

# Beautifully renovated old building flat in a quiet area of Moabit

10553 Berlin, Apartment for sale

Object ID: 6671\_1



Living area approx.: **51 m²** - Rooms: **2** - Purchase price: **399,000 EUR**



## Beautifully renovated old building flat in a quiet area of Moabit

Object ID	6671_1
Property Type	Apartment
Address	(Berlin Mitte - Moabit) 10553 Berlin Berlin
Floor	3
Floors in the house	5
Living area approx:	51 m <sup>2</sup>
Balcony/Terrace space approx	3 m <sup>2</sup>
Rooms	2
Schlafzimmer	1
Bathrooms	1
Balconies	1
Heating system	Central heating
Primary energy supplier	Gas
Year of construction	1910
Last modernization	2023
Features	High-end
Features	Balcony, Built-in kitchen, Cellar, Guest WC, Plank flooring, Shower
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.
Purchase price	399,000 EUR



## Objektbeschreibung

The 2-bedroom flat offered here is a recently refurbished flat in an old building dating from 1910. It is in first-class condition after the renovation, in which only high-quality materials and fittings were used. The refurbishment works in the flat are currently ongoing but it is expected to be ready for occupation in July 2023.

The flat offers a spacious area of approximately 51 m<sup>2</sup> while retaining many authentic old building details that preserve the charm of the original building. The kitchen is equipped with a modern fitted kitchen and the bathroom has a stylish, ground-level shower.

In the hallway, which has elegant plank flooring, you will find enough space for a practical wardrobe. A balcony and classic French doors emphasise the charming character and ambience of this flat, where comfort and the style of a modernised old building blend harmoniously. To convince yourself of this attractive real estate offer, we cordially invite you to a personal viewing.

## 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.

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.

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 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

Energieausweistyp	Bedarfsausweis
Issued on	18.11.2013
Valid until	29.10.2028
Gebäudeart	Wohngebäude
Year of construction	1910
Primary energy source	Gas
Energy demand	113.10 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	D

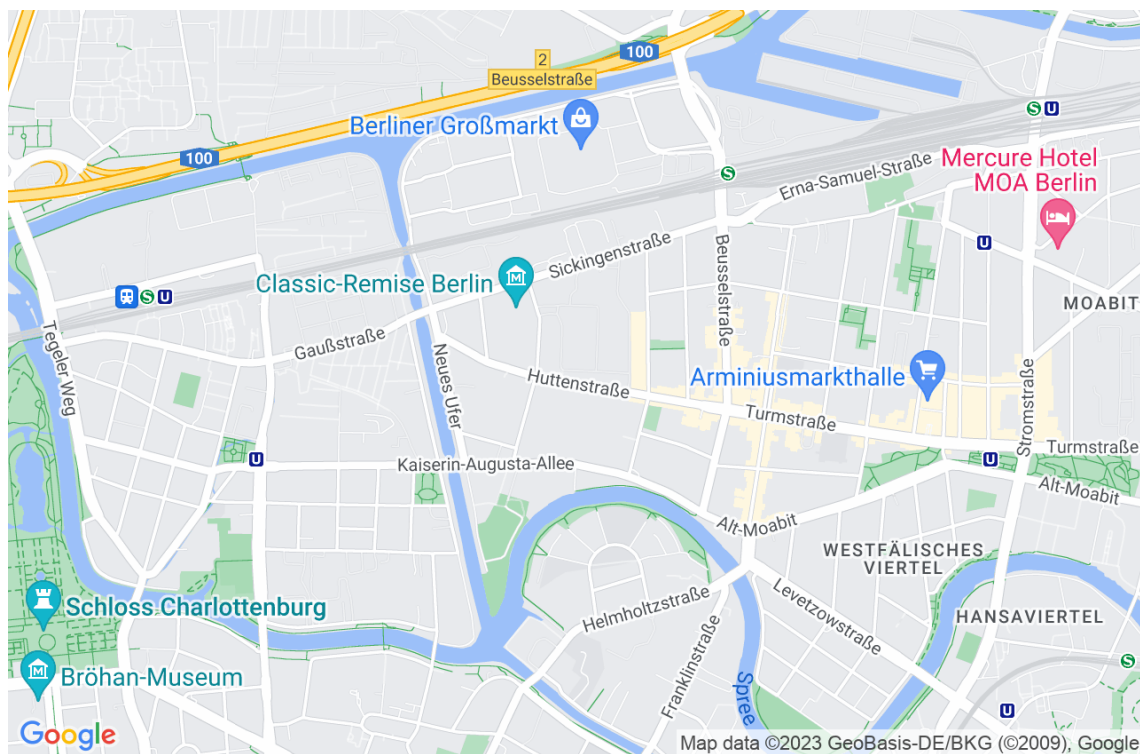


## Location

The flat is located west of the city centre of Berlin in Moabit. The residential street is characterised by apartment buildings and apartment blocks and surrounded by several shops, cafés and restaurants. The immediate area is known for its diverse cultural atmosphere and its proximity to several important sights and districts of Berlin. Nearby is the Park am Schiffahrtskanal, which invites you to relax and take a walk. The nearby district of Tiergarten offers further green spaces and recreational opportunities.

Transport connections in the area are very good. There are several underground and S-Bahn stations nearby, including the Turmstraße underground station (U9) and the Beusselstraße S-Bahn station (S41, S42, S46). From there, you can get to other parts of the city quickly and easily.

In terms of shopping facilities, the residential area offers a good selection of shops and supermarkets. The Edeka supermarket on Turmstraße and the Lidl supermarket on Waldstraße are nearby. There are also some smaller retail shops along Reuchlinstraße and in the surrounding streets - overall a top location!







Wohnen



Details



Balkon



Wohnen



Wohnen



Küche





# [ Black Label Immobilien ]<sup>©</sup>



Küche



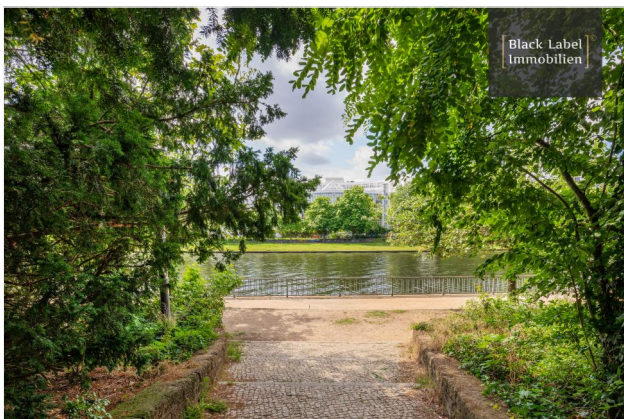
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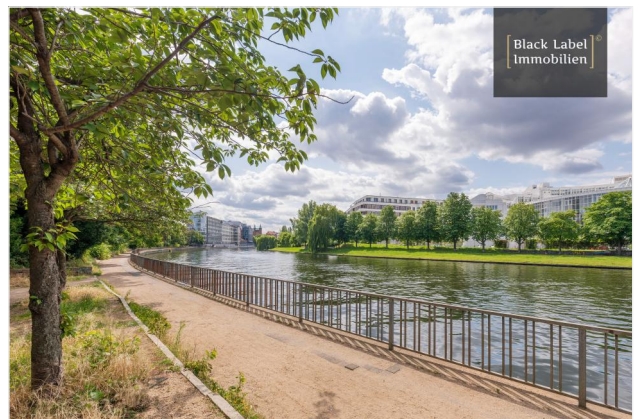
Facade



Facade



Surroundings



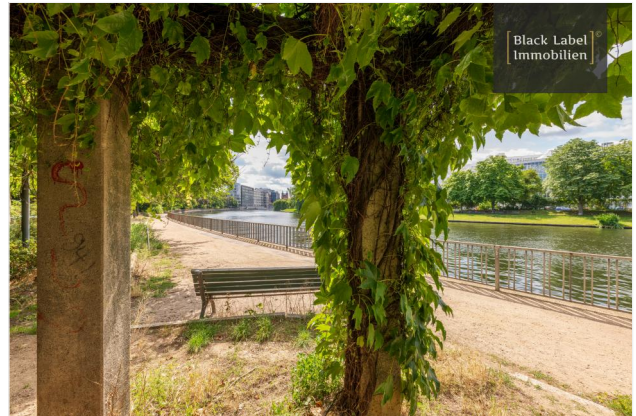
Surroundings







Surroundings



Surroundings



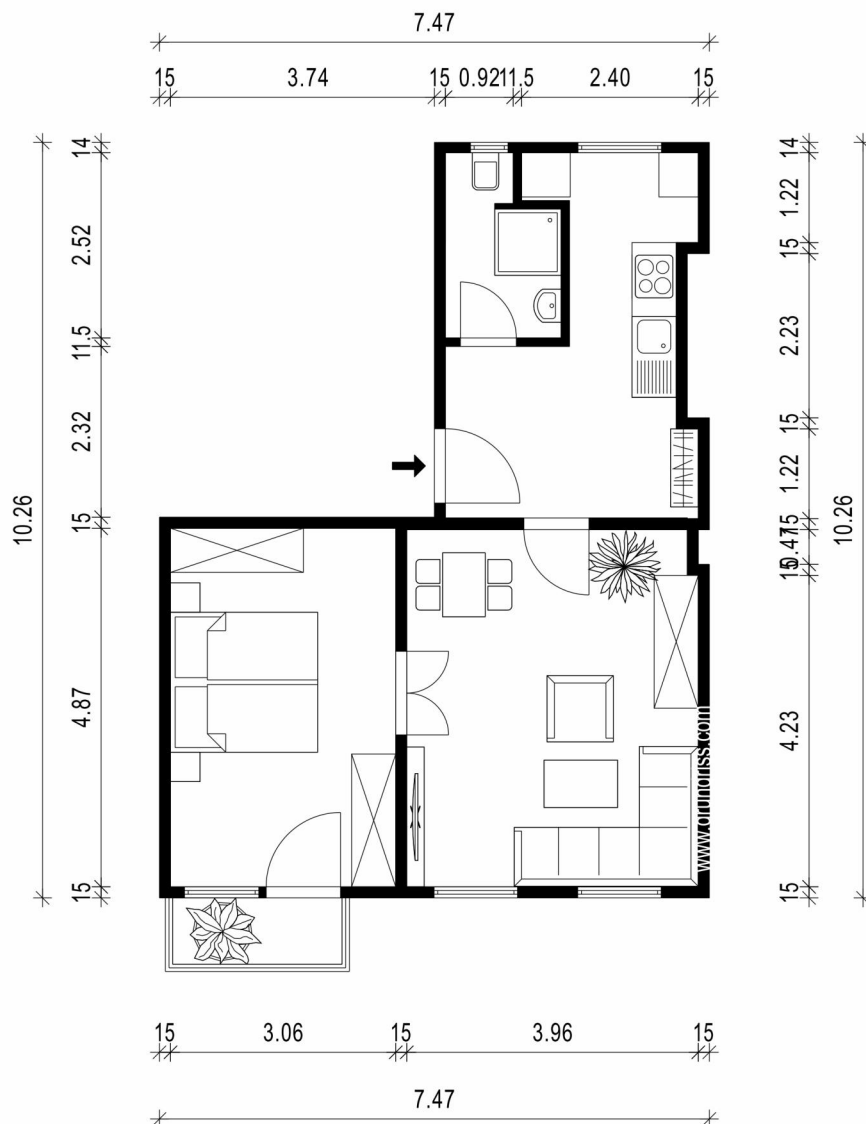
Surroundings





## Grundriss

Floor plan



## Grundriss

Grundriss.jpg

