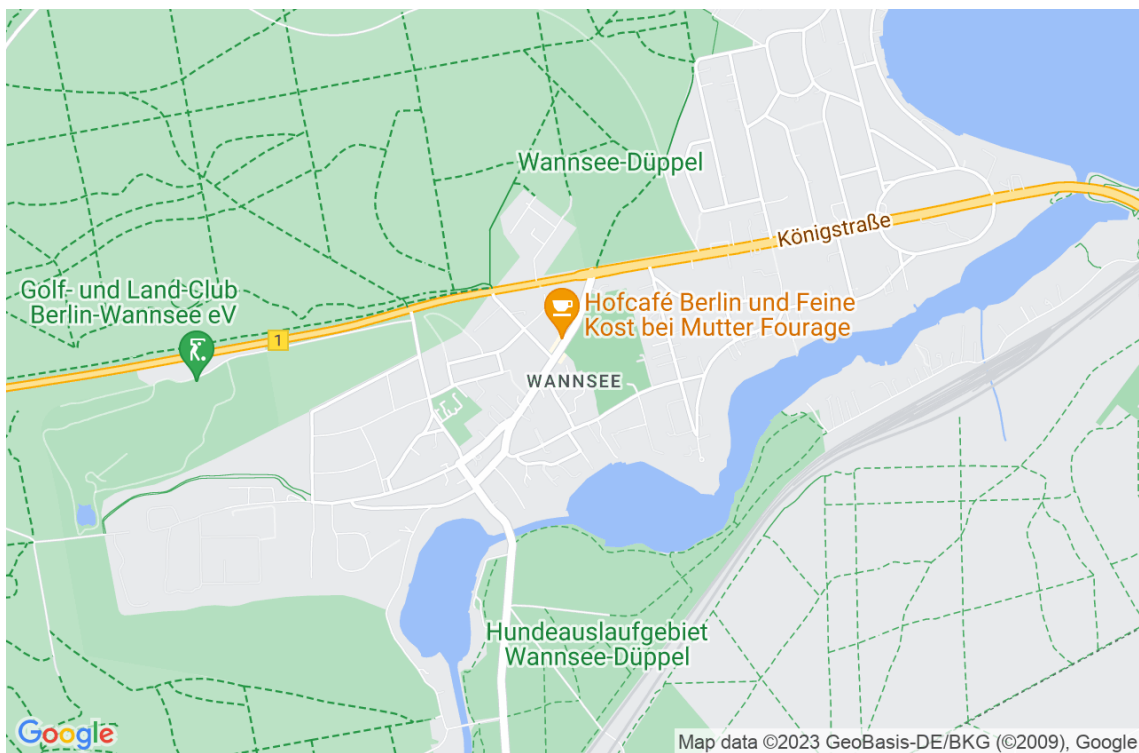


## Location

The apartment building offered here is located in a very green area, which is surrounded by water.

The property is also well connected to the public transport network. The S-Bahn station Berlin Wannsee is approx. 400m away.

There are many shopping facilities in the vicinity, such as Edeka or Aldi, so that all daily needs can be met in about 5 minutes by car.







House



House



Surrounding



View of house 1



View of house 2



View of house 3





View of house



House



House Street view



House



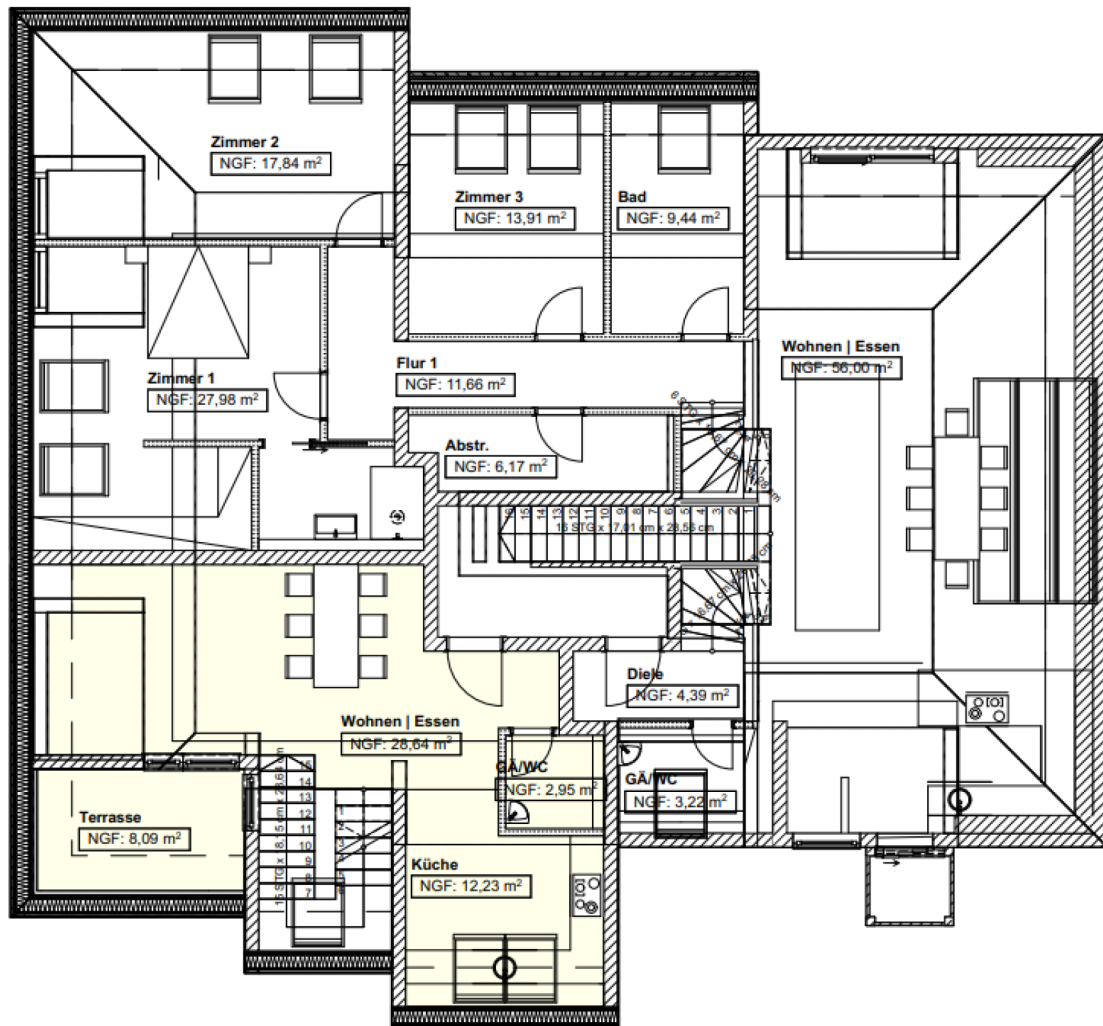
Parking space





## Grundriss

Floor plan





## Grundriss

Floor plan

