

# Well-kept and charming old-style apartment in the middle of Tempelhof

12103 Berlin, Apartment for sale

Object ID: 7069\_5



Living area approx.: **100 m<sup>2</sup>** - Rooms: **3.5** - Purchase price: **369,000 EUR**



## Well-kept and charming old-style apartment in the middle of Tempelhof

Object ID	7069_5
Property Type	Apartment
Address	(Berlin Tempelhof - Schöneberg - Tempelhof) 12103 Berlin Berlin
Floor	2
Floors in the house	5
Living area approx:	100 m <sup>2</sup>
Balcony/Terrace space approx	6 m <sup>2</sup>
Rooms	3.5
Bathrooms	1
Balconies	1
Primary energy supplier	Öl
Year of construction	1900
Last modernization	2003
Condition	Well maintained
Features	High-end
Status	tenanted
Features	Balcony, Bathtub, Built-in kitchen, Cellar, Parkettboden, Storage room
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.
Maintenance fees	392 EUR
Purchase price	369,000 EUR



Heating costs

205.00 EUR

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## Objektbeschreibung

The spacious 3.5 room apartment is on the first floor of a historic apartment building in Berlin-Tempelhof. The building, built around 1900, impresses with the preserved components of the last century. From the cobbled street, the path leads to the stairwell and to the first floor. The three representative living rooms with high ceilings and stucco are on the left and right of the hallway, while the small room, the bathroom and the kitchen are accessible via the long hallway running to the right. The apartment has high stucco ceilings, neat parquet floors and high doors.

The apartment is rented. We would be happy to inform you about the details of the existing rental agreement.

## 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.

The information in this exposé comes from the seller. We have not checked this information in detail. In particular, the building permit has not been inspected and a check on the information about the living space and the year of construction of the house has not taken place.

## Energieausweis

Energieausweistyp	Verbrauchsausweis
Issued on	18.11.2013
Valid until	21.11.2028



Gebäudeart	Wohngebäude
Year of construction	1900
Primary energy source	Öl
Final energy consumption	136.00 kWh/(m <sup>2</sup> ·a)
Energy efficiency class	E

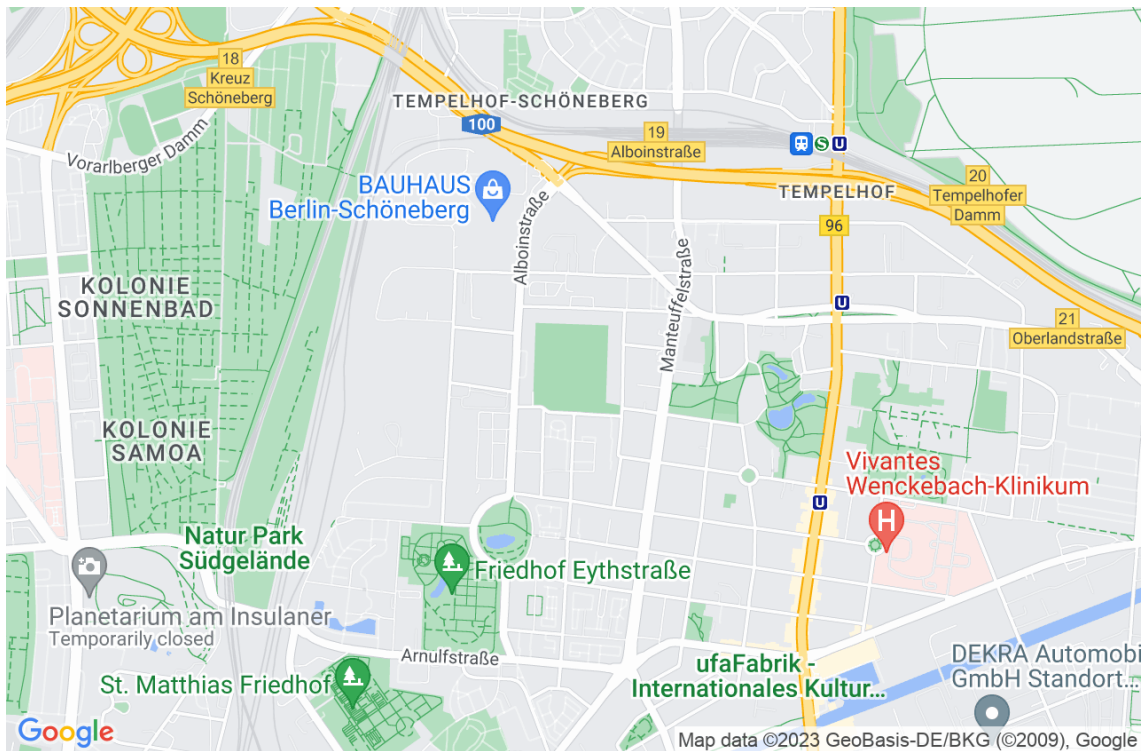


## Location

The historic building is located on a small side street in Tempelhof, just around the corner from Bosepark and Alter Park. The Berlin-Tempelhof area is characterized by its proximity to the former Tempelhof Airport, which is now used as a park. This offers enough space for sports activities such as skating on the former runway or relaxing picnics on the grassy areas.

On the other side of the Tempelhofer Feld, the popular Bergmannkiez attracts with restaurants from all over the world, small cafés and interesting shops. Here you can stroll in peace and spend nice evenings.

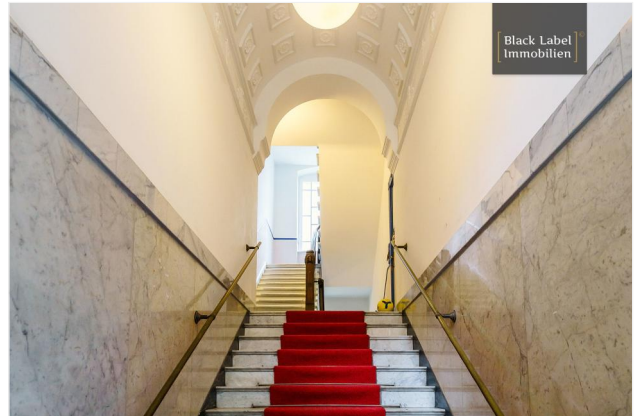
An S-Bahn and U-Bahn station are just a 5-minute walk from the apartment and will take you to the city center (Alexanderplatz) within 25 minutes. Supermarkets and restaurants are also in the immediate vicinity.







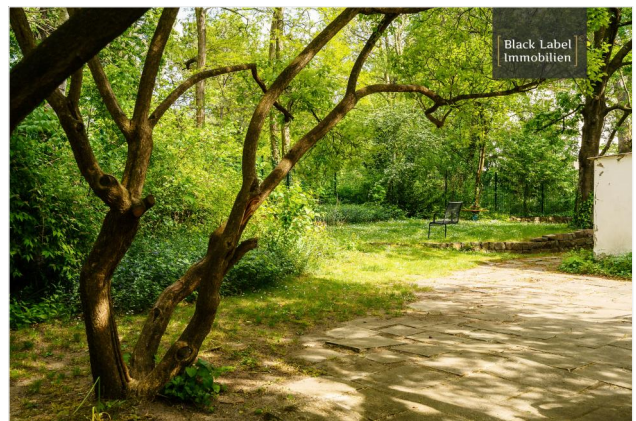
Exterior View



Entrance



Courtyard



Garden Area



Tempelhofer Feld



## Grundriss

### Grundriss

