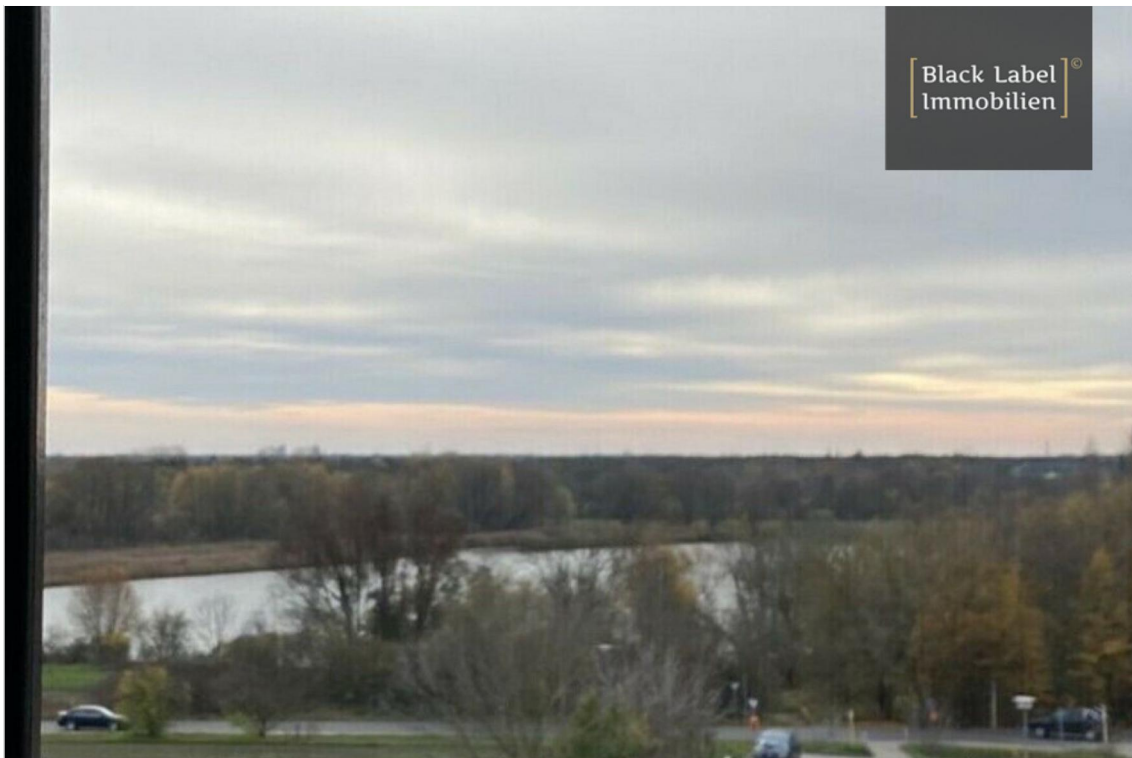


Lake view: 4 new build townhouses in exclusive location

12621 Berlin, Retirement home for sale

Object ID: 7795_AN_3



Living area approx.: **640 m²** - Rooms: **10** - Purchase price: **2,800,000 EUR**



Lake view: 4 new build townhouses in exclusive location

Object ID	7795_AN_3
Property Type	Retirement home
Address	(Berlin Marzahn - Hellersdorf - Kaulsdorf) 12621 Berlin Berlin
Floors in the house	4
Living area approx:	640 m²
Balcony/Terrace space approx	30 m²
Gardenspace approx	100 m²
Property approx.	880.85 m²
Rooms	10
Bathrooms	8
Balconies	1
Year of construction	2022
Last modernization	2022
Condition	First occupation
Features	High-end
Total parking spaces	4
Stellplätze	4 parking spots
Features	Außenstellplatz, Balcony, Bathtub, Cellar, Daylit bathroom, Garden, Guest WC, Parkettboden, Shower
Subject to commission	Yes
Buyer's commission	5,95% 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.
Rental income	132,000.00 EUR



Purchase price

2,800,000 EUR



Objektbeschreibung

4 townhouses, KfW 55, underfloor heating, triple glazing including electric blinds, each approx. 145 m² without basement, ready for occupancy as soon as possible,

The two corner houses have a living space of approx. 180 m², the two middle houses have a living space of approx. 140 m². The basement offers further usable space. The property is sold including parking spaces.

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.

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

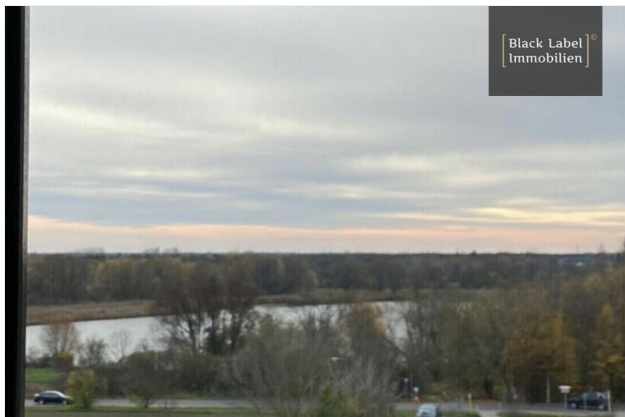


Location

Very quiet residential location close to the shopping centre in an elevated solitary position with a view of the Butzer See lake in Kaulsdorf.



[Black Label Immobilien][©]



Lake view



Perspektive



Super location view of lake



Bautenstand Ist



Blick von der Terrasse



Bathroom

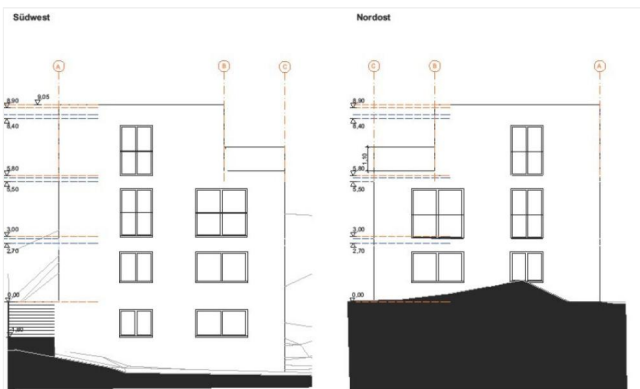




Floor



Ansicht



Ansichten

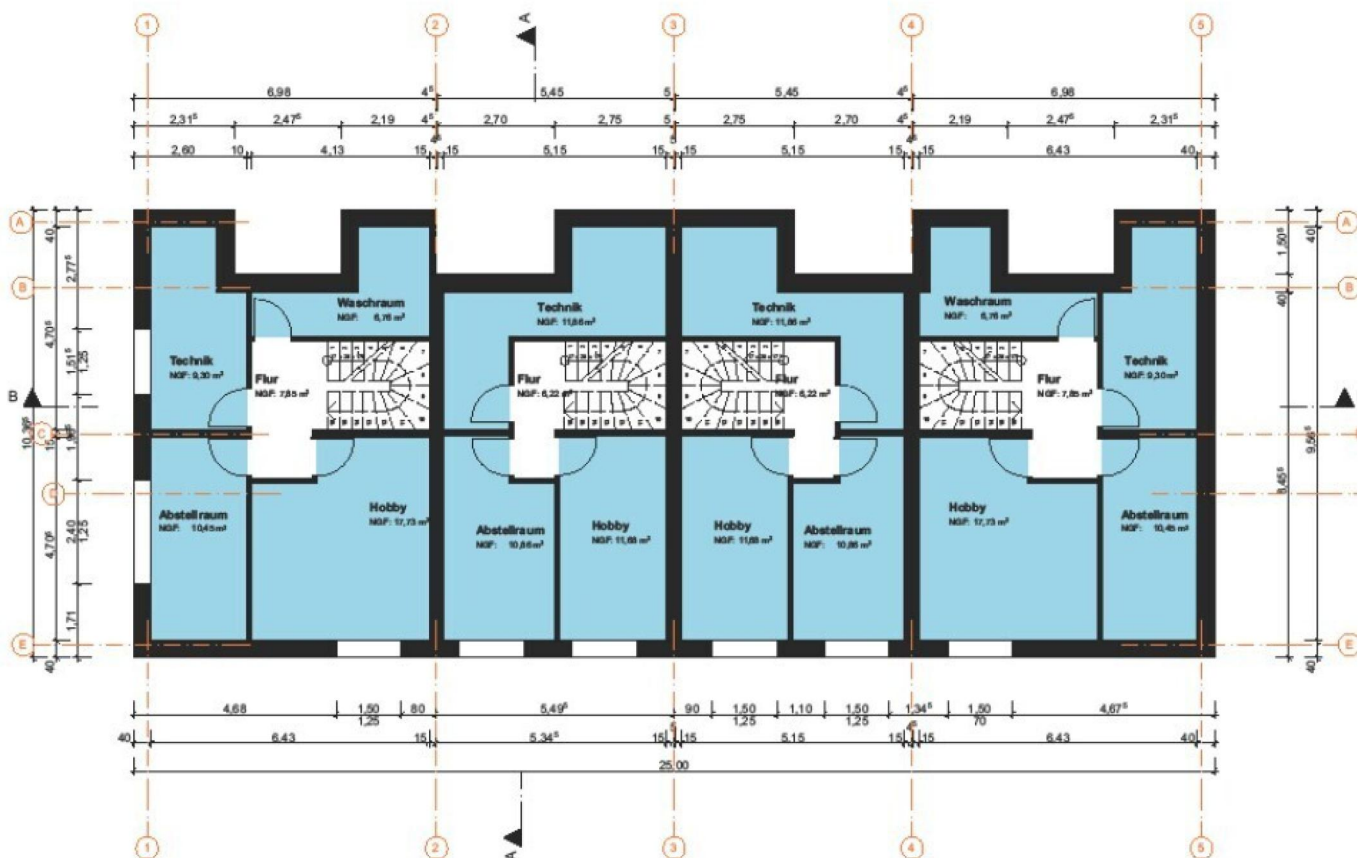


Schnitt



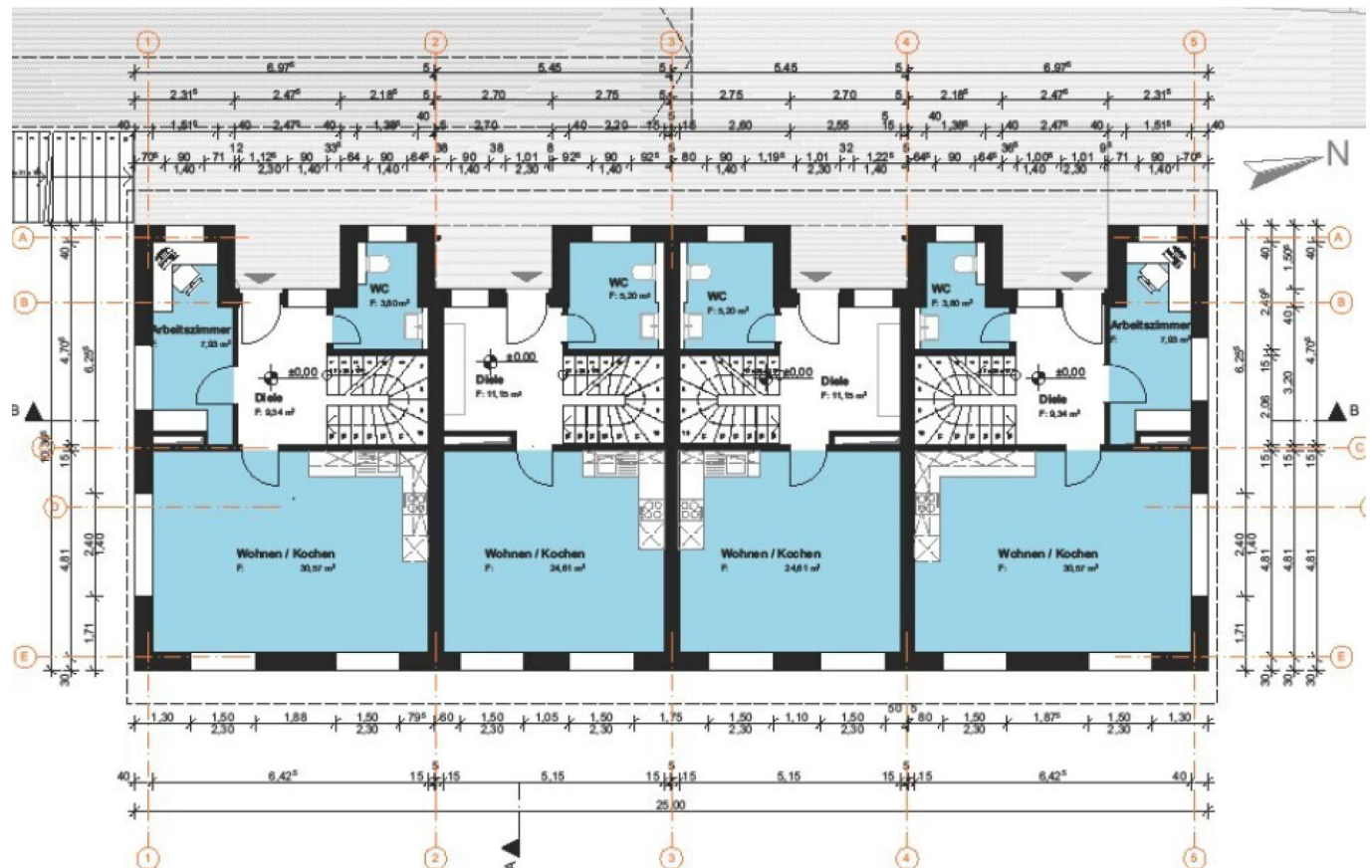
Grundriss

Souterrain



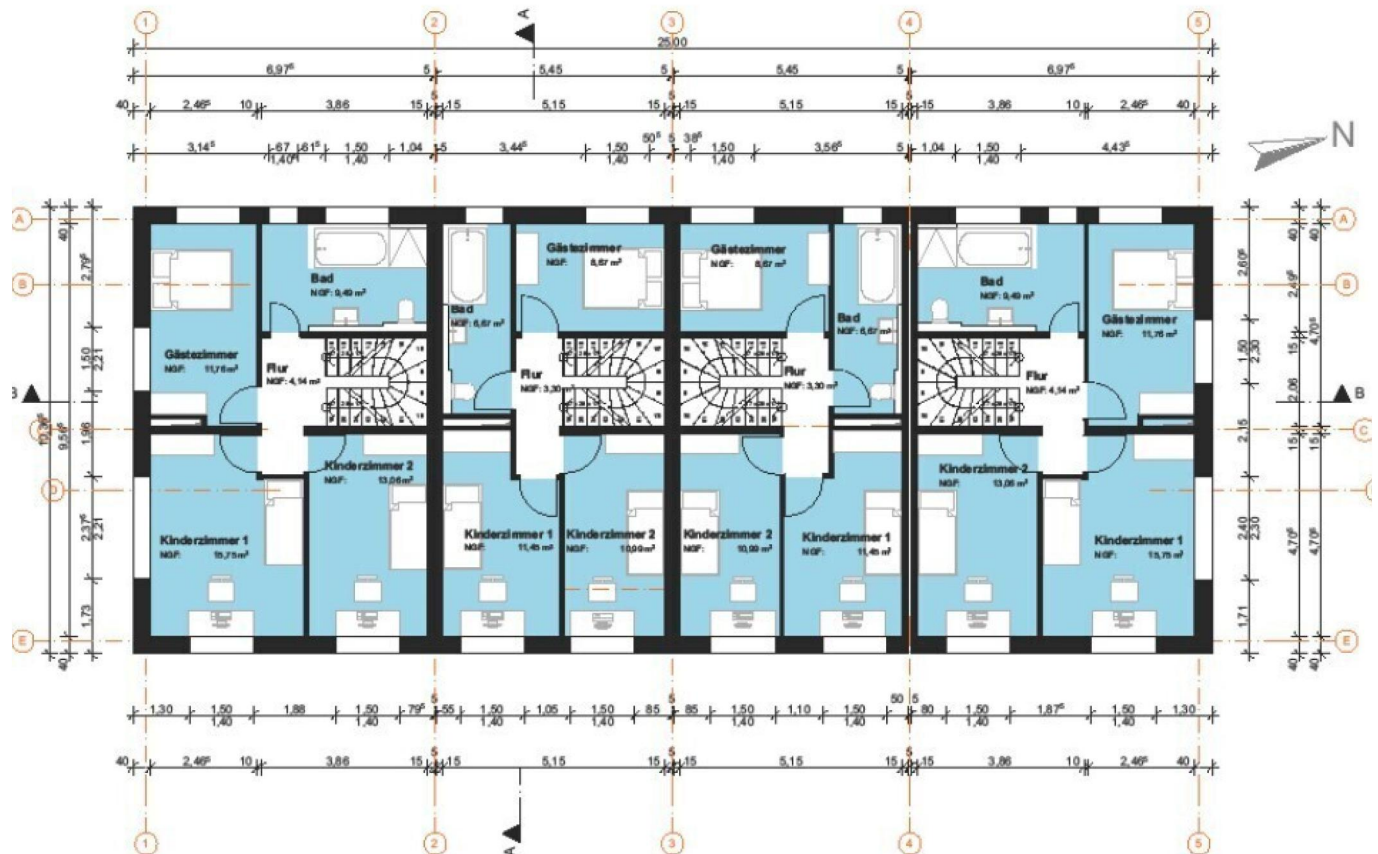
Grundriss

Erdgeschoss



Grundriss

Obergeschoss



Grundriss

Staffelgeschoss

