

# High-quality, rented flat in prime Prenzlauer Berg location

10435 Berlin, Apartment for sale

Object ID: D27\_WE01



Living area approx.: **80 m<sup>2</sup>** - Rooms: **3** - Purchase price: **480,000 EUR** - Net rent: **802.15 EUR**



## High-quality, rented flat in prime Prenzlauer Berg location

|                     |   |
|---------------------|---|
| Object ID           | D27_WE01  |
| Property Type       | Apartment   |
| Address             | (Berlin Pankow - Prenzlauer Berg)<br>10435 Berlin<br>Berlin |
| Floor               | 3   |
| Floors in the house | 5   |
| Living area approx: | 80 m <sup>2</sup>   |
| Rooms               | 3   |
| Schlafzimmer        | 2   |
| Bathrooms           | 1   |
| Balconies           | 1   |
| Condition           | Fully refurbished   |
| Features            | Standard  |
| Status              | tenanted  |
| Features            | Balcony, Cellar, Lift                                       |
| Buyer's commission  | Commissionfree for the buyer                                |
| Net rent            | 802.15 EUR  |
| Rental income       | 9,625.80 EUR  |
| Purchase price      | 480,000 EUR   |



## Objektbeschreibung

The approx. 80m<sup>2</sup> flat on the 3rd floor of the well-kept apartment building has 3 rooms and is rented. For more information about the tenancy and the period of notice, please contact us.

A planned upgrade for the building is the addition of a lift in the front building. This will increase the accessibility of the units and allow the residents to reach their home comfortably.

Out of consideration for the privacy of the current tenants, we do not have interior photos of the flats. We ask for your understanding for this restriction.

Please do not hesitate to contact us for further information or viewing appointments.

## 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

Energieausweis

wird bei Besichtigung vorgelegt



## Location

The apartment building is located in one of the most sought-after residential areas of Prenzlauer Berg. The location is characterised by its vibrant character and high quality of life.

The surrounding neighbourhood is characterised by a diverse selection of cafés, restaurants and bars known for their culinary variety. Here you can discover a wide range of gastronomic delights and indulge in local delicacies.

In addition, the area offers a wide range of shopping opportunities. From small boutiques and independent shops to supermarkets and markets, you will find everything you need for your daily needs. The lively atmosphere and range of shops make shopping a pleasant experience.

Prenzlauer Berg is known for its green oases and you will find beautiful parks and green spaces in the immediate vicinity. Here, for example, you can relax in Mauerpark, go for a walk or enjoy outdoor sports activities in Friedrich-Ludwig-Jahn-Sportpark. The green spaces offer you a pleasant break from the urban hustle and bustle and create a calm and natural atmosphere.

Public transport connections are excellent, so you can easily get to other parts of the city. Bus and tram stops are nearby and offer good connections to the public transport network. The S-Bahn station is also not far away, giving you quick and easy access to other parts of the city.

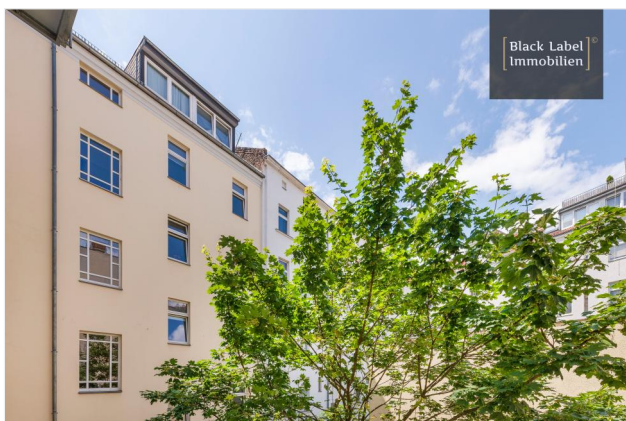




Example



Courtyard view



Courtyard



View

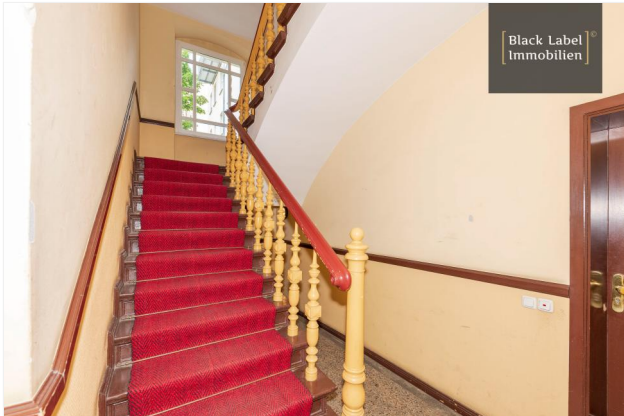


Example

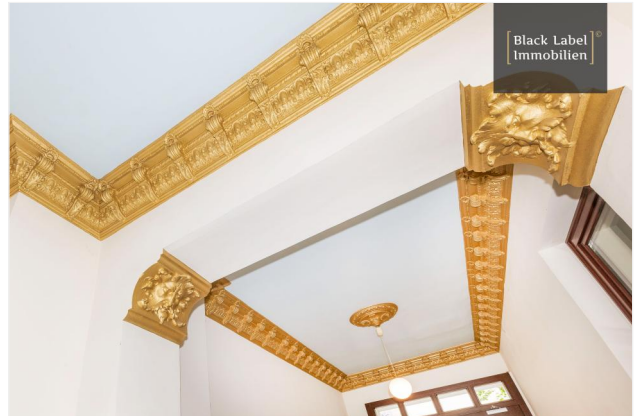


Courtyard

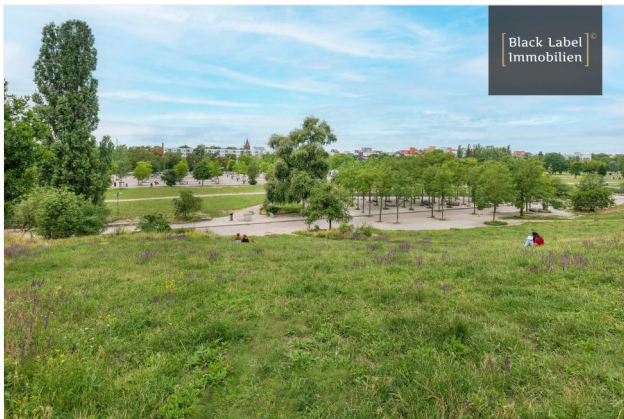




Staircase



Details



Volkspark Friedrichshain



Surroundings



Surroundings



Surroundings



## Grundriss

Floor plan

