

Solid investment with potential in top location in Berlin Charlottenburg

10587 Berlin, Apartment for sale

Object ID: 967_14



Living area approx.: **59.50 m²** - Rooms: **2.5** - Purchase price: **220,000 EUR** - Net rent:
393.47 EUR



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Object ID	967_14
Property Type	Apartment
Address	Guerickestraße 32 (Berlin Charlottenburg - Wilmersdorf - Charlottenburg) 10587 Berlin Berlin
Floor	1
Living area approx:	59.50 m²
Rooms	2.5
Schlafzimmer	1
Bathrooms	1
Loggias	1
Balconies	1
Year of construction	1956
Condition	Well maintained
Features	Standard
Status	tenanted
Total parking spaces	1
Parking space	27,000 EUR (Amount: 1)
Features	Außenstellplatz, Balcony, Cellar, Loggia, Storage room
Subject to commission	Yes
Buyer's commission	3.57% of the purchase price incl. 19% VAT. Payable by the buyer to the real estate agent. The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage agreement with the seller in the same amount.
Maintenance fees	217.73 EUR
Net rent	393.47 EUR



Purchase price

220,000 EUR



Objektbeschreibung

The apartment building with 20 flats was extensively renovated in 2019 and is an excellent profitable investment.

On offer here is a rented 2.5-room flat. The bright living room provides direct access to the balcony. The two other rooms can be used as bedrooms and study rooms. The kitchen offers enough space for a small dining area. The daylight bathroom is equipped with a bathtub. Like all the rooms in the flat, a separate storage room is directly accessible from the hallway.

The flat is currently rented at a net monthly rent of € 393.47. For further information about the tenancy, please contact us personally.

This advertisement contains no current interior photos from the flat to protect the tenants' privacy. The flat is in a state in need of renovation. The tenants enjoy a 10-year protection against termination as of the change of ownership in the land register. This flat is, therefore, suitable primarily as a capital investment and at a later date for owner-occupation.

A final outdoor parking space can be purchased additionally for € 27.000!

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 with English-speaking lawyers, notaries, and mortgage brokers in Berlin.

We can provide you with various properties to suit your needs. Just send us your search specifications, including the following:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please contact a member of our team. Our independent mortgage broker can 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.

Are you interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets and a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

The seller provides all information. 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 yet to be checked by us using our measurement or our own calculation of the living space. The information on the year of construction has yet to be verified by inspection of the building file.



Energieausweis

Energieausweistyp	Verbrauchsausweis
Valid until	24.06.2029
Gebäudeart	Wohngebäude
Year of construction	1956
Primary energy source	KWK fossil
Final energy consumption	130.70 kWh/(m²·a)
Warmwasser enthalten	yes



Location

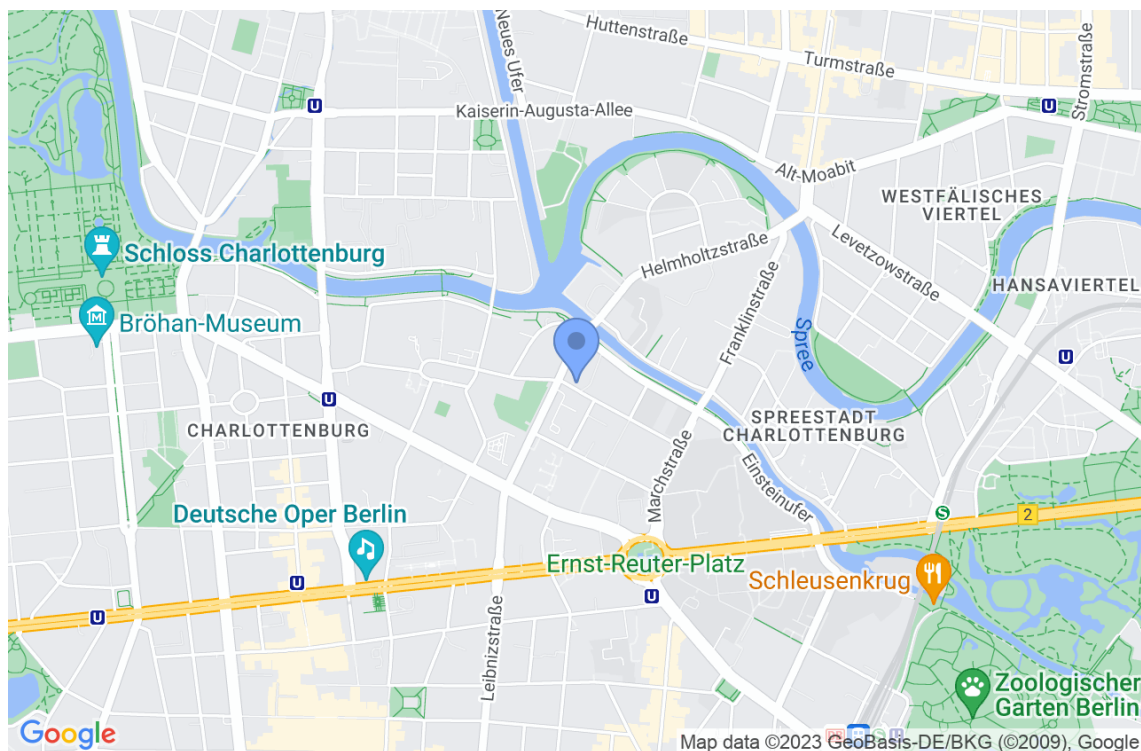
For a long time, the capital's lifestyle was shaped in Mitte. However, eyes have long since returned to the West in amazement because City West has undergone a complete makeover. New addresses such as Bikini Berlin, the Upper West, and the Zoofenster with the Waldorf Astoria have contributed to this. Other projects, such as the Mall of Ku'damm, the Ku'damm Karre, and the Quartier Neues Kranzler Eck, have brought impressive change to City West.

The upper-middle-class flair of this district has evolved into a modern lifestyle that exudes great appeal, especially to new Berliners.

The good location of the property offers optimal transport connections to various destinations in the city. The main train station can be reached by public transport in less than 10 minutes. There are sufficient shopping facilities in the immediate vicinity, such as supermarkets, drugstores, and pharmacies. A few minutes walk away, you will find Ernst-Reuter-Platz and Richard-Wagner-Platz subway stops.

Guerickestraße is just a short walk along the Landwehr Canal and the Spree River. It is from Charlottenburg Palace, the largest palace complex in Berlin, with its orangery, palace park, and ancillary buildings. The Tiergarten, with the famous Zoological Garden, is also close to the property.

Cafes and restaurants can be found in the close vicinity of the apartment and the sites of the Technical University, which can be reached on foot, making the location attractive for capital investors. Grocery stores, pharmacies, doctors, and other stores for daily needs are located within a few minutes walk.





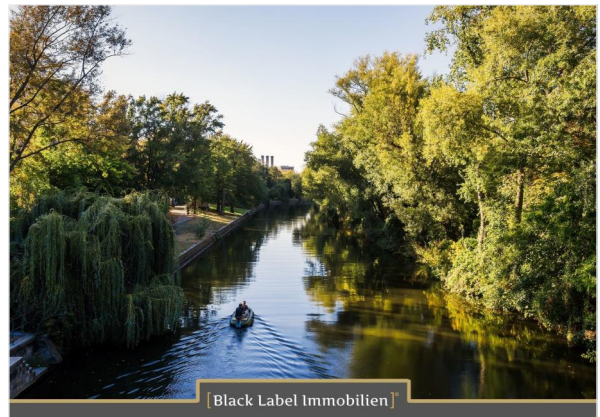
Facade



Backside



Surrounding



Surrounding



Facade



Entrance area





Staircase



Grundriss

Floor plan

