

Package of 6 rented flats in a quiet location in Wandlitz

16321 Bernau bei Berlin, Apartment block for sale

Object ID: 9627



Living area approx.: **565 m²** - Rooms: **19** - Purchase price: **995,000 EUR**



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Object ID	9627
Property Type	Apartment block, Retirement home
Address	(Brandenburg - Uckermark-Barnim - Barnim) 16321 Bernau bei Berlin Brandenburg
Units	6
Living area approx:	565 m²
Rentable area ca.	565 m²
Rooms	19
Heating system	Central heating
Primary energy supplier	Gas
Year of construction	1996
Condition	Fully refurbished
Development	Fully accessible
Status	tenanted
Total parking spaces	6
Features	Cellar
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.
Buyprice per m²	1,761.06 EUR
Net return	4.20 %
Rental income	41,755.32 EUR
Purchase price	995,000 EUR



Objektbeschreibung

The attractive flat package consists of a total of six spacious condominiums, which are located in a well-maintained 6-family house. The flats vary in size from approx. 76.76 m² to approx. 109.06 m², divided into 2-4 rooms. In total, the living space of the package is about 565 m².

These sought-after condominiums are part of an exclusive owners' community consisting of three elegant city villas. Each city villa has a total of six residential units, including the flats offered here. The 6-family house is situated on a hereditary building plot in the attractive location of Bernau bei Berlin. All six flats are currently let and generate a stable monthly net cold rent of 3.50 euros per square metre.

Do not hesitate to take advantage of this unique opportunity and take a look at this flat package. It not only offers a high potential for appreciation, but also the opportunity to benefit from an already existing source of income. Feel free to contact us for more information or to arrange 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.

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	Verbrauchsausweis
Issued on	05.01.2021
Valid until	04.01.2031
Gebäudeart	Wohngebäude
Year of construction	1996
Primary energy source	Gas
Final energy consumption	98.30 kWh/(m ² ·a)
Energy efficiency class	C



Location

The urban villa is situated in an excellent idyllic location in the forest settlement between Bernau bei Berlin and Wandlitz. This quiet and green residential area offers a variety of amenities and facilities in the immediate vicinity.

The flats are easily accessible by public transport. The nearest bus stop is only a few minutes' walk away, and from there you have a convenient connection to the public transport network. This also provides direct access to Bernau railway station, which offers regular train connections to Berlin and other surrounding towns. By car, the connection to the A11 motorway is also convenient, so you can quickly reach the surrounding regions.

For your daily needs, there are various shops and supermarkets in Wandlitz. You will find a selection of grocery shops, pharmacies and banks, all easily accessible by car or bicycle. There are also larger shopping centres and specialist shops in the surrounding area for a diverse range of shopping options.

In terms of educational facilities, there is a good selection of schools and kindergartens in Wandlitz and Bernau. Families with children can choose between various primary schools, secondary schools and day care centres, all of which are easily accessible in the surrounding area.

Medical care is also guaranteed, as there are various doctor's surgeries and medical facilities nearby. You have access to general practitioners, specialists and also a hospital in the area. It is an attractive place to live, offering all the amenities you need for everyday life.





Apartment house



Apartment house



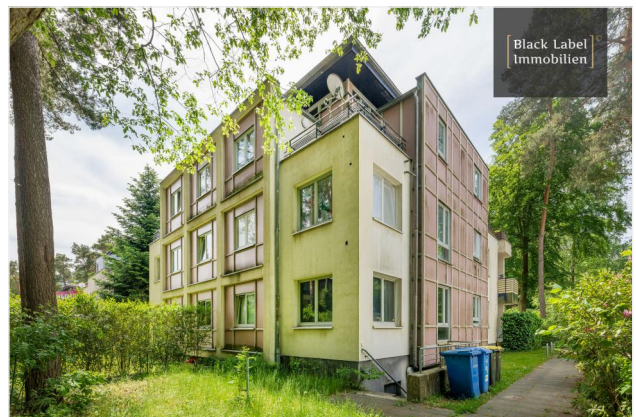
Apartment house



Apartment house



Apartment house

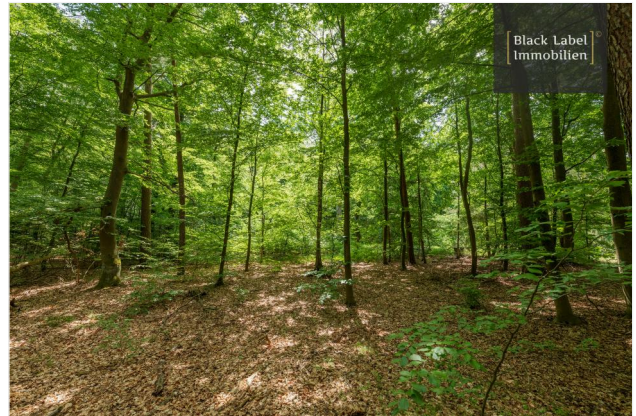


Apartment house

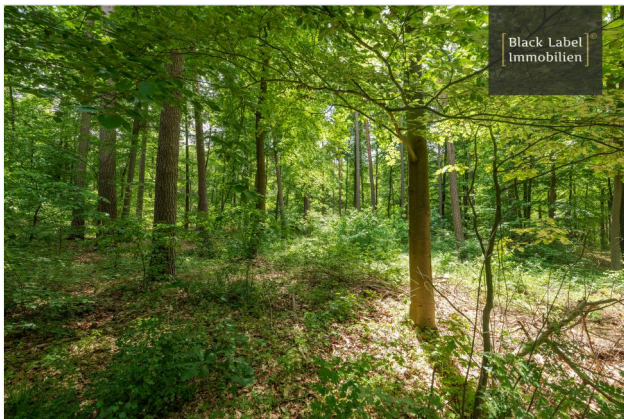




Apartment house



Surroundings



Surroundings

