

Apartment for sale

Apartment For Sale



Price: €200,000
 Bedrooms: -
 Bathrooms: 0
 M2 Living: 34²
 M2 Plot: -
 M2 Terrace: -
 Address: Berlin, Berlin

Discover this brand new studio apartment in one of Berlin most enjoyable neighborhoods, a walking distance from Landwehrkanal banks. It represents an excellent investment opportunity in a highly sought-after area with strong housing demand. The property is sold vacant. It would be rented for ca. 650€ cold rental per month which makes a yield of almost 4%. The property is located next to the so famous area of Kreuzkolln known for its alternative atmosphere, its beautiful cobbled streets surrounded by plenty of boutiques, cafes, boutiques, restaurants, bars and live music halls. In the apartment neighborhood, there are several enjoyable spots like Wranglerkiez, Gorkitzer Park, Hermannplatz, Schillerkiez, as well as lovely green areas of Hasenheide, Landwehrkanal and the so famous Tempelhofer Feld! The area offers also numerous shopping facilities and an excellent connection to public transportation: U8 (Boddinstrasse) and S-Bahn (Hermannstrasse or Treptower Park). The apartment is located in a brand new property development with a unique architecture and high quality fittings. The cozy studio consists of an entrance hall, a bathroom of ca. 4,5 m2 with shower and a living room of ca. 29 m2 with an open kitchen. It is possible to change the studio into a 1-bedroom flat. The property benefits from modern amenities and features: floor heating system, wooden flooring, double-glazed windows, video intercom system as well as a basement storage space. The apartment is sold vacant along with an individual cellar that is included in the price. For any information concerning the property, please get in touch with First Citiz Berlin team!

Additional Information Important disclaimer: All information about the property is based on information provided by the seller(s) and/or their representatives. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. This offer is subject to a commission payment. Upon the signature of a purchase contract for the property, the commission in the amount of 6,96% (incl. 16% VAT) of the notarial purchase price is due by the buyer to First Citiz GmbH. City area Die ungefähre Position der Immobilie auf Google Maps ansehen ([Link auf externe Website](#))